



Village of Saranac Lake  
**Comprehensive Plan**

April 2013



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# Village of Saranac Lake

## Comprehensive Plan

April 2013

### *Prepared for:*

Village of Saranac Lake  
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Saranac Lake, NY 12983

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### *With appreciation to:*

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In accord with Article 4 of NYS Village Law the Village of Saranac Lake Board of Trustees appointed the following individuals as members of the Saranac Lake Update of Comprehensive Plan Project Advisory Committee (PAC):

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Jeff Branch  
Jeremy Evans  
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Leslie Karasin  
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The Board of Trustees wishes to express their gratitude to the PAC for their dedication to this effort.

Additional gratitude is extended to the residents serving on the Comprehensive Planning Committee of 2006-2010:

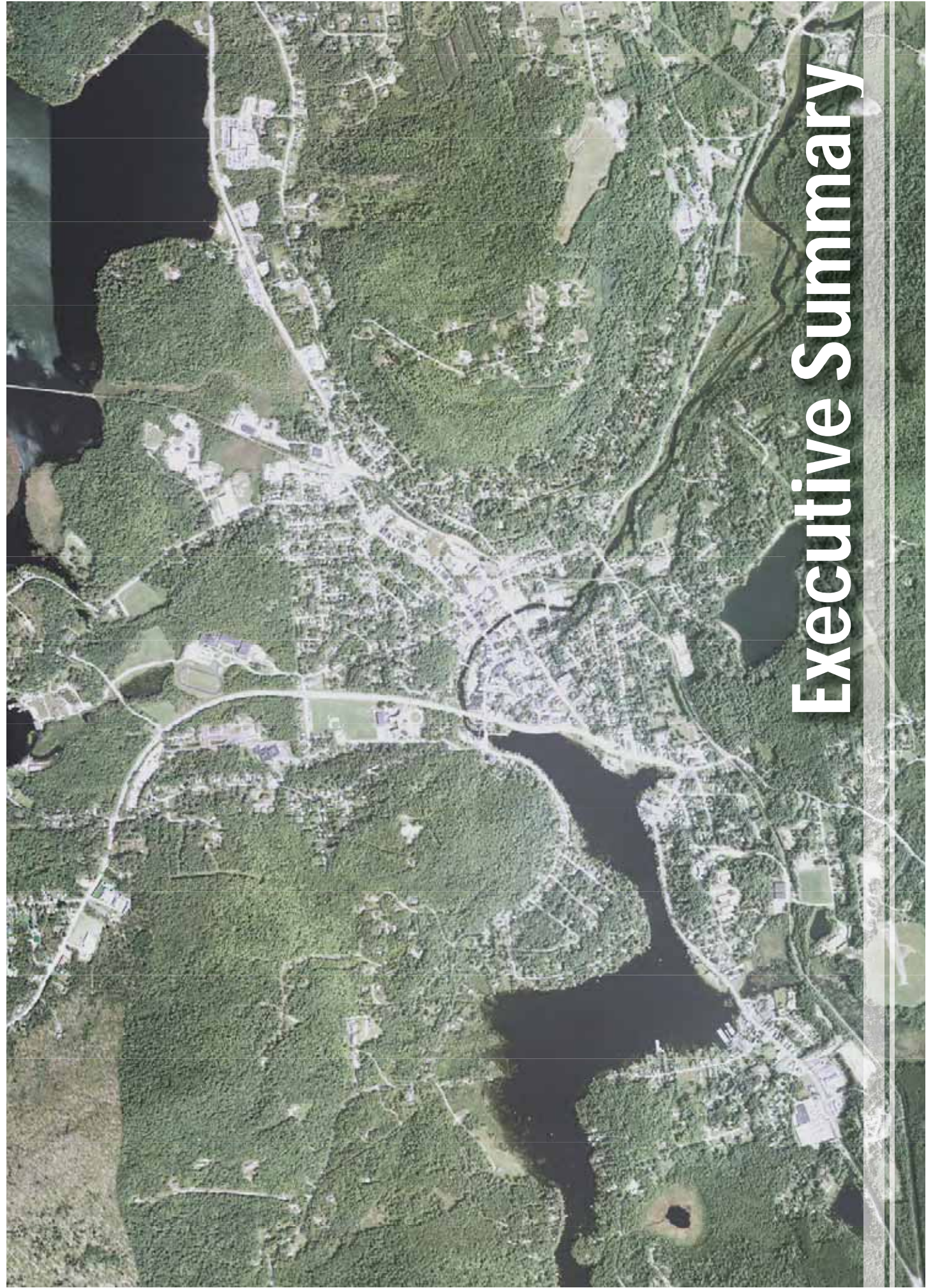
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Cover photo courtesy of Mark Kurtz Photography



This project is funded through the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.





# Executive Summary

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## A. Introduction

Perhaps the words “special” or “unique” or “distinctive” are not used with more accuracy than when describing the Village of Saranac Lake. Many communities can point to distinctive natural qualities such as rural character or special places like historic districts. Still others have unique architecture among their building stock or unique approaches to regulating land use and managing development as it occurs. The Village of Saranac Lake has all of these attributes, but as unique and distinctive as they are none compare to the special and distinctive qualities of the community’s greatest asset:

*The people who make this community their home.*



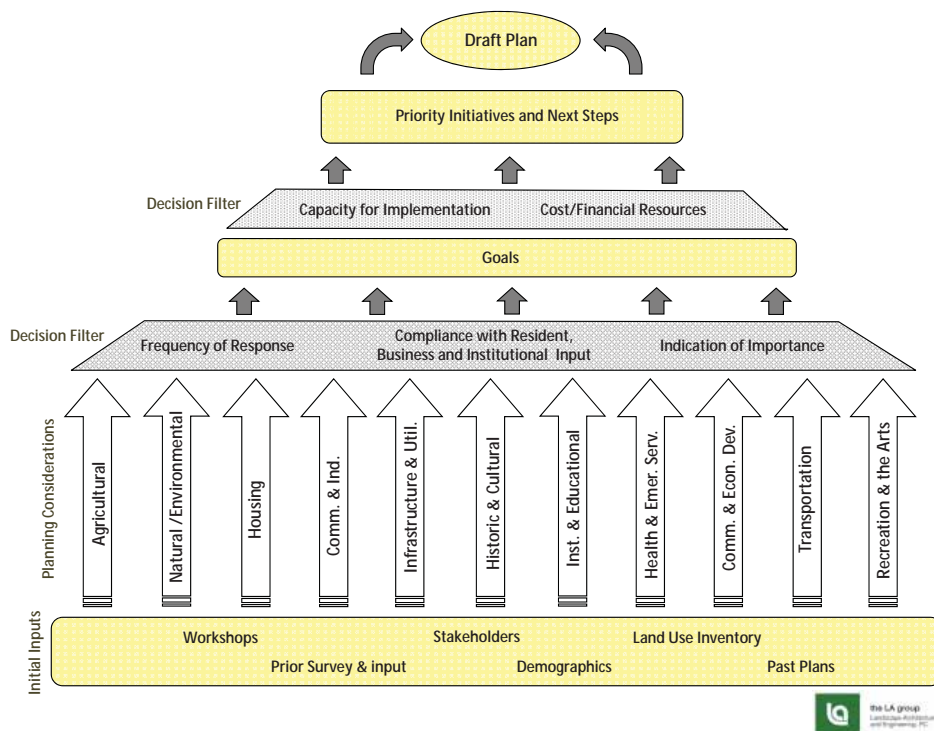
*Photo courtesy of Mark Kurtz Photography*

## B. Description of Plan Development Process and Document Format

Any quality plan development process is inclusive of a thorough and revealing community outreach program. However, the public outreach employed during the development of the Village of Saranac Lake Comprehensive Plan was not confined as a component to a process. Rather outreach was interactive, dynamic and sustained throughout the process. The resulting plan is not only a plan that is well-connected to the needs and desires of the residency, it is more importantly representative of the pride the people have for their Village and the commitment to ensuring that needs are accurately framed and strategies for solution are grounded in the ethos of the community.

With strong and ongoing involvement from the residents as a foundation, the comprehensive plan sets forth needs, goals, planning initiatives and strategies for the Village from two standpoints:

1. The categorical breakdown of the elements that comprise the community; and,
2. A summation of location and features; recent developments; and planning strategies for each of the eleven “Plan Areas” (A-K) that comprise the Village.



## Executive Summary

Through addressing the current issues in the Village as identified by the residents and organizations/institutions, both from the subject-based perspective as well as a geographic perspective, the plan presents a thorough and comprehensive understanding of the needs in the community and a series of initiatives and strategies to address each need. The following diagram serves to illustrate the plan development process as described above:

With the structural format of the plan in place the methodology employed to develop the plan next addresses the most fundamentally important aspect of community planning – public outreach. Conducting public outreach in this particular context was especially important as the community had recently conducted an extensive outreach program in 2007-08 in relationship to a plan update process that culminated in 2010. Furthermore, there are extensive planning documents available in the community literally dating back over 100 years. Adopted comprehensive plans exist for 1967 and 1988 (current) and other updates were attempted but remain un-adopted. The Village also has a Local Waterfront Revitalization Program (LWRP) as adopted in October of 2003 and approved by the New York State Secretary of State on January 6, 2004. The LWRP is a locally prepared, land and water use plan and strategy for the Village’s waterfront area which in this particular case encompasses the entire area within the Village boundary. In addition, focused plans relating to downtown redevelopment, economic development, and comprehensive trail planning also exist. Therefore, it was incumbent on this plan development process to review the existing documentation and associated public input as a means to provide perspective for the current events and issues in the community and build upon the relevant initiatives of these planning efforts. The public outreach began in October of 2011 with a series of public meetings consisting of interactive workshops and open workgroup discussions. Reports from the workgroups were presented and the input recorded. These inputs were then listed from each workshop and thoroughly and carefully broken down among the eleven categories referenced above. This process ensures that the actual public input is directly incorporated into the plan as the foundation for goal setting and priority initiatives to address each goal.

Lastly, the final plan section involves a geographical presentation of existing conditions and planning strategies for each neighborhood or plan area of the Village. This approach was updated from the prior comprehensive plan resulting in a reduction of one plan area (Plan Area L) and multiple sub-areas, and the minor alteration of several plan area boundaries. The changes from the prior plan are a result of changes in land use patterns that have affected the physical characteristics of several plan areas.

The strategies as presented for each plan area or sub-area represent actions that are appropriate for the area based on the public input received and the physical characteristics of the setting. These strategies serve to demonstrate how the priority initiatives listed for the categorical sections above may have relevance





and meaning in terms of placement or location directly in the Village setting. Strategies that are universally applied throughout the Village include improving the signage and wayfinding between travel routes for all modes of transportation and between local and regional attractions and points of destination, and collaborative initiatives among Saranac Lake neighborhoods, businesses, institutions and organizations which are anchors to leverage and attract other businesses, services and visitors to Saranac Lake.

## C. Summary of Goals and Priority Initiatives

The goals and priority initiatives to address each goal are as follows:

### Section 1. Community/Economic Development

Goals relate to:

- Employment, wages and salaries; retention/attraction/recruitment of businesses;
- Maintenance and modification of the land use pattern;
- Annexation; property tax stabilization/reduction;
- Enhancing the collaborative impact of Saranac Lake’s major and emerging not-for-profit institutions.
- Retention of youth; and,
- Event planning/execution.

Priority initiatives relate to:

- Organization of a structure to support community/economic development;
- Establishing the role of the Saranac Lake Local Development Corporation;
- Establishing facility, commonly referred to as a business incubator to establish or nurture startup companies or firms during their early phases of development. Business incubators typically provides affordable, shared space and services, hands-on management training, marketing support and, often, access to some form of financing;
- Increasing connectivity between the pursuit of Village economic development and vitality of Saranac Lake’s not-for-profit institutions
- Development of a marketing strategy; and,
- Appointment of an event planning/tourism sub-committee.

### Section 2. Recreational Resources/Facilities and the Arts

Goals relate to:

- Access, linkages and connectivity;
- Activities for children and young adults;
- Expanding variety and diversity;
- Reinforcement and growth of the image of the Village as a “Healthy Community”;





*Photo courtesy of The Adirondack Daily Enterprise*

- Complementary administration and marketing;
- Artisan support and expansion;
- Waterfront access; and,
- Improved and expanded recreation and arts facilities.

Priority initiatives relate to:

- Implementation of the “Village of Saranac Lake Bicycle and Pedestrian Trail Plan”;
- Improving and expanding recreation and arts facilities;
- Activities and resources for children and young adults (i.e. development of additional recreational fields); and,
- Complementary administration plan and marketing strategy.

### **Section 3. Historic and Cultural Resources**

Goals relate to:

- Preservation;
- Outlook and perception among residents regarding these resources; and,
- Contributions of these resources to the community.

Priority initiatives relate to:

- Preservation of qualifying commercial/industrial buildings and cure cottages; and,
- Encouragement of reuse through modifications to the Village Land Use Code.

## Section 4. Commercial and Industrial Facilities

Goals relate to:

- Scale, use and location of these facilities; their relationship to improving employment opportunities; and,
- Optimizing occupancy of these facilities; and opportunities to maximize use of the existing space.

Priority initiatives relate to:

- Updating the inventory and analysis of the commercial and industrial building stock and vacant land; and
- Undertaking a public/private approach towards rehabilitation of the building stock and vacant land; coordination of reuse and rehabilitation efforts with business recruitment and expansion efforts as referenced under the community/economic development initiatives.

## Section 5. Institutional, Government and Educational

Goals relate to:

- Improving efficiency, undertaking regular updates to the comprehensive plan, updating the Village Land Use Code and related laws;
- Recognizing the unique value, leadership and contributions of Saranac Lake's major and emerging not-for-profit institutions for Village-wide benefit and prosperity; and,
- Improved infrastructure maintenance practices.

Priority initiatives relate to:

- Developing and maintaining a Village capital improvement program;
- Working to support the vitality and growth of Saranac Lake's major and emerging not-for-profit institutions including: North Country Community College; Adirondack Health; Trudeau Institute; St. Joseph's Addiction Treatment and Recovery Center; American Management Association; and Homeward Bound Adirondacks, Citizen Advocates, Inc.; and the Saranac Lake School District; and,
- Commitment to updating the comprehensive plan every five (5) years; and undertaking a comprehensive update to the Village Land Use Code.



## Section 6. Infrastructure and Utilities

Goals relate to:

- Overall maintenance, sustainability and long-term planning;
- Enhancement of sidewalks and pathways;
- Establishing public rest rooms in the downtown area and high traffic areas;
- Improving signage and wayfinding throughout the Village;
- Improving telecommunication and data transmission infrastructure and capacity;
- Maintaining standard mail and parcel post services; and,
- Addressing the substandard condition of retaining walls throughout the Village.

Priority initiatives relate to:

- Implementation of a capital improvement program for the Village;
- Implementation of the priority projects of the “Village of Saranac Lake Bicycle and Pedestrian Trail Plan”;
- Undertaking a feasibility analysis of constructing public rest rooms in the downtown area;
- Collaboratively working with the NYS Department of Transportation (DOT) to develop and implement improved signage and wayfinding in the Village;
- Request from service providers that improved telecommunication and data transmission infrastructure be installed to individual businesses and residences across the Village; and,
- Work with local property owners to identify needs and methods to correct substandard conditions among retaining walls that are in disrepair.

## Section 7. Natural/Environmental Resources and Interface

Goals relate to:

- Conservation and sustainability of the elements of the natural environment;
- Attaining balance between conservation and recreational enjoyment of the natural environment; and,
- Working towards balance and consensus in understanding the relationships between the economy, the environment and education.

Priority initiatives relate to:

- Updating the Village Land Use Code as a means to aid in the conservation of the Village’s natural attributes;
- Implement stormwater management review as a part of the local review process; and,
- Work with state agencies and relevant groups at the regional and local level to explore options for water quality monitoring.



## Section 8. Housing

Goals relate to:

- Assuring availability of affordable housing of all types;
- Encouragement of housing within the downtown area; and,
- Addressing the substandard condition of the existing housing stock particularly among the former cure cottages.

Priority initiatives relates to:

- Formation of an entity to explore the feasibility of developing a community-based program to purchase, rehabilitate and make available for residential occupancy the former cure cottages.

## Section 9. Transportation

Goal relates to:

- Improving intra-village and external transportation.

Priority initiatives relate to:

- Continuing and completing the sidewalk restoration program; implementing the priority projects of the “Village of Saranac Lake Bicycle and Pedestrian Trail Plan”;
- Proactively reaching out to NYS DOT to provide input as to the needs of the Village relating to the planned improvements to Lake Flower Avenue (NYS Route 86); and,
- Exploring the possibility of establishing a Village transit system.

## Section 10. Agricultural Resources

Goals relate to:

- Continuing the support of the local farmers markets;
- Updating the Village Land Use Code to include reasonable standards for gardening, and the raising of backyard chickens within residential neighborhoods; and,
- Continuing promotion of residential-scale gardening and community gardening.

Priority initiatives relate to:

- Amending the Village Land Use Code to include reasonable standards for gardening and the raising of backyard chickens; and,
- Sponsor applications for funding assistance as appropriate.



## Section 11. Health and Emergency Services

Goals relate to:

- Provision and expansion of pedestrian and bicycle infrastructure;
- Attracting physicians and affiliated technicians;
- Continuing recognition of the community for its high-quality medical care; and,
- Assuring that emergency services (fire and medical) continuing to meet the needs of the community.

Priority initiatives relate to:

- Implementing the priority projects from the “Village of Saranac Lake Bicycle and Pedestrian Trail Plan”; and,
- Recruitment of physicians and affiliated technicians as part of the recruitment efforts listed in the priority initiatives under Community/Economic Development.



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*"Much may be accomplished in due time along the lines of civic improvement by earnest endeavor on the part of public spirited citizens who appreciate the value of beauty, neatness, cleanliness and the like, to awaken in their fellow citizens that a sense of civic pride which is apt to remain dormant so as other, seemingly more urgent matters are attracting attention. This awakening is apt to be a slow process, but in most cases a necessary process, for without popular appreciation of the aims in any civic project it is impossible to get popular support, and without popular support it is out of the question to accomplish any considerable results"*

Conclusion; pages 18-19

"Plans for Improvement of Saranac Lake"<sup>1</sup>

Respectfully submitted by: Edward Clark Whiting, Landscape Architect

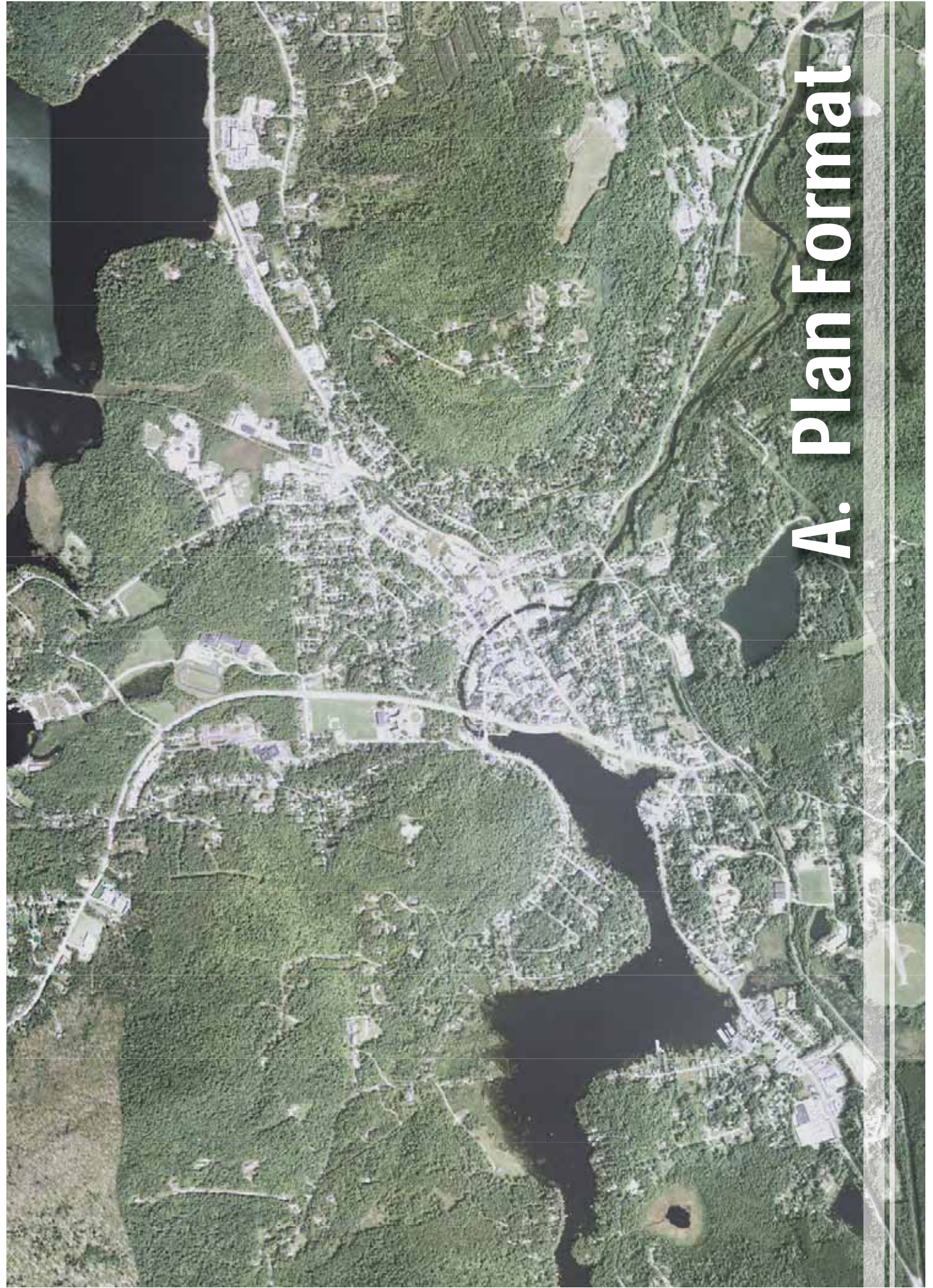
Issued by: Village Improvement Society of Saranac Lake; 1910

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1 Reprinted from The Adirondack Enterprise; April 1, 1909







# A. Plan Format

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## Section 1. Introduction

The organization of a plan document is fundamentally important to the overall implementation and ultimate effectiveness of the document. The information in the plan is organized to provide a logical presentation of information collected from the research of prior and current plan documents and the input gathered from the public workshop sessions.

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## Section 2. Explanation of Plan Development and Organization

The information collected and the comments received have been individually reviewed for subject matter and divided among eleven (11) categories of planning considerations (see Figure 1 – Plan Development Process). The origin of the planning considerations is the categorical breakdown as listed in NYS General Municipal Law relating to municipal comprehensive plans. With the information and comments organized by planning consideration, goals are then developed for each categorical consideration.

### Goals:

Goals embody the ends towards which efforts are to be directed. As such, the goals are presented as the “state of being” after suggested action steps are implemented. Goals are the principal means by which the vision for the Community is to be fulfilled. Communities are unified bodies comprised of people with common interests and living in a particular area. The concept of community is important in that it contributes to the individual and social well-being by establishing relationships between individuals and/or groups, channels of communication, organization of resources to meet local needs and providing a framework where the collective is more than just the sum of its parts<sup>2</sup>. This notion of community was particularly evident in the comments from the residents of the Village.

The advancement of the community towards the stated vision requires that considerations be made across a wide spectrum of elements that comprise day-to-day life in the Village. The goals in order to be effective in achieving the community vision must have two common qualities:

1. They must be derived directly from the sentiments of the residents of the Village as reflected in their comments regarding the strengths of the community, its weaknesses, and the opportunities to build upon these strengths while addressing the weaknesses; and,
2. They must be comprehensive in scope by adequately providing meaningful guidance relating to each element of community life in the Village.

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<sup>2</sup> Wilkinson, K. 1991. *The Community in Rural America*. New York, NY: Greenwood Press.



A series of “decision filters” are applied to the comments received as the principal means to develop each goal. These filters include the frequency of the comment made and the indication of importance (if any) provided with the comment. When developing a goal it is also important to word the goal in a manner that directly reflects the essence of the comment(s) as received.

With the goals in place and grouped by planning category the next step is to prioritize initiatives (programs, policies, and efforts) to achieve the goals and provide guidance through a prioritized set of initiatives that, when undertaken and completed, will achieve the stated goals. A second series of decision filters are then applied during the development of priority initiatives and next steps. Filters at this stage of the plan development are concerned with the ability and resources in deciding upon effective methods to achieve the stated goals. As such, the capacity to administer to implement an action or initiative and having adequate funding or financial resources are primary considerations (see Figure 1 – Plan Development Process).

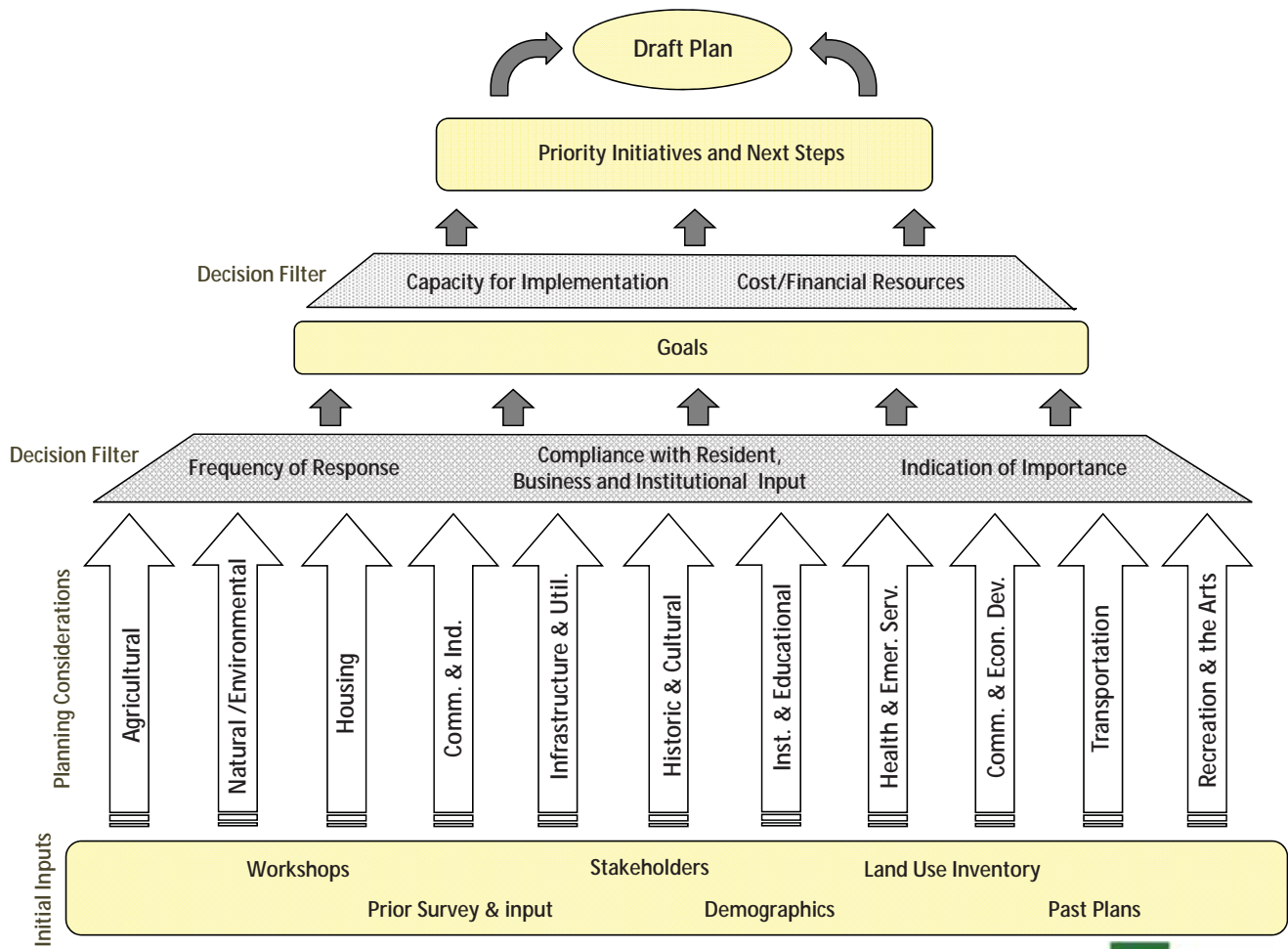


Figure 1: Plan Development Process



## A. Plan Format

### Priority Initiatives:

A municipal comprehensive plan is intended to be a guide for the community that not only describes where the community intends to go but also, *how* to get there. This basic yet important function of prioritizing initiatives to fulfill stated goals and laying out the steps to undertake and complete these initiatives is referred to as implementation. The degree to which a comprehensive plan is implemented is a direct reflection of:

- How accurately the priority initiatives are identified;
- How well the steps to undertake these initiatives and ultimately fulfill the stated goals address core needs; and,
- To what degree do the steps realistically acknowledge and accommodate practical factors such as: Who or what entity is undertaking the task(s)? What is the capacity to complete the task? What are costs, if any? How will these costs be met?

Therefore, the order by which the initiatives are prioritized is as follows:

1. The degree to which residents identified the need both in terms of frequency and the emphasis placed on severity of the need;
2. The capacity (staffing – voluntary, paid, retained consultants; use of goods and materials and/or equipment – if necessary) existing within the community to undertake the initiative and address the related goal;
3. The cost (short-term/long-term, capital costs, operation and maintenance) associated with completing the initiative; and,
4. Time needed to complete the specified tasks.

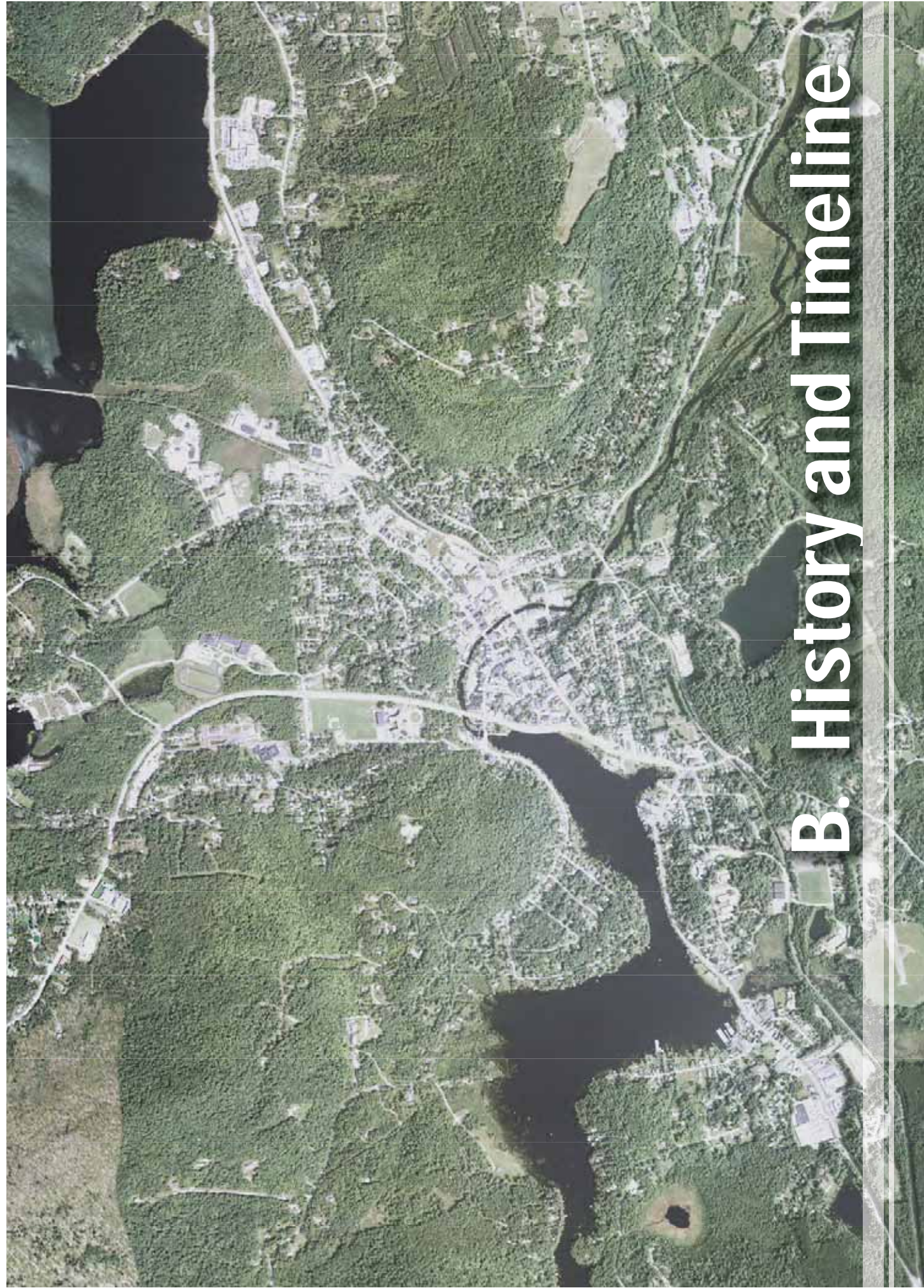
### Next Steps:

The steps as outlined with the priority initiatives are the incremental tasks that need to be worked on to achieve completion of the overall initiative. The description of these steps in the composite is intended to provide guidance as to the level of work; cost and funding (if necessary); and time that will be required for completion of the specified initiative.

### Plan Areas:

This section involves a geographical presentation of existing conditions and planning strategies for each neighborhood or plan area of the Village. This concept is a carry-over from the 1988 plan that divided the Village into plan areas based on similarities in land use patterns and neighborhood characteristics. A summation of existing land use conditions is presented followed by a series of plan strategies for each plan area. The strategies represent actions that are appropriate for the area based on the public input received and the physical characteristics of the setting. These strategies serve to demonstrate how the priority initiatives listed for the categorical sections referenced above may have relevance and meaning in terms of placement or location directly in the Village.





# B. History and Timeline

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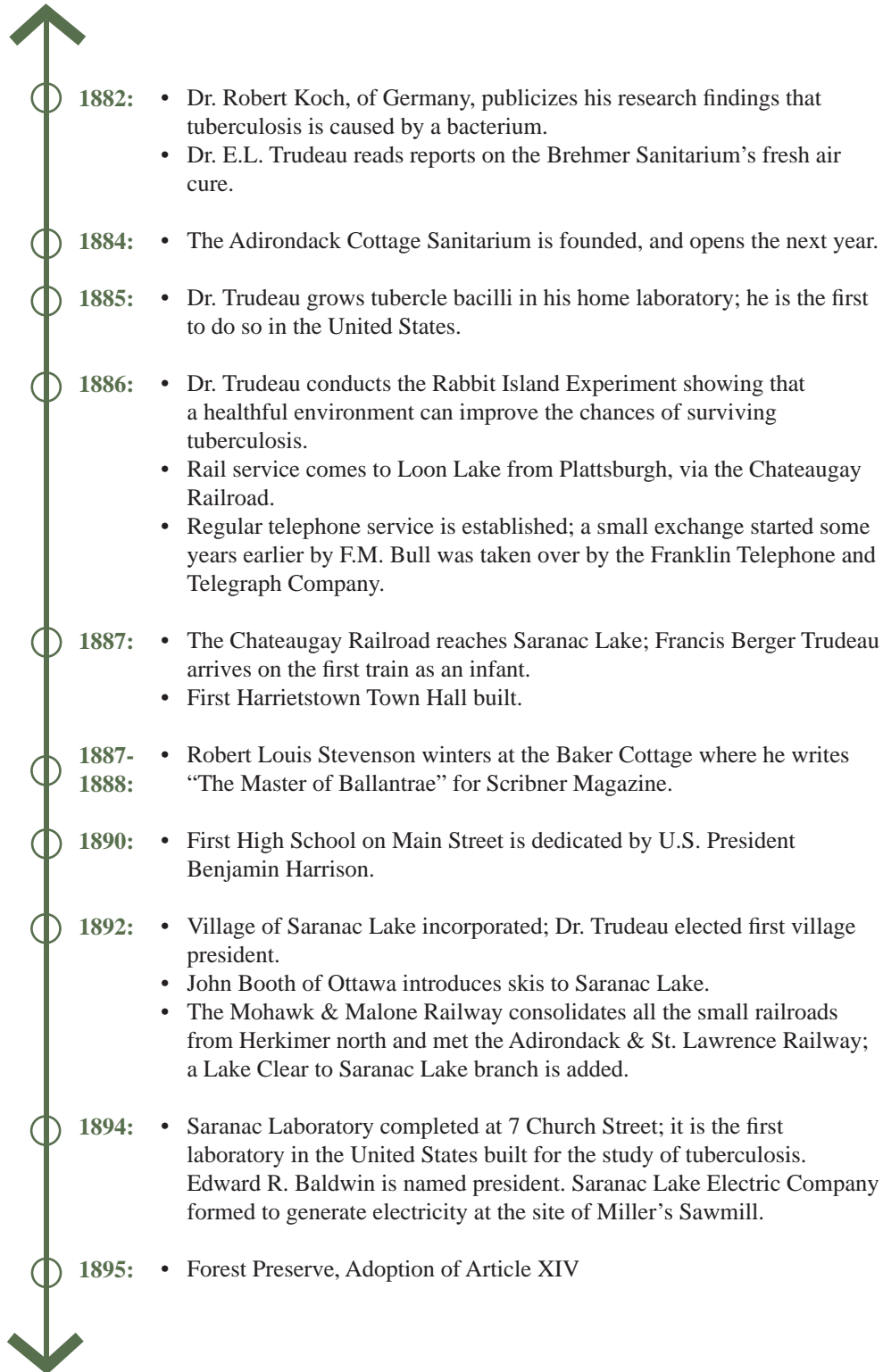
## Section 1. 1808-1988



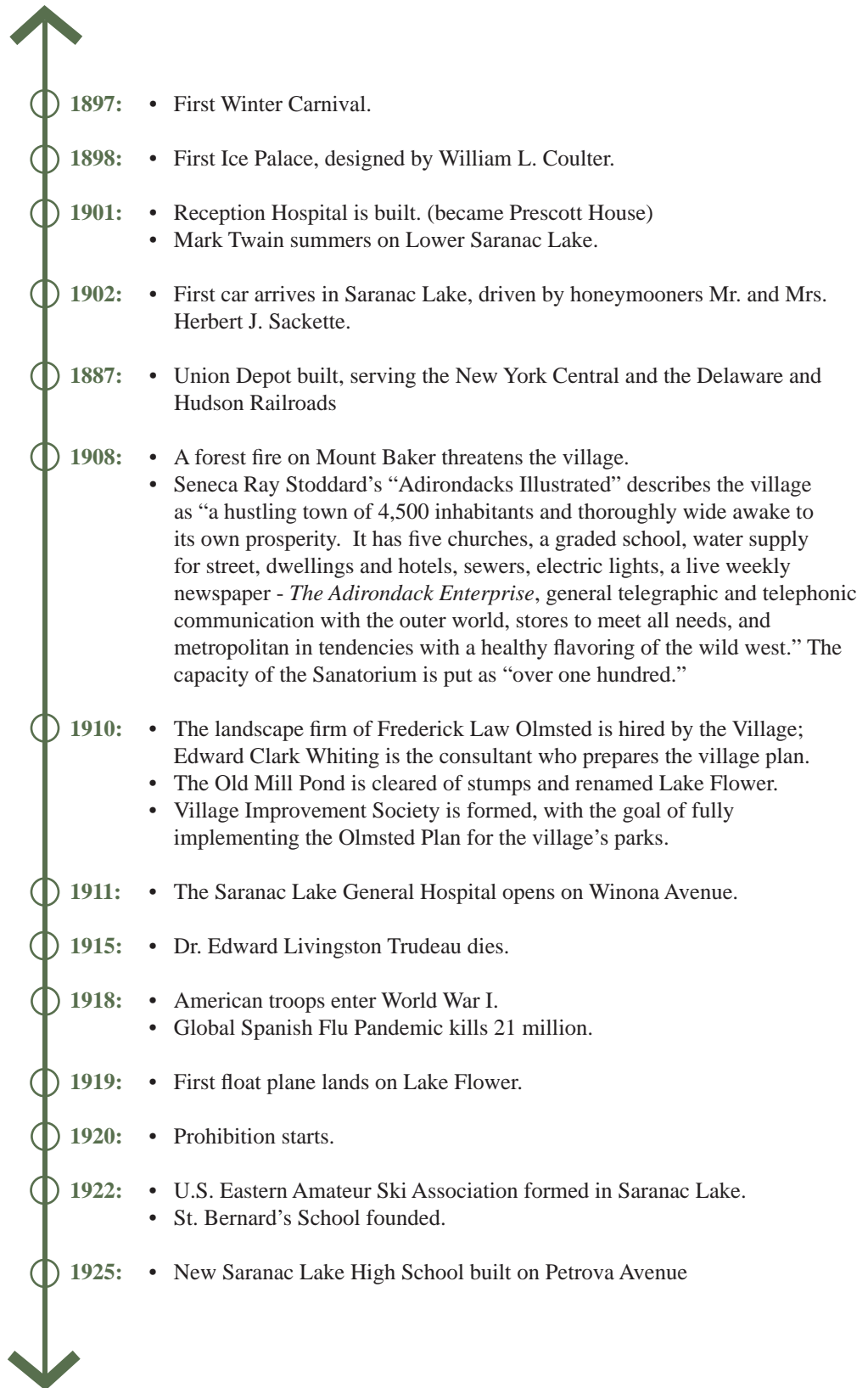
- 1819: • Jacob Smith Moody settles along the Old Military Road.
- 1827: • Captain Pliny Miller built a dam for water power and a sawmill on the Saranac River, creating the Mill Pond (later called Lake Flower).
- 1838: • The first school in the village, the School in the Pines, is established; Mary A. Miller is the first teacher.
- 1840: • The first hotel is built across the street from Pliny Miller’s sawmill.
- 1841: • Town of Harriestown formed, Pliny Miller elected supervisor.
- 1852: • William F. Martin opens the Saranac Lake House (“Martin’s”) on Lower Saranac Lake.
- 1854: • First Post Office is established at Colonel Milote Baker’s store.
- 1856: • There are fifteen families living in the region, in settlements near the Moodys, the Bakers, and the Millers.
- 1858: • William James Stillman, Ralph Waldo Emerson, Louis Agassiz and others camp at Follensby Pond with several guides; this was known as the Philosophers’ Camp.
- 1861: • First use of “Saranac Lake” as the postmark for the village, having previously been just “Saranac”.
- 1873: • Dr. Edward Livingston Trudeau comes to Paul Smith’s Hotel as an invalid, having been diagnosed with tuberculosis the previous year.
- 1874: • Edward Edgar spends the winter at Mrs. Lucius Evans Cottage, becoming the first TB patient known to spend the winter in Saranac Lake.
- 1875: • Charles F. Gray builds the Berkeley House.
- 1876: • Saranac Lake population reaches 700.  
• Milo Miller builds the structure that is used as the library in 1881; later it becomes the Post Office Pharmacy.
- 1878: • Saranac Lake’s first church is built, Church of St. Luke, the Beloved Physician.



## B. History and Timeline

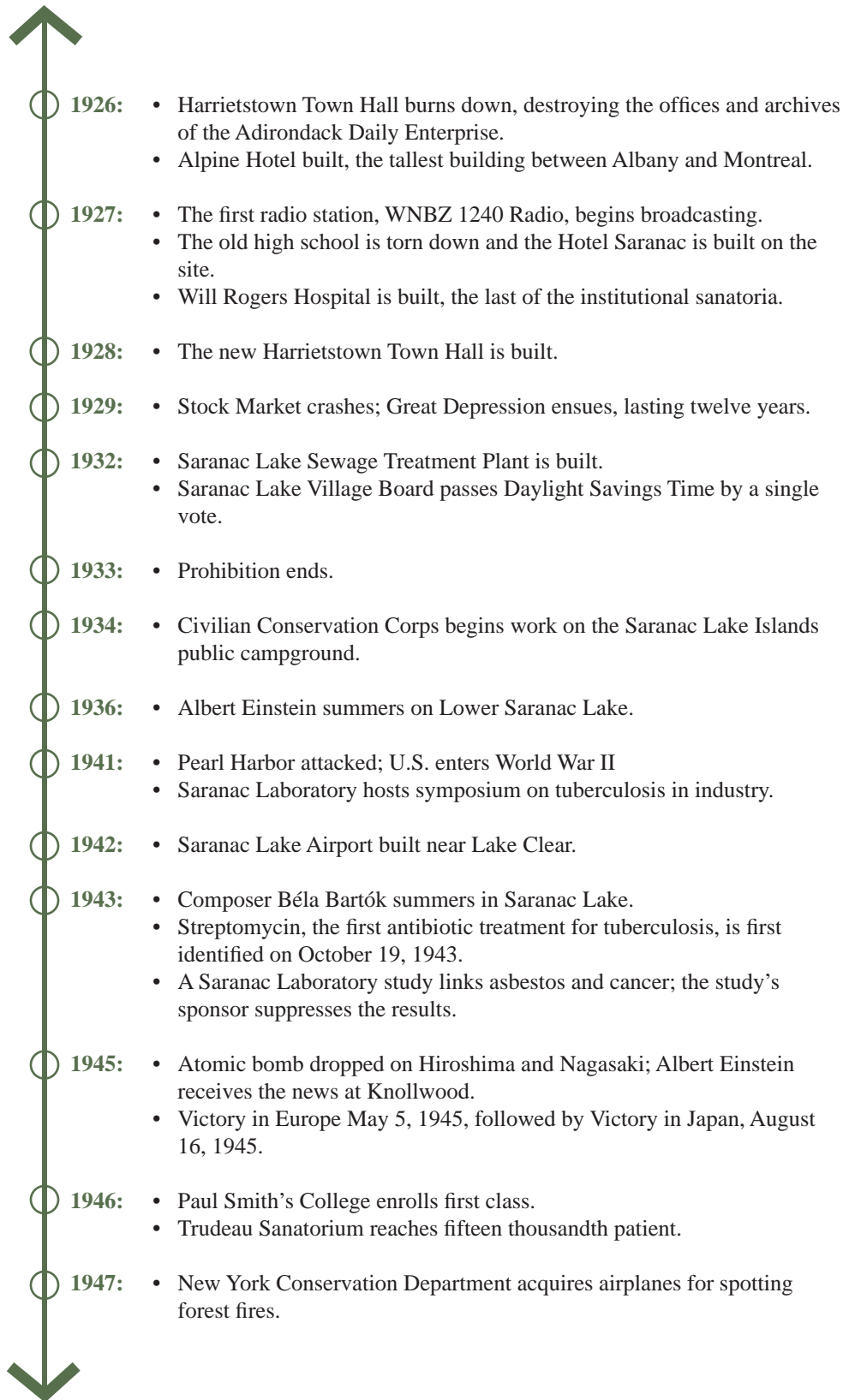


## B. History and Timeline

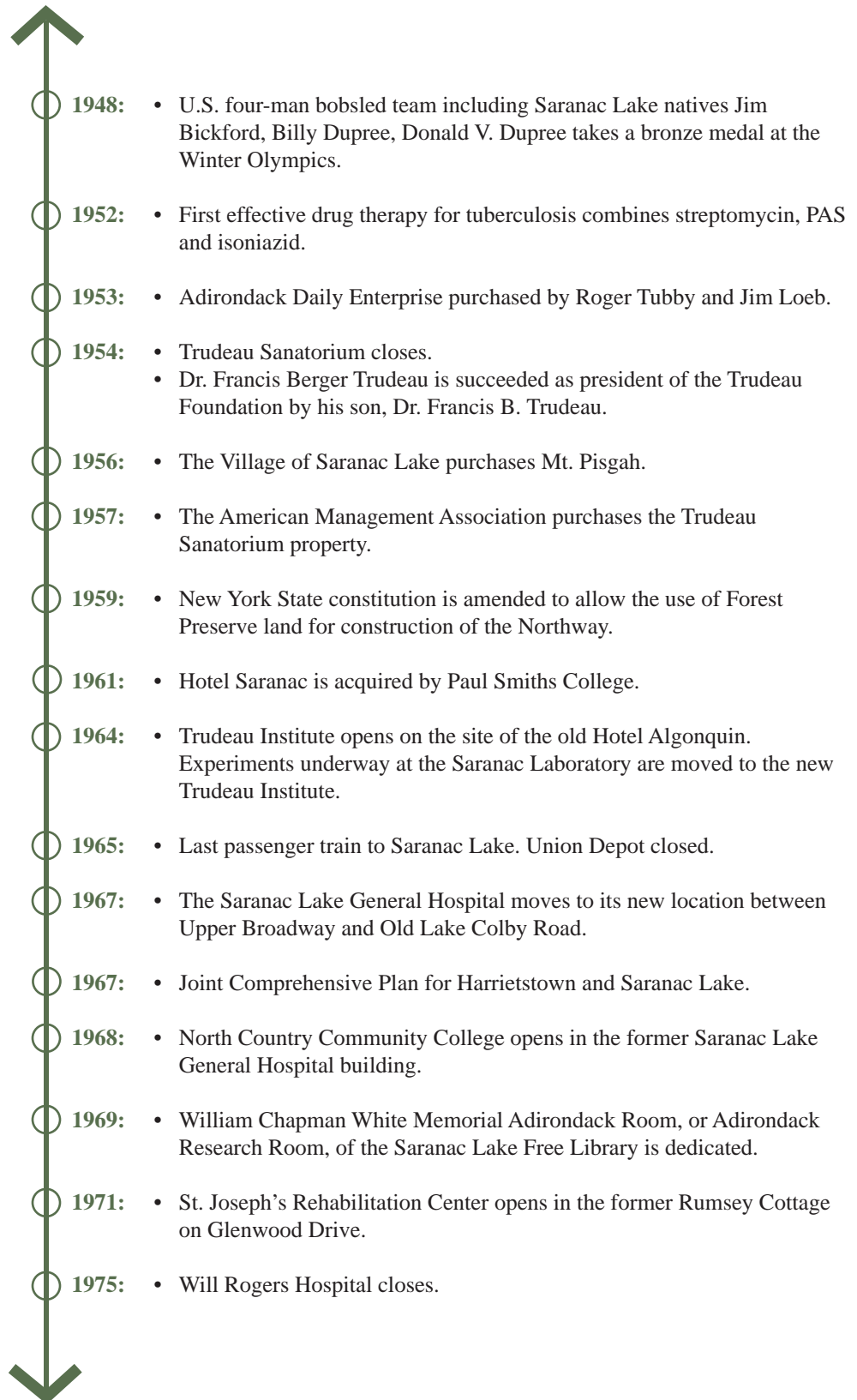




## B. History and Timeline



## B. History and Timeline





- 1980: • Pendragon Theatre founded.  
• Historic Saranac Lake founded.
- 1981: • Berkeley Hotel destroyed by fire.
- 1982-1988: • Comprehensive Plan and Code developed for Saranac Lake.

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## Section 2. 1989-Present



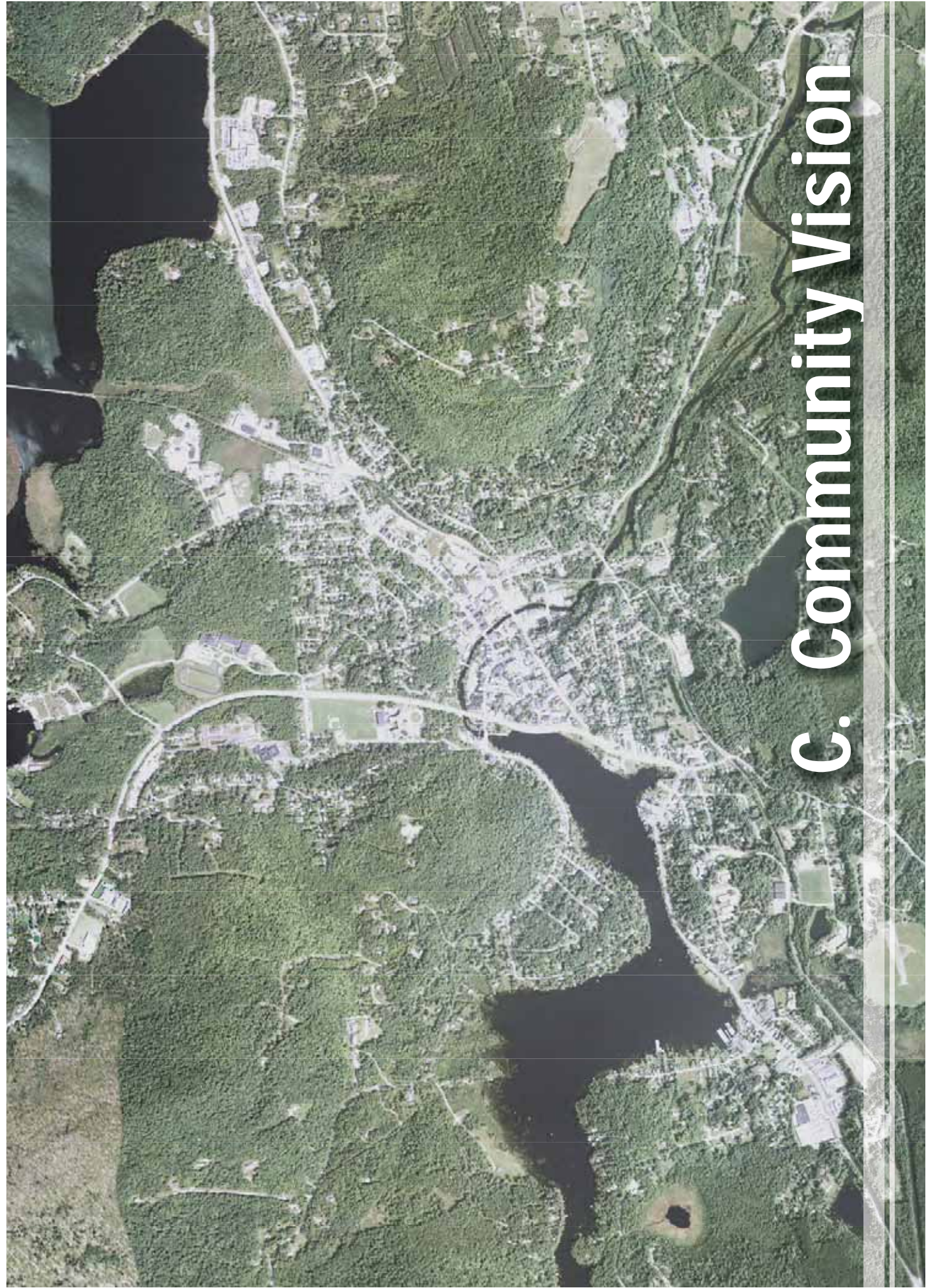
- 1989: • Saranac Lake Airport is renamed Adirondack Regional Airport.
- 1998: • Saranac Lake is designated an “All America City”.
- 1999: • Adirondack Scenic Railroad inaugurates the Saranac Lake - Lake Placid tourist train.  
• Saranac Village at Will Rogers opens at Will Rogers Memorial Hospital.
- 2002: • Historic Saranac Lake begins renovation of the Saranac Laboratory as a museum site and headquarters.  
• Current Land Use Code adopted.  
• The Adirondack Watershed Institute begins a multi-year effort to extract Eurasian milfoil from Lake Colby.
- 2006: • The National Trust for Historic Preservation names Saranac Lake a “Distinctive Destination”.
- 2011: • Annexation of the site encompassing the American Management Association property and the Trudeau Institute is considered  
• The Trudeau Institute decides to remain in the Saranac Lake area.
- 2012: • Water systems improvements completed including provision of a new wells and storage tank.



## B. History and Timeline



This project is funded through the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.



# C. Community Vision

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## Section 1. Introduction

The Village of Saranac Lake represents a unique blend of heritage, setting (built and natural environments) and most importantly people coming together resulting in a remarkably pleasing and attractive sense of community.

The Village’s historic image as a “healing community” comes from the natural environment in which it exists and thrives. The characteristics of this environment include dramatic topography both within and surrounding the Village, extensive wilderness and forest lands offering quality habitats for varying species of plants and animals, and abundant access to rivers, lakes, and mountains, in unusual proximity to each other. The heritage as a healing community is in direct reference to the establishment of the Village as a renowned center for curing tuberculosis in the latter part of the 19th century. However, over time this heritage, in combination with the increasing opportunities for recreating within the natural environment, has contributed to an identity as a “healthy community”. Numerous activities and related facilities are available that promote exercise and fitness through outdoor recreation while interfacing with the dramatic natural landscapes surrounding the Village. Recently, Saranac Lake has renewed its tradition as a healing community through the establishment of a leadership initiative to support successful reintegration of veterans and their families into civilian life.

The built environment is described as quintessentially “small-town”. A key element to the small-town character of the Village is its attractive downtown. The downtown, as the central resource for services, goods, arts, culture and public facilities, is the core of the community. As such, the downtown is host to businesses and shops offering





a range of vital goods and services to residents and visitors alike. These shops and businesses are housed in buildings of varying architectural style that are representative of the community's unique heritage as "the Western Hemisphere's foremost center for the treatment of pulmonary tuberculosis"<sup>3</sup>. The influence of recent prototypical commercial development patterns fundamentally consisting of larger building formats have been, for the most part, resisted in favor of the retention of older buildings continuing to house businesses and service providers. Therefore, the small-scale and compact qualities of the built environment in the downtown area have not only been retained but continue to provide the primary means by which the day-to-day needs of the resident population are met.

The downtown core is surrounded by distinct residential neighborhoods in close and walk-able proximity to one another and the downtown area. Although in close proximity and adjoining one another, the neighborhood areas each have their own identity and feel. This is due in large part to their locations on hilltops encircling the downtown and with architecture as varied as the buildings downtown. The "cure cottages" built predominantly in the early 20th century and concentrated through several neighborhood areas are continuing testament to the heritage of the community as the center for treatment of tuberculosis. In summary, the built environment is compact and intimate and contributes directly, by this structure, to a strong sense of community through facilitating resident interaction.

The people of the community are recognized for their friendly volunteerism and welcoming nature. Hard-working and self-reliant, they have taken worthy pride in the uniqueness of this place, not only in the regional context of the Adirondack Mountains but even nationally as one of the finest examples of an American small town.

With the uniqueness of the Village so evident in its environment, its architecture and its people, the vision for the future is equally as evident and that is to conserve and enhance the charming qualities of this genuine community. Threats exist in the form of a challenging economy, evidence of deterioration among the some of the building stock, and pressure to homogenize future growth.

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3 Gallos, Phillip L. (1985). "Cure Cottages of Saranac Lake", Historic Saranac Lake

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### Section 2. Vision for the Future

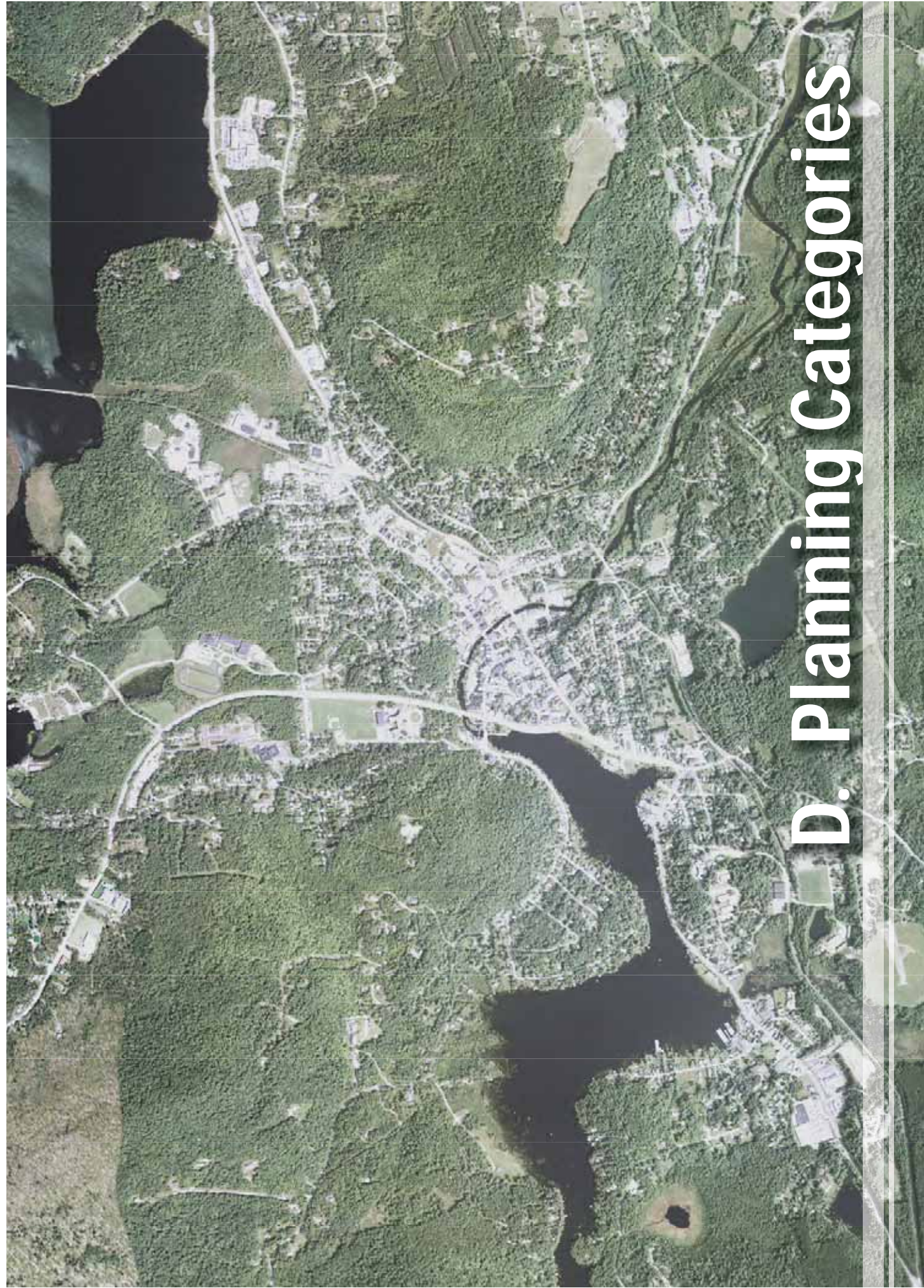
The vision for the future is positive as it seeks to build upon the strengths as described above: The Village's most intrinsic asset – the people of Saranac Lake. Their hard-working yet engaging and friendly nature is a direct result of the physical qualities of the setting in which the Village is located. The natural surroundings instill a sense of self-reliance that will not only endure but will be the basis for all elements of the community vision that follow:

- The community will build upon its heritage as a healing community and embrace its identity as a healthy community through continued support and expansion of outdoor recreation, supportive services for veterans and their families, and strengthening the presence of bio-technology companies;
- Well-planned future development will be aggressively pursued and will serve to infill vacant properties and invigorate underutilized buildings;
- The Village will seek to strengthen its connection to the natural setting that envelops the community through increased contact and linkages to the abundant natural resources (i.e. hiking and bicycle pathways; river and stream corridors; cross country and downhill ski trails);
- The function of the downtown as the Village core will be enhanced through maximum utilization of the existing building stock as locations for businesses, residences, private and public service providers to prosper and meet the needs of residents not only from the Village but across the wider region;
- A center for the fine arts and locally crafted goods that exemplify the skills and cultural depth of the artisans and craftsmen that have made the Village their home will be fostered;
- The neighborhoods encircling the downtown will continue to provide an attractive and charming, small town quality for residents of all income levels while the rehabilitative needs of those homes that have fallen into disrepair are met;
- Visitors to the Village will find a genuine community, and a richly diversified destination during their stay: Including abundant recreational pursuits, cultural enrichment, stimulating activities, relaxing lodging and fine dining;
- The Village government will provide needed services and suitable infrastructure in an efficient manner and in support of the day-to-day needs of residents and local business;
- The Village will seek to encourage major and emerging not-for-profit institutions in Saranac Lake to serve as anchors to leverage and attract other businesses, visitors and services to the community;
- Furthermore, the Village government will administer a local land use code that serves to manage and guide community development in a manner that conserves the unique qualities of the natural and built landscape while encouraging prudent and properly scaled growth.

These outcomes when considered in their entirety constitute a holistic vision for the Village of Saranac Lake and the means to effectuate this vision is embodied in the Comprehensive Plan that follows.







# D. Planning Categories

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# Section 1. Community/Economic Development

## A. Introduction and Explanation:

Community and economic development is the process of a community strengthening itself as it strides to meet its full potential. Community development is often seen as an action or series of actions that are purposely directed towards altering conditions in a positive way<sup>4</sup>. Economic development is the broadening of opportunities for residents to improve their income while increasing their level of fulfillment derived from employment. These processes provide a basis for social and economic development which benefits the entire community by representing all segments of the locale. The development of community and in community can, and should, take place together. One does not preclude the other. Only by developing strong, local social bonds can more effective, focused and reliable community development plans be established. In assessing the comments received, the category of community and economic development was the topic that received the largest number of comments. The comments received generally recognized that economic security is a key aspect towards achieving long-term sustainability of the Village and its unique qualities. Definite needs relating to the community and economic development are expressed in the comments received: increased higher quality employment opportunities; improved wages; a focused program for business retention and targeted expansion; stabilization if not outright reduction in property taxes paid; retention of youth and attraction of young adults and families; maintenance and expansion of events and activities to further enrich recreational and cultural attractiveness of the community; and enhanced vitality of major and emerging not-for-profit institutions.

It is clear that economic advancement and prosperity should not occur to the detriment of the community's character and small town qualities. Therefore, goals relating to community and economic development must be set in a manner that maintains and enhances these characteristics while providing the residents opportunities to advance their economic condition and the Village economy as a whole. The residents emphasized the unique quality of life that exists in the community and that this is rooted in a well-scaled and balanced built environment set within one of the most unique natural settings in the country. Therefore, opportunities to enhance, protect, and build upon the Village's "small-town charm" will be an important element of successful community and economic development strategies.

Based on the community input received in preparation for this plan, goal-setting as it relates to community/economic development has been divided into eight (8) elements. These elements have been derived directly from the comments and concerns as expressed by the residents during the public outreach effort in the fall of 2011 and from the input gathered from related and past planning efforts in the Village.

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<sup>4</sup> Luloff, A.E., and J. Bridger. 2003. "Community Agency and Local Development." Pp. 203-213 in, *Challenges for Rural America in the Twenty-First Century*, edited by D. Brown and L. Swanson. University Park, PA: Pennsylvania State University Press.



**B. Goals:**

The eight (8) elements of community/economic development and the associated goals are as follows:

**Employment:**

The provision of meaningful and diverse job opportunities.

Goals relating to employment are as follows:

- a. Private sector employment opportunities;
- b. Private sector employment will complement the skills of the work force and characteristics of the infrastructure;
- c. Opportunities will be increased across the employment spectrum: From full-time, year-round, to part-time, year-round to seasonal, full-time to seasonal, part-time; and,
- d. Comprehensive skills development and job training programs.

**Wages/Salaries:**

The income derived from labor performed. At a minimum the wage structure in the economy should provide a “living wage” that meets the basic needs for shelter (mortgage, property taxes and energy costs for heat), food, medical expenses and transportation. However, it also is intended that efforts to improve the wage structure will ultimately provide sustained prosperity for the residents of the Village.

Goals relating to wages/salaries are as follows:

- a. Long-term and sustained increases in household incomes will be provided through a diversified offering of employment opportunities;
- b. Employment well-matched to resident interest and skill sets; and,
- c. Incomes will be improved in a balanced manner across the wage scale.

**Business Retention/Attraction/Recruitment:**

Maintaining the current level of business activity while undertaking measures to thoughtfully expand the commercial and industrial base in the Village. In light of the comments received relating to business retention and expansion the goals must be carefully set within the parameters of the existing land use pattern. The residents offering input relating to this topic uniformly remarked about the qualities of the Village that makes it such a special community. The qualities mentioned include the charming nature of the downtown; the historic architecture of the residential and commercial building stock; the heritage of the Village as a “healing community”; its setting in a pristine, natural wilderness; its desirability as a destination for visitors and incoming residents; the presence of a thriving arts community; the traditional appeal of the downtown; and immediate access to abundant outdoor recreational activities.

When considered in total these qualities provide a unique and well-defined framework under which business retention/attraction/recruitment goals can be set. The uniqueness of the built environment in the Village and natural setting surrounding it as noted in the referenced qualities speak to the need to undertake business development in a manner that fits into the existing development pattern, and works to enhance it and not

**THIS IS SARANAC LAKE:**

Development of BioTech Cluster

The Trudeau Institute of Saranac Lake was founded in 1884 as a tuberculosis treatment and research facility and has been committed to improving wellness through continued medical research. The Institute is home to eight research teams and employs 100 persons.

The Lake Placid-Saranac Lake region is home to three additional biotech companies: Active Motif, Myriad RBM, and Bionique. After learning that both companies had outgrown their current locations, the Village approached Myriad RBM and Active Motif about relocating to Saranac Lake to expand and be in closer proximity to Trudeau Institute. In 2012 the Village leased 2,400 sq. ft. in the Water Building at 17 Main Street to Active Motif. In 2011 the Village leased all 8,100 sq. ft. of the former Village Offices at 3 Main Street to Myriad RBM. The projects will immediately bring 30 jobs to downtown and create up to 21 additional jobs.

To continue this momentum the Village is seeking to construct a 10,000 sq. ft. incubator facility to house bio-tech and manufacturing businesses.



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### THIS IS SARANAC LAKE:

The Saranac Lake Local Development Corporation

“The Saranac Lake Local Development Corporation exists to relieve and reduce unemployment; promote and provide additional and maximum employment; improve and maintain job opportunities; attract new industry; retain existing industries; and lessen the burdens of government.

The public objectives of the corporation are to apply for grants and loans to achieve its purposes; to acquire real or personal property, or interests therein, for use by others as industrial or manufacturing plants or commercial enterprises; to foster and encourage the location or expansion of industrial or manufacturing plants and other commercial enterprises in the Village of Saranac Lake.”

be in conflict. The limits of this framework need not be viewed as a constraint as the sheer quality of the noted characteristics yield living conditions in the community that are very attractive and highly desirable. This attractiveness and desirability, if properly managed, can yield an equally attractive business environment – high quality of life for employers/employees while achieving on-going profitability.

Goals relating to business retention/attraction/recruitment are as follows:

- a. Improved entrepreneurial spirit of existing businesses and residents;
- b. Existing local and regional businesses and entrepreneurs will be consulted about their needs, future plans and how they could expand within or into the Village;
- c. Active lines of communication within the development community (commercial land owners, real estate representatives, business developers, and regional and national chain retailers);
- d. Communication with members of the North Country Regional Economic Development Council will be established and maintained;
- e. Currently vacant land and/or under-utilized buildings within the core of the community will be in-filled;
- f. Economic development initiatives consistent with the policies (Policies 2.1 through 2.5) of the Village’s Local Waterfront Revitalization Program (LWRP);
- g. Business retention/attraction/recruitment and tourism marketing and visitor attraction initiatives will be undertaken as outlined in the Saranac Lake Region Comprehensive Economic Development Strategy (CEDS); and,
- h. Coordinated elements of the economic/community development delivery system.

#### **Land Use Pattern – Maintenance and Future Modifications:**

The existing land use pattern in the Village is reflective of a community that has been evolving since its incorporation in 1892. In basic terms the historic nature of the development pattern is concentric with a commercial core serving as a center for goods and services and “rings” of residential development concentrated around this core. The 1988 Village Master Plan Update refers to the existence of seven hills around the Village at the top of which residential development has been concentrated<sup>5</sup>. Travel corridors were established through the interconnected lowlands. Typically, in communities with such extensive heritage, the residential pattern is less dense further from the core. The onset of automobile travel over time has effectively fragmented this pattern as commercial uses have concentrated along roadway corridors as they seek to locate in close proximity to travelers along arterials and collector roads. Therefore, commercial land use patterns typically take on a linear shape as they follow travel corridors in and out of the core area. The travel corridors serve as physical divisions between the neighborhoods, fragmenting residential areas.

However, the compact nature of the Village totaling approximately 2.49 square miles (1,597 acres) requires that existing land uses ranging from vacant and open spaces to residential to commercial to industrial and institutional occur in a highly integrated manner, thus contributing to the small-town feeling as overwhelmingly noted by the residents as a strong attribute. Therefore, maintenance of the integrity of the existing land use pattern while fostering development within the Village is a key premise to goal setting relating to land use planning.

<sup>5</sup> Saranac Lake Master Plan Update, page 33; Lane, Frenchman and Associates, Inc.; January 1988





*Photo courtesy of Mark Kuntz Photography*

Goals relating to land use are as follows:

- a. Land uses that foster prosperity and enhance the natural, cultural, and small town qualities of the Village;
- b. Characteristics of residential neighborhoods in the Village will be maintained;
- c. The downtown area will be the recognized commercial center of the Village and the region;
- d. Existing commercial areas will host diverse uses that are responsive to needs of the local and regional market, aid in the provision of increased employment and have maximum impact on the growth of the taxable property base;
- e. The vitality of the downtown area and commercial corridors will be increased through encouragement of concentrated, compact, and properly scaled mixes of land uses;
- f. Thoughtful review of opportunities for annexation;
- g. Neighborhood associations will be formed as a practical means for residents to come together and discuss common goals and needs and communicate these goals and needs to elected officials and Village staff;
- h. Well-planned expansion of institutional uses will be encouraged to enhance the heritage of the community and extend opportunities for education; and,
- i. The land use law will be modified and strengthened to better advance the Village's goal of encouraging compact, mixed uses in the downtown area while maintaining important local assets, including the residential character of Village neighborhoods.

**Annexation:**

Villages are typically municipalities with comparatively small footprints comprised of smaller parcels and relatively dense patterns of mixed land use. Yet as with other municipal formats (cities, towns, counties) villages can experience growth both demographically (total population) and physically (new and/or expanded building stock – residential, commercial, institutional and industrial; infrastructure – roads, utilities; and

## D. Planning Categories

structures of all types). However, due to the aforementioned compact nature, growth patterns can become constrained translating to limits on economic and community development. According to NYS General Municipal Law, annexation is “An alteration of the boundaries of a county, city, town or village which has the effect of adding territory to it.”<sup>6</sup> In consideration of the comments from the residents relating to the need for economic growth, annexation is a viable option that, depending on the specific opportunities associated with a given proposal is of deserving consideration.

Goals relating to annexation are as follows:

- a. Upon comprehensive consideration of potential attributes, adverse impacts, costs and prudent disclosure and discourse with affected jurisdictions and the public, the Village will annex property that provides opportunity for expansion of housing, employment, recreation, preservation of worthy open spaces, and the general expansion of the property tax base to the betterment of the residents.

### **Property Tax Stabilization/Reduction:**

Property tax levies are the principal source of revenue to municipalities, counties and school districts across New York State. The rate of increase in amounts paid in relationship to other expenses within household budgets has risen steeply to the point where residents of communities across New York State have become increasingly concerned as to their continued ability to pay their property tax levy. This is especially true among low income households or fixed income households as are usually associated with elderly and retired residents.

A review of the current structure of the real property tax levy in New York State reveals that as a general condition, commercial or industrial properties yield a net positive in property tax revenue when consideration is made of the amount of taxes paid for the public services utilized. Correspondingly, the net positive among residential properties is often times less (in some instances the net condition is an actual negative) as residential properties typically utilize more services (particularly education services). However, across the entirety of the jurisdiction (municipal corporate boundary, school district, or special assessment district) the mix of commercial, industrial and residential properties yields a proportionate balance so that the resulting tax rate is affordable. Should the values among the commercial and industrial properties flatten or contract then responsibility to meet the cost for services inevitably shifts to residential property owners.

Therefore, as the cost of services rise over time it is important that values of real property within the jurisdiction, particularly the commercial and industrial properties, keep pace with or exceed the rate of increase in the cost for public services that are met in large part by the proceeds from the real property tax levy. An assessment done of the cost of public services in relationship to real property tax values across the communities of the Adirondack Park reveals that this is not the case<sup>7</sup>. Therefore, it is important for the fiscal stability of the public service providers that commercial and industrial properties attain and retain maximum value as a means to relieve the stress on residential properties over the long-term.

<sup>6</sup> NYS General Municipal law § 701: Definitions

<sup>7</sup> Adirondack Park Regional Assessment Project, May 2009, General Government – Significant Findings





Goals relating to property tax stabilization/reduction are as follows:

- a. The highest and best uses of existing commercial and industrial properties will increase property values;
- b. Increased market value of commercial and industrial properties; and,
- c. Stabilized residential property values.

**Retention of Youth:**

Numerous comments were made concerning the perception that young adults and young families are leaving Saranac Lake. This perception is confirmed in an assessment of census data. Young adults 25 to 35 do in fact comprise a smaller segment of the Village population<sup>8</sup>.

Goals relating to the retention of youth are as follows:

- a. The population of young adults will rise;
- b. Business recruitment activities with consideration given to attracting new employees and their respective families to the community will be implemented; and,
- c. As a result of the numerous amenities (diverse employment opportunities, numerous recreational facilities and cultural attractions, and an enriching program of education) found in the Village, young families will be moving into the Village and the wider region.

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8 2000-2010 Census – Comparison of Population Cohorts

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### **Event Planning/Execution:**

Events and activities build community pride and cohesiveness and are a catalyst for economic activity. The characteristics of the Village in terms of the makeup of its population, the attributes of its land use pattern and its wider setting in the Adirondack Park are core attributes for the Village to continue to act as the host community for community-based events and activities. The Village serves as host to a number of events on an annual basis throughout the calendar year that include, but are not limited to:

- “Round the Mountain” Canoe Race;
- Hanmer Canoe and Guide Boat Race;
- 90 Miler Canoe Race;
- Can-Am Rugby Tournament;
- Block Party;
- First Night;
- 4th of July Fireworks with Children’s Parade;
- “Daff” Fest (multiple days);
- Winter Carnival (multiple days) ; and,





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In addition to these specific, annual events, the Village also is host to a series of events at multiple times and locations throughout the year including:

- Art walks;
- Antique shows;
- Art shows;
- Hockey games;
- Fishing derbies;
- Car rallies/shows;
- High school sports;
- Pendragon shows;
- Live music;
- Maple sugar run and pancake breakfast;
- Speakers at library and village hall;
- Graduation at the Saranac Lake High School, North Country Community College, and Paul Smiths College;
- Architectural/History tours;
- Airplane show at Lake Clear airport; and,
- Lake Placid/Saranac Lake train tours.

Goals relating to event planning and execution are as follows:

- a. A plan for sustaining the current level of events and activities will be developed and implemented;
- b. Events and activities in the downtown area will occur throughout the year and will appeal to a wide variety of target populations and age groups;
- c. Expanded and improved recreation fields;
- d. Multi-day events that draw interest from participants and spectators from across the northeast;
- e. The community civic center and park and recreational facilities (i.e. the Adirondack Carousel) will be used to their capacity to host additional events and activities to fill voids in the calendar year;
- f. Planned activities and events will be effective means to further enhance community pride and spirit while fostering local commerce;
- g. An organizational and programmatic structure will be implemented as a means to undertake planned growth of events and activities in a strategic manner;
- h. Events during the shoulder seasons (fall and spring) of the year; and,
- i. Event Planning and Execution will be conducted in a manner that minimizes negative impact to businesses.

## C. Priority Initiatives/Next Steps:

### **Organization of Structure to Support Community/Economic Development Initiatives:**

When considering implementation of planned initiatives the coordination and structure of the approach are fundamental elements to the success of the implementation effort. Financial and administrative resources are valuable commodities and duplication of effort and/or redundancy of services wastes available resources, slows the implementation of planned initiatives and can be potentially counter-productive as these types of circumstances contribute to confusion and disorganization. Therefore, it is suggested



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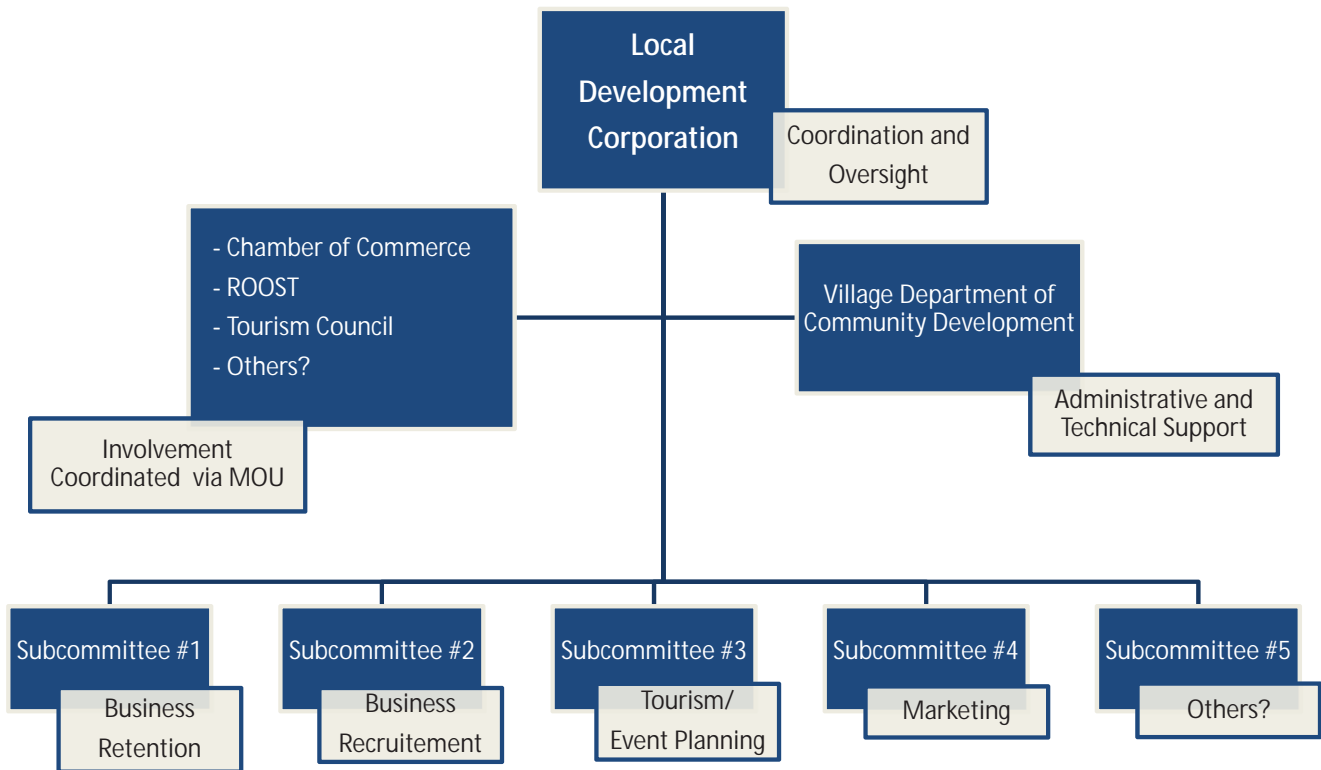


Figure 2: Example of Organizational Structure

that entities charged with implementation of the community and economic development initiatives in the Village be structured and organized in a manner that makes effective and efficient use of available resources. The following is a representative list of entities that are relevant to achieving the goals for community and economic development in Saranac Lake:

- The Saranac Lake Local Development Corporation (LDC): The LDC is newly formed and is in a startup phase having just completed member training.
  - > Role: Organizational oversight and facilitation, assistance to existing, new, or incoming businesses.
- Village Department of Community Development:
  - > Role: Administrative and technical support (i.e. advisory, liaison to Village government, etc.).
- The Saranac Lake Chamber of Commerce:
  - > Role: Potential involvement in business retention, business recruitment, and/or marketing subcommittees.
- The Regional Office of Sustainable Tourism (ROOST): The Regional Office of Sustainable Tourism/Lake Placid CVB is a 501c6 not-for-profit corporation that is responsible for promoting the Schroon Lake, Lake Champlain, Whiteface, Saranac Lake and Lake Placid Regions to the traveling public via traditional advertising, public relations, and by harnessing the power of electronic media. They operate a

main office in Lake Placid and one in Crown Point<sup>9</sup>. ROOST, prior to last year, was known as the Lake Placid/Essex County Visitor's Bureau and now provides promotional services on a regional scale.

- > Role: Potential involvement on tourism/event planning and/or marketing subcommittees.
- Local Tourism Council: A group of local business persons and coordinators/volunteers associated with several of the events held in the Village that have informally come together to discuss what actions could be undertaken to expand tourism in Saranac Lake. Such a group could play a useful role in a coordinated partnership with the entities mentioned above.
  - > Role: Potential involvement on tourism/event planning and/or marketing subcommittees.
- Other entities, including but not limited to, the Adirondack Partnership, the Adirondack Economic Development Corporation, the Adirondack North Country Association, local business or arts and cultural associations, etc.
  - > Role: To be determined depending upon areas of interest and expertise.
- In consideration of the stated purposes/interests of these entities it is suggested that the primary responsibility of implementing the planned initiatives relating to community and economic development be coordinated through the Saranac Lake LDC. The LDC was incorporated with the following stated purposes and objectives:

*“to relieve and reduce unemployment; promote and provide additional and maximum employment; improve and maintain job opportunities; attract new industry; retain existing industries; lessen the burdens of government. The public objectives of the corporation are to apply for grants and loans to achieve its purposes; acquire real or personal property, or interests therein, for use by others as industrial or manufacturing plants or commercial enterprises; to foster and encourage the location or expansion of industrial or manufacturing plants and other commercial enterprises in the Village of Saranac Lake.”*

Although in a startup phase, the LDC has the broadest mandate to undertake and complete community and economic development initiatives listed below. It is further suggested that the other entities partner with the LDC through contribution of more focused efforts that are more in keeping with their respective purposes. The following steps serves to illustrate how this concept might be organized:

*Step #1:* The LDC will host a meeting or series of meetings of involved stakeholders and entities interested in and relevant to the planned initiatives for community and economic development. The purpose would be to gauge interest in participation and roles for the organizations/individuals represented to play in an organizational structure focused on business retention, business recruitment and tourism/event planning.

*Step #2:* Providing the consensus decision from the stakeholders and entities participating in the meetings described in Step 1 is to move forward a formal organizational relationship with roles and responsibilities would be discussed and agreed upon. As a means to formalize an organizational structure, it is suggested that a memorandum of

<sup>9</sup> <http://www.roostadk.com>



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understanding be developed outlining items/projects to be addressed and the roles and responsibilities of participating entities/individuals. The intent is to formalize a structure by which available resources and efforts are coordinated and efficiently applied (See Figure 2 – Example of Organizational Structure).

### **Employment; Wages/Salaries; Business Retention/Attraction/Recruitment; Property Tax Stabilization/Reduction; and Retention of Youth:**

These topics by the nature of their respective needs are interrelated. Therefore, the implementation of associated initiatives is integrated into a series of related steps that when addressed will holistically fulfill the goals as stated.

### **THIS IS SARANAC LAKE:**

Concept: The Saranac Lake Business Incubator

According to the Business Incubator Association of New York State a business incubator is defined as multi-tenant facility, occupied by entrepreneurial client firms, with onsite management that delivers an array of support services.

The goal of business incubation would be to produce successful firms that will leave the incubation program financially viable and freestanding. In theory, these incubator graduates will have the potential to create jobs, revitalize neighborhoods, commercialize new technologies, and stimulate an entrepreneurial culture in the Village..

*Step #1:* To complement the business retention and recruitment an integrated and comprehensive recruitment and marketing strategy developed in association with the facilitating partners is suggested. The combined capacities and assets of partners across the region will be coordinated to develop a brand centered on the Village and the surrounding region that exploits the assets the Village has in terms of the quality of life enjoyed by residents, opportunities for young families relating to employment, recreation and access to quality education. Additionally, the strategy would include demographic and technical data relevant to supporting the business retention and recruitment efforts.

The resulting recruitment and marketing strategy would be used as the primary tool for business recruitment, enticement of new businesses and visitors/tourists to the Village and surrounding area and attraction of new, permanent residents to the Village. In consideration of the dual function of the strategy as a tool for recruiting businesses while also outlining measures to increase tourism it is suggested that these functions also fall under the auspices of entity formed in Step #2 (see below). The marketing strategy should emphasize:

- The innate qualities of the Village as a small community in a stunningly beautiful rural setting, with a compelling heritage and offering a wide spectrum of cultural, recreational attractions and institutional resources that contribute to an enriching quality of life that is the pride of the residents;
- The retention of students upon graduation;
- The existence of a thriving and growing arts and cultural community;
- The varied nature of high-quality educational offerings ranging from primary and secondary education at the Saranac Lake Central School District and local private institutions to the advanced curriculums available at Paul Smiths and North Country Community College;
- The numerous and varied community events and activities occurring throughout the year in the Village and surrounding region;
- Examples of local businesses within the Village that serve the core needs of the residents, as these are representative of the successful entrepreneurial spirit of the Village's diverse business community;
- The linkages and connectivity of the Village to the numerous trails and pathways in and around the Village; and,
- That these attributes create a balanced community and one that is appealing to people at all phases of life from young families with children to elderly persons seeking a fulfilling retirement among friends and family.



Once complete the referenced data and marketing strategy is envisioned to be modular in structure with individual modules based on categorical breakdowns of information. This approach will facilitate bundling of responsive and focused informational packets depending on the nature of the specific need. These informational modules will require periodic update depending upon its useful life and the availability of updated inputs.

It is further suggested that the recruitment and marketing strategy be developed with performance measures and accountability standards built in as primary elements of the overall strategy. Such elements will ensure that efforts are properly calibrated to yield maximum results and a procedure is in place for adjustment as needed.

*Step #2: Retention of existing businesses.* Use the existing assets and talents of the LDC, the Village of Board of Trustees and the Village Community Development Director to initiate regular and consistent outreach to local businesses as a means to establish systematic communication within the business community of the Village. The purpose of the outreach effort will be to establish a regular dialogue regarding the conditions within the business and arts and culture communities, what the needs are, where opportunities are and how available resources, both private and public, can be most productively applied to fulfill opportunities and address identified needs. The intent is to develop a systematic and responsive approach to retaining and growing existing businesses through the pooling of available public and private resources in a proactive and coordinated manner. It is suggested that the entity created in Step #1 be charged with conducting the outreach program as described above.

*Step #3: Grow bio-medical research development and production through establishment of a business incubator.* The concept for an incubator in Saranac Lake would consist of three components:

- An existing building/facility with space for startup businesses;
- Programs and services to aid client businesses; and
- A flexible space with basic elements (free span space, with sufficient water, sewer and power) that could be used by businesses requiring immediate occupancy. The foremost and most logical industry sector which will be the focus of recruitment efforts are new start-up businesses in the fields of bio-medical research and drug development. The Village's heritage as a healing community has demonstrated sustained economic benefit through retention of the Trudeau Institute and its world leading bio-medical research program. Using this heritage as a basis a "cluster" of small, successful bio-medical companies have developed in the Saranac Lake/Lake Placid region with prospects for significant growth of employment.

A second concept involves the establishment of a small business center for the cultivation of trade-based businesses. Typically start-up or small trade-related businesses require space for the storage and maintenance of equipment. Under this initiative a building would be made available for division into small, leased spaces available on a short-term basis (month-to-month) and would be of sufficient size to store business-related equipment (i.e. trailers, power tools, hand tools, associated parts and materials, etc.).



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The first suggested action is to authorize preparation of a feasibility study and business plan as a means to determine the viability of an incubator in the Saranac Lake Region, a preferred location within the Village, the optimal operating model for the incubator (staffing, identification and projection of revenue sources, determination of programming, etc.), and overall feasibility including the anticipated occupancy rate, estimates of the depth of the market relating to start-up businesses and review of their associated needs.

*Step #4:* Coordinate the resources of the Village and applicable regional and state entities and agencies to undertake a targeted business recruitment program. The Saranac Lake Region Comprehensive Economic Development Strategy (CEDS) identifies industry and business sectors; including artisans associated with the fine arts, performing arts, and applied arts; and craftsmen that have the potential to grow in the market area of the Village of Saranac Lake and surrounding region. As such, it provides a starting point and guide for a recruitment effort. Additional efforts would also continue to draw medical professionals and affiliated technicians to the Village.

It is suggested that the newly formed entity above (See Step #2) be charged with undertaking this step. The utilization of one entity to oversee both business retention and recruitment will facilitate a high degree of coordination while efficiently using available resources.

The first task will be to review the CEDS and determine prioritized business sectors based on the severity of need and the likelihood for success. In order for this recruitment effort to be sustained the analysis of market trends and needs as set forth in the CEDS will require consistent review and periodic update.

### **Land Use Patterns – Maintenance and Future Modifications:**

See Priority Issues and Next Steps for Land Use Code and Related Laws in Institutional Government and Educational Resources/Facilities (Section 5).

### **Annexation:**

A formal policy and procedure for review, assessment and consideration of annexation proposals is suggested as a means to uniformly and systematically evaluate opportunities to grow the boundaries of the Village. The development of the policies and procedures will consider criterion that would be relevant to such an evaluation process. Such criteria may include, but not be limited to:

- The degree to which the proposed annexation fulfills the goals of the Village Comprehensive Plan;
- Consideration of the amendments required to the Village Comprehensive Plan and Land Use Code as a means to guide plan initiatives and land use controls over the area to be annexed;
- Opportunity to extend public infrastructure (water, sewer, roads, recreational amenities, etc.);
- The need to incur capital and/or operational and maintenance costs;
- The net fiscal impact to Village residents; and,
- Opportunity for public comment.



### **Retention of Youth**

*Step #1:* In undertaking the steps associated with Event Planning and Execution the assessment suggested will include consideration of how events can be structured to appeal to children and young adults.

*Step #2:* In undertaking the recruitment and marketing strategy as suggested above consideration will be given to methods for attracting young adults and young families as the Village has inherent qualities (excellent schools, diverse recreational and cultural opportunities, low crime and a prideful sense of community) that are attractive to young adults and families.

### **Event Planning and Execution:**

*Step #1:* Appoint an “Event Planning/Tourism Sub-committee” as a working group under the auspices of the entity created in Step #1. The purpose of the subcommittee will be to facilitate better organization and coordination of event planning and execution in the Village throughout the year. The subcommittee will assess the event planning approach currently used in the Village and other similar communities across the country. Upon completion of this assessment the subcommittee will complete a summary report of their findings and make recommendations for event planning practices that are best suited for the Village.

The report may provide guidance on items that include, but are not limited to, Coordination of event themes; opportunities to fill dates within the calendar year; assistance for sponsors interested in conducting an events in terms of staffing, funding, organization, execution of pre-event planning, promotion and advertising, event execution (security, coordination required with local organizations, individuals and/or the Village, etc.) and post-event cleanup; maximizing local assets (i.e. recreational assets, parks, available infrastructure and/or equipment); and gauging the economic, cultural and/or recreational impact to the local community.

*Step #2:* It is suggested that the subcommittee would facilitate the recommendations from the report and coordinate a master calendar of events in the Village throughout the year. It is suggested that membership of the subcommittee consist of individuals who have been associated with planning and executing the events currently held in the Village. Some of the events span generations and their organizers have invaluable knowledge relating to the intricacies and best practices of event planning and execution in the Village setting. The subcommittee could also act in an advisory capacity providing planning guidance to new and incoming event sponsors on an ongoing basis.

Suggested activities for incorporation into existing events or themes for new events include:

- Activities for children and/or young adults; and
- Cultural activities or themes.



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## Section 2. Recreational Resources/Facilities and the Arts

### A. Introduction and Explanation:

The recreational and cultural facilities and resources of the Village are best described as a system of appealing resources, facilities and opportunities for all Village residents and visitors for their enjoyment as they pursue a healthier life style. Examples of component parts include fishing, hunting, hiking, camping, snowmobiling, bicycling, boating, canoeing, municipal parks – active and passive, multi-purpose trails and pathways, playgrounds, theaters, studios, and galleries. During the workshops held at the outset of plan preparation the residents consistently remarked about the positive contributions recreation and the arts make to their daily life. The abundant recreational facilities and resources in and in close proximity to the Village enrich the qualities of daily living. Similar comments were noted regarding the importance of the arts community. Although at one time fledging in its reach within the Village, the community of artists and the associated variety – visual (drawing, painting, sculpture, architecture and video) performing (dance, music, and theatre), applied arts (crafts and design), healing, and literary arts are growing in number and variety. The presence of a strong arts community provides not only an opportunity for expression of individual skills and creativity, but is also a means by which the heritage of the community can be broadened and expressed.

Recreation and the arts make meaningful contributions to the economic vitality of the Village. As such, as these facilities and resources build and grow to a critical mass they act as an economic driver in the region by attracting recreationalists of all types (hunters, fishermen, snowmobilers, climbers, hikers, cyclists, boaters, canoeists, skiers) and patrons and collectors of the arts. These activities appeal to residents as well as draw visitors from a wide area thereby directly increasing economic vitality through the sale of associated goods and services and indirectly through increased activity in complementary business sectors (i.e. lodging and food services).

Planning for recreation and the arts is a deliberate process of decision making about the future management of these resources and opportunities. Plan development must consider the existing resources and facilities and their available capacities and current conditions; voids in the programs and facilities as they are compared to the interests of the public; how these resources fit into a larger regional system; how their potential recreation alternatives might effectively contribute to regional recreation diversity; and what opportunities exist to responsively grow and link to larger systems.

### B. Goals:

The eight (8) elements of recreational resources/facilities and the arts and the associated goals are as follows:

#### **Access/Linkages/Connectivity:**

The Village is ideally positioned both geographically and in the capacity of its built environment (lodging, food service, galleries, and recreation facilities) to have a strong and continuing interface with recreation and arts in the region. Also, see Section 6.





Infrastructure and Utilities, B. Sidewalks and Pathways; and Section 9. Transportation, B. External Transportation.

Goals relating to access/linkages/connectivity are as follows:

- a. The Village will be at the center of a network of multi-use trails and pathways that are strategically connected, internally and externally;
- b. Safe and convenient movement of pedestrians, cyclists, and hikers through, into and out of the Village;
- c. The trails and pathways will be well-signed providing meaningful and informative direction to users of the network;
- d. The marketing of the trails and pathways will draw visitors to the Village from across the country; and,
- e. Public/private facilities will be integrated with trails and infrastructure to connect points of interest.

### **Activities for Children and Young Adults:**

The declining population among children, teenagers and young adults is a broad-based issue not only in Saranac Lake but in communities across the Adirondack Park. It is the observation of many of the attendees to the public workshops held in preparation of this plan that increased recreational and “arts-oriented” activities and events can be an important element in the overall program of initiatives that is intended to reverse this trend.

Goals relating to activities for children and young adults are as follows:

- a. Varied events and activities throughout the calendar year with a focus towards the interests of families with children;
- b. Village residents will successfully establish adequate facilities (pathways, trails, a skate board park, playgrounds, recreation fields, ball fields, etc.) that diversify and accommodate the expanded needs for the recreational and leisure-time activities for children and young adults;
- c. The events and activities experience high levels of participation from residents and visitors;
- d. The activities and events will be integral to marketing of the Village as a destination for visitors from across the country; and,
- e. Numerous cultural attractions to the benefit of children and young adults.

### **Variety and Diversity:**

An inherent quality of recreational and arts-oriented activities and events is their flexibility and adaptability to the interests of a wide range of groups and interests benefiting residents and visitors alike. Therefore, increasing the diversity and variety of recreation, recreational facilities (i.e. recreation fields) and the arts in a manner that complements the strengths of the Village setting will further enhance the quality of living in the Village and further establish the community as a vibrant destination.

Goals relating to increasing the variety and diversity of recreation and art are as follows:

- a. The arts, including theater and visual and musical arts, advances Saranac Lake’s future by encouraging tourism, and promoting the overall quality of life in the village;

## **THIS IS SARANAC LAKE:**

Saranac Lake ArtWorks

“ArtWorks is supported by a membership of artists, galleries, theatre and art related businesses in the greater Saranac Lake, New York region. Our mission is to promote the community through the arts and help the village of Saranac Lake become the arts destination of the Adirondacks.”



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- b. Diverse art venues and recreational activities;
- c. Art and recreation events and activities will span the seasons of the year;
- d. Art and recreation events will emphasize healthy living;
- e. Art and recreation events will provide opportunity for artisans and recreationalists to pursue their interests in outdoor as well as indoor venues;
- f. Recreation-oriented tournaments, races and competitions make strategic use of the outdoor assets of the region;
- g. Recreation-oriented activities will fulfill the day-to-day non-competitive, leisure time pursuits of residents and visitors to the region;
- h. The range of recreational activities in the Village will be expanded to include agricultural pursuits; and,
- i. Support for academic events and recognition, the arts, sports programs and competitions, and cultural activities in the local school district as part of the education and culture of youth in Saranac Lake.

### **Reinforce and Grow the Image of the Village as a “Healthy Community”:**

Perhaps the most identifiable characteristic of the Village is its heritage as a “healing” community. The climate of the Village is so pure that mere residence within it has proven to be a “rest cure” for tuberculosis. This heritage in association with the abundant recreational opportunities in and around the Village contributes to an image of wellness and health.

Goals relating to reinforcing and growing image of the Village as a healthy community are as follows:

- a. The Village as the center for the healing arts in the region;
- b. Support will exist for healing initiatives in Saranac Lake; and,
- c. Village residents will successfully establish complementary facilities that enhance the overall health of the community.

### **Complementary Administration/Marketing:**

A key element to the success of recreation and arts-oriented pursuits is a strong and highly coordinated program of administration, execution and marketing. Often occurring “behind the scenes” and well in-advance of the actual occurrence of the event or activity, successful planning, marketing and execution must occur through a well-managed process overseen by involved and committed individuals.

Goals relating to complementary administration and marketing are as follows:

- a. A successful and enduring program of events, activities and festivals;
- b. The resulting success will be a direct result of organized and well managed event and activity planning and administration; and,
- c. The Village will encourage the successful planning, marketing and execution of events, activities and festivals through a well-managed process overseen by involved and committed individuals.

### **Artisan Support and Expansion:**

The number of artisans moving into the region surrounding the Village has increased significantly over the last ten years. The Village and surrounding setting have proven to provide a favorable environment to foster creativity and skills development.





Furthermore, the downtown is an excellent location for the display and sale of arts and crafts as demonstrated by the success of the members of ArtWorks. This success not only establishes the community as a premier location for new artisans in which to settle but also has an increasingly positive impact on local commerce and the economy in general.

Goals relating to artisan support and expansion are as follows:

- a. The number of artisans living and performing in the Village and surrounding region will reach a critical mass to the extent that the arts both in practice and commerce provide a significant boost to the local economy and overall culture of the Village;
- b. Events related to the support of the arts will be conducted in public parks across the Village; and,
- c. The Village will endeavor to promote the arts through events and support of the local arts community.

**Waterfront Access:**

The desire to stay in contact with the waterfront areas of the Village is a strong among the residents. The relationship between residents and the waterfronts in the Village is well documented throughout the history of the Village in numerous plan documents and projects. The result is waterfront parks, a boat launch, a public beach and the Riverwalk as tangible evidence of the heritage and prominence that access to the water bodies of the Village takes among residents and visitors.

Also, in 2004 the Village adopted a Local Waterfront Revitalization Program (LWRP) that sets forth a vision and strategies for improvement of waterfront areas throughout

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the Village. An LWRP is a locally prepared, land and water use plan and strategy for a community's natural, public, working, or developed waterfront through which critical issues are addressed. In partnership with the NYS Department of State, a municipality develops community consensus regarding the future of its waterfront and refines State waterfront policies to reflect local conditions and circumstances. The LWRP also contains the organizational structure, local laws, projects, and on-going partnerships that implement the planning document. Once approved by the NYS Secretary of State, the LWRP serves to coordinate State actions to assist the community in achieving its vision. The policies of the Village's LWRP are summarized below:

<b>Village of Saranac Lake 2004 Local Waterfront Revitalization Program Summary of Policies</b>	
<b>Category:</b>	<b>Policy:</b>
<b>General Policy</b>	<b>Policy 1:</b> Foster a pattern of development in the Saranac Lake coastal area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a coastal location, and minimizes adverse effects of development.
<b>Economic Development</b>	<b>Policy 2:</b> Protect water-dependent uses, promoting siting of new water-dependent uses in suitable locations, and support efficient waterfront operation. <b>Policy 3:</b> Protect the natural working landscape of Saranac Lake. <b>Policy 4:</b> Promote sustainable use of fish and wildlife resources.
<b>Waterfront Natural Resources</b>	<b>Policy 5:</b> Protect and restore ecological resources including significant fish and wildlife habitats, wetlands, and rare ecological communities. <b>Policy 6:</b> Protect and improve water resources. <b>Policy 7:</b> Minimize loss of life, structures, and natural resources from flooding and erosion.
<b>General Environmental Policies</b>	<b>Policy 8:</b> Protect and improve air quality. <b>Policy 9:</b> Promote appropriate use and development of energy and mineral resources. <b>Policy 10:</b> Minimize environmental degradation from solid waste and hazardous substances and wastes.
<b>Recreation and Cultural</b>	<b>Policy 11:</b> Improve public access to and recreational use of public lands and waters. <b>Policy 12:</b> Enhance visual quality and protect outstanding scenic resources throughout the community. <b>Policy 13:</b> Preserve historic resources.





*Lake Flower Beach - Circ. 1950's*

The intent is for the Village LWRP and Comprehensive Plan to complement one another through the implementation of projects and initiatives that are well-coordinated and make efficient use of available resources to undertake projects and initiatives as outlined in each document. Therefore, the goals and initiatives that follow supplement those of the LWRP and address new, additional comments as made by the residents since the adoption of the LWRP.

In consideration of the impactful nature of lakes and rivers in the Village and surrounding region the interest among residents in expanded opportunities for public access to waterfront areas is easily understood and logical. The existing sentiment among the residents commenting about waterfront access in the near term appears to focus on two primary issues:

- Further improvement and expansion of access opportunities; and,
- Addressing maintenance needs of the existing waterfront facilities.

Provided proper conditions are in place, waterfront access opportunities should be acted upon if the public's expressed desire for improved and expanded access is to be addressed. Such conditions include: Access is through publically owned parcels without the need to purchase private lands or easements, forms of waterfront access as referenced in the public comments are provided, and proper steps have been taken to thoroughly investigate project feasibility.

During the development of the updated Comprehensive Plan public comments relating to waterfront access focused on reestablishment of a public beach on Lake Flower and an alternative route the shoreline trail as referenced in the Village's LWRP. The interest in a beach located on Lake Flower stems from the recollection of the former Village Beach (Prescott Park Beach) that existed on the Lake from the 1920's through approximately 1977. The former public beach was popular due to its central location in close proximity to the downtown and walking distance to the residential neighborhoods of the Village. In consideration of the comments received regarding waterfront access reestablishment of a beach on Lake Flower is an additional access opportunity.

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In regards to the planned shoreline trail a series of steps will be required from concept planning, to feasibility analysis to securing funding and final design. Regarding public comments on routing of the trail, it is possible for the trail to occur exclusively on public land.

In determining feasibility of any expansion plans a comprehensive analysis of the short and long-term implications including investigation of capital costs, year-to-year maintenance costs, staffing and other pertinent resources necessary to plan, construct and operate a new or expanded facility should be performed. Additionally, the analysis should assess how the expanded or new facilities will relate to existing elements and to what degree does the expanded or new facility complement existing or planned activities and events. This type of cost-benefit analysis will ensure that expanded or new facilities will make a solid, well-coordinated and long-standing contribution in meeting the waterfront access needs of the community. Furthermore, such an analysis will ensure that proper administrative and maintenance capacity is in place and sufficient revenue sources have been identified to provide the means to continue access over the long-term. It is suggested that the analysis as described above be performed as part of the capital improvement planning as referenced in Section 5.

Regarding ongoing maintenance of existing waterfront facilities (i.e. the Riverwalk, boat docks, park areas, etc.) residents expressed an immediate desire that existing facilities be improved and a program for sustainable maintenance be implemented.

Goals relating to waterfront access are as follows:

- a. A trail along the publically owned parcels of the Lake Flower shoreline;
- b. Reestablishment of a public beach on Lake Flower for the enjoyment of residents and visitors alike;
- c. A canoe/kayak launch at Lake Colby beach;
- d. The approved Village LWRP and updated Comprehensive Plan will provide coordinated guidance relating to the waterfront projects and initiatives;
- e. Village residents will have a comprehensive and thorough understanding of the status and conditions of waterfront assets and facilities in the Village;
- f. Tangible actions will be taken in the short-term (1-3 years) to address identified deficiencies among the waterfront facilities;
- g. Consideration of new or expanded access will not be made until a comprehensive cost-benefit analysis has been conducted and thorough considerations of potential adverse impacts to private land owners adjoining or near the proposed facility have been made; and,
- h. Well-utilized waterfront amenities.

### **Improved and Expanded Recreation and Arts Facilities:**

A key attribute to the success of a community's capacity to meet the recreational and cultural demands of the resident population and the visitors attracted to the region is the makeup and quality of complementary facilities (i.e. multi-purpose/multi-seasonal trails, recreation fields, ball fields, playgrounds, band shells and/or amphitheaters, beaches, boat launches, skate parks, etc.). Many of the other topics related to reinforcing and growing tourism, retaining young adults, providing variety and diversity, reinforcing the image as a healthy community and waterfront access are predicated on the availability of resources to conduct and host related activities.



Goals relating to improved and expanded recreation and arts facilities are as follows:

- a. Performance and exhibit spaces, parks, trail systems, recreation fields, ball fields, skate parks, beaches, boat launches, etc. will be well-maintained and meet the standards necessary for effective utilization by recreationalists, cultural groups, event organizers, youth sports leagues (little league baseball, soccer, football, etc.) and residents; and,
- b. A planned and well-coordinated program for constantly reviewing the needs of these users and user groups will be developed and responsive upgrades relating to the quality and number of recreation and arts facilities will be implemented.

### C. Priority Initiatives and Next Steps:

#### **Access/Linkage/Connectivity:**

*Step #1:* Implement the “Village of Saranac Lake Bicycle and Pedestrian Trail Plan”.

*Step#2:* Undertake a signage and wayfinding study as a means to improve all modes of transportation through the Village. As there are also county and state-owned right-of-ways (ROWs) in the Village the study should be prepared in consultation with the appropriate representatives from these levels of government.

*Step #3:* Upon completion of the wayfinding study reach out to the relevant officials within the county departments (Essex and Franklin) of public of works and the NY Department of Transportation to cooperatively implement the portions of the wayfinding study relating to county and state-owned ROWs. It is suggested that the capital improvement aspects of the wayfinding study involving Village ROWs should be incorporated into the capital improvement program (see Section 5 – Institutional, Governmental and Educational Resources/Facilities: Priority Initiatives and Next Steps – Efficiency/Expenditures/Revenues and Infrastructure Maintenance).

*Step #4:* Incorporate the connectivity and linkages to trails and pathways into a marketing strategy as referenced in Section 1 – Community/Economic Development: Priority Issues and Next Steps – Employment; Wages/Salaries; Business Retention/Attraction/Recruitment; Property Tax Stabilization/Reduction; and Retention of Youth.

#### **Improved and Expanded Recreation and Arts Facilities:**

Activities for Children and Young Adults; and, Complementary Administration/Marketing:

*Step #1:* It is suggested that a Master Plan for Village Recreation and Cultural Arts be prepared. The Plan will include a needs assessment and feasibility analysis regarding the capacity of the community to conduct sporting and cultural activities and events in lieu of existing and projected levels of need. The identified needs would then be prioritized based upon severity, the cost, the availability of funding, and the administrative capacity to undertake corrective steps.

*Step #2:* It is further suggested that a community-wide fund raising program be undertaken as a means to raise monies to address the identified needs from Step #1 as outlined above. The concept envisions that a joint consortium be formed consisting



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*Photo courtesy of Adirondack Daily Enterprise*

of artisan groups, youth sports leagues and/or associations (i.e. Saranac Lake Youth Baseball and Softball Association, Saranac Lake Pee Wee Hockey Association, Saranac Lake Soccer Camp, ski clubs and/or associations, etc.), the Event Planning/Tourism Sub-committee, civic organizations, private/non-profit arts and sports clubs, and the Saranac Lake Chamber of Commerce to oversee and organize the fund raising effort. Funds raised would pay the direct costs for planning and constructing new fields and facilities for the growing demand for fields and venues. The effort would include evaluation of suitable sites for additional fields and facilities (i.e. the former landfill or “dump” site).

*Step #3:* It is suggested that the Village Board of Trustees reach out to adjoining municipalities for the purpose of discussing methods for sharing recreational facilities, administrative resources, and associated equipment and staff. The purpose of this effort will be to explore ways that the communities can best meet the recreational needs of their residents and consider efficient means to provide services and meet growing demand. If discussions prove productive the initiative should be expanded to coordinate with the groups referenced in step#2 above.

*Step #4:* It is further suggested that the marketing strategy outlined in Section 9: Community/Economic Development: Priority Initiatives and Next Steps – Employment; Wages/Salaries; Business Retention/Attraction/Recruitment; Property Tax Stabilization/Reduction; and Retention of Youth incorporate an element relating to the potential for additional activities and events oriented toward children and young adults.





**Variety and Diversity; Reinforce and Grow the Image of the Village as a “Healthy Community”; Complementary Administration/Marketing; Artisan Support and Expansion:**

The steps associated with fulfilling the goals relating to these topics have been incorporated into the following initiatives:

- Event Planning and Execution (see Community/Economic Development: Priority Initiatives and Next Steps);
- Business Retention/Attraction/Recruitment (see Community/Economic Development: Priority Initiatives and Next Steps); and
- Agriculture: Priority Initiatives and Next Steps

**Waterfront Access:**

The steps for achieving the goals relating to waterfront access are suggested to be prioritized in the following sequence:

*Step #1:* It is further suggested that the Village Board of Trustees appoint a project advisory committee (PAC) of interested and dedicated residents to begin an exploratory assessment of the procedure required to construct and maintain a public beach on Lake Flower and the associated feasibility of construction and operation. The assessment would include, but not be limited to, the review of alternative locations, identification of a preferred location, optimal size in lieu of anticipated use and size of available sites, explanation of the permitting and approval processes as required by involved state agencies – including submission requirements and review timeframes, logistical considerations relating to operation and management (parking, staffing, day-to-day and year-to-year operational costs, and identification of revenue sources for capital costs associated with construction and maintenance costs associated with operations. The cost for the exploratory assessment could be covered in part, through potential grant funding through the NYS Environmental Protection Fund (EPF) Local Waterfront Revitalization program (LWRP).

*Step #2:* Should the resulting assessment determine that the beach development and operation is feasible, it is further suggested that development of the beach proceed with design and construction.

*Step #3:* It is suggested that the proceeds from the sale of the Village-owned property on Moir Road be used to construct a canoe/kayak launch at the Lake Colby beach.



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## Section 3. Historic and Cultural Resources

### A. Introduction and Explanation:

The heritage of a community is often times a core determinant in the development of a community's character and identity. This precept is especially true in the Village of Saranac Lake. Its heritage as a "healing community" not only provided a basis for the community's identity that is still relevant today but it actually shaped the architecture of many of the buildings that comprise the built environment. The cure cottages by accommodating maximum exposure to the outside air are recognized by abundant exterior porches. The architecture of these buildings is noteworthy across the Village. Furthermore, the curing nature of the air aided in the establishment of a medical treatment and research center that built and supported the local economy, an economy that flourished through the middle of the 20th century. The result is a pattern of development and buildings from the late 19th century through the first half of the 20th century that remains largely intact.

Contrary to past approaches in community planning that sought to demolish older buildings in favor of less interpretive, modern structures, many communities, as reflected in their comprehensive plans, opt to retain their historic structures as evidence of unique qualities and characteristics. The comments from the residents attending the community workshops in October 2011 reflect strong pride in the heritage of their community and the qualities that provide a unique and pleasing living environment. Commenters noted the historical architecture; the heritage associated with treatment of tuberculosis; the compact nature of the downtown, the well-scaled nature of the older buildings and how they match well with the surrounding environment, natural or man-made; residential neighborhoods in close proximity to one another as well as the downtown core; and the resulting "walk-able" nature of the environment. When considered in total a strong sense of pride in the heritage of the community runs through the comments received and associated sense that these qualities are deserving of conservation to ensure their continued use and enjoyment by current and future generations.

However, in addition to the sense of appreciation of the form of this environment there are also associated comments that suggest, with attention to proper planning, that the built environment can functionally support growth of the Village as well.

### B. Goals:

The goals relating historical and cultural resources are divided among three (3) elements as follows (also see Section 8 – Housing):

#### **Preservation:**

The historical characteristics of the built environment in the Village are viewed as being high in quality and unique. These are strong attributes that justify a planned approach emphasizing retention, restoration and continued use or adaptive reuse. While the characteristics are recognized for their heritage and uniqueness, there is also awareness that the conditions among some of the buildings and structures are deteriorating and in need of repairs. In undertaking this approach to retention,

### THIS IS SARANAC LAKE:

#### Village Improvement Society

In 1907 a group of visionary businessmen recognized the beauty of the community and retained the Olmsted Brothers, landscape architects, who completed designs for noteworthy parks including Central Park in Manhattan and Fenway Park in Boston. The "Olmsted Plan" was submitted in 1908 and set aside in 1909 as being too expensive and called for removal of too much commercial property from the tax rolls. Not to be deterred, on April 10, 1910, a group of local women formed the Village Improvement Society (VIS) as a means to advance the plans as called for in the Olmsted document.

In 1912 the VIS purchased a small triangular shaped piece of land at Church and River Streets to be preserved as a park. Today that park is known as Veteran's Park and is arguably the most prominent park area in the Village.

The VIS has been active since its inception buying land, developing parks and deeding many to the Village, while owning and maintaining others. The VIS also spearheads downtown beautification efforts through flower baskets and plantings. In 1985, in recognition of long standing contributions to the Village the VIS was awarded the President's Volunteer Action Award.



maintenance and restoration, emphasis cannot rest solely with form of the building or structure but also with its function or use going forward. The degree to which historic buildings or structures can accommodate uses that meet the needs of the community through the 21st century will be meaningful in their continued and long-term viability.

Goals relating to preservation of historic and cultural resources are as follows:

- a. Mixed uses among the historic buildings in the downtown area;
- b. Historic residential buildings and cure cottages, including accessory or secondary buildings (i.e. carriage houses and garages) in the Village to the extent practicable, will be retained and/or restored to their original configurations;
- c. Preservation efforts relating to historic buildings, cure cottages, and associated accessory or secondary buildings, and cultural resources, to the extent possible, will include elements that facilitate continued use, or adaptive reuse; and,
- d. New infill development in the downtown area and in residential neighborhoods, when appropriate, will architecturally respect and complement the historic and cultural context of the setting.

### **Outlook and Perception:**

The degree to which conservation efforts are successful is directly related to the awareness and support among the residents and property owners. As indicated in the comments from residents, appreciation for the attractiveness and increased value associated with restored and preserved buildings, structures, and cultural resources can build enthusiasm for the program while furthering an overall sense of pride in the community.

Also, it is important that protective and restorative efforts occur under a proactive framework that provides guidance and assistance rather than being simply viewed as another hurdle to cross or obstruction to get by. A coordinated program should be developed that includes volunteer efforts, supportive and active participation from



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property owners, meaningful financial incentives for participation and a set of locally endorsed guidelines to assist in steering restorative efforts.

Goals relating to the outlook and perception of historic and cultural resources are as follows:

- a. The residents of the Village will take pride in the history and cultural resources of the Village;
- b. Ways to expand the reach and impact of historic and cultural resources will be continually explored and enthusiastically supported;
- c. Local guidelines for preservation and management of historic resources provide meaningful direction to owners and developers seeking continued use of these buildings and structures; and;
- d. The residents of the Village thoroughly understand the economic benefits associated with preservation efforts.

### **Contribution:**

Historical and cultural resources provide meaningful contributions to a community. Contributions include the means by which the unique identity of the community is defined, the heritage of the community is preserved, and the unique talents and skills of residents are shared among fellow residents and visitors.

Goals relating to contributions of historical and cultural resources are as follows:

- a. Historical and cultural resources continue to be widely enjoyed by residents and visitors alike.

## C. Priority Initiatives and Next Steps:

### **Conservation; and Outlook and Perception:**

*Step #1:* Preservation of Qualifying Commercial/Industrial Buildings – It is suggested that a meeting between representatives from the Village Department of Community Development, Historic Saranac Lake and the Village Local Development Corporation (LDC) be conducted for the purpose of discussing how elements of incentivized investment programs based upon available historic tax credits through the state and federal government could be coordinated with available funding assistance programs as primary elements to a formalized commercial/industrial building retention and reuse program. Once formalized, the program would be used to recruit new owners and investors into the Village as a means to restore the historic elements of qualifying buildings while achieving the highest and best mix of uses (commercial, light-industrial, residential, office, institutional, etc.).

Upon formalization of the program it is further suggested that the historic commercial/industrial building investment program be coordinated with the business retention and recruitment efforts and marketing strategy as described in Section 9 – Community/Economic Development: Priority Initiatives and Next Steps: Employment; Wages/Salaries; Business Retention/Attraction/Recruitment; Property Tax Stabilization/Reduction; Retention of Youth.



*Step #2:* Preservation of Cure Cottages – The Priority Initiatives and Next Steps in Section 3 – Housing, describes an initiative focused on restoring a fundamental attribute of the Village’s heritage; cure cottages. It is suggested that the referenced initiative be developed in partnership with Historic Saranac Lake. Historic Saranac Lake has compiled information relating to these buildings and could act as a key resource in the execution of the housing initiative involving the rehabilitation and restoration of the cure cottages. Furthermore, the incentives outlined in the program described in Step #1 above may also benefit the community-based entity undertaking the restoration of the cure cottages.

*Step #3:* It is suggested that the review procedures as specified within the Village Land Use Code relating to the reuse and/or rehabilitation of historic buildings within the Village of Saranac Lake be revised to include architectural review guidelines while encouraging that the reuse of qualifying historic buildings and any associated rehabilitative or restorative efforts be assisted through guidance found directly within the Code (see Section 5.C. – Institutional, Government and Educational Resources/Facilities: Priority Initiatives and Next Steps – Land Use Code and Related Laws). For this purpose the definition of historic buildings should not be limited to those listed on the National Register of Historic Places.



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## Section 4. Commercial and Industrial Facilities

### A. Introduction and Explanation:

Commercial and industrial facilities are those components located within the Village that serve to assist with the execution of commerce and industry. Examples include buildings used to house industrial or commercial operations and/or support structures that complement these operations. These facilities provide the means for workers to conduct their skills; manufacturers and assemblers to fabricate and build their products, shopkeepers and store owners to market their products, and service providers to perform their functions. As such, these facilities provide vital functions relating to sustaining and growing the economy of the Village and the surrounding region.

Based on the community input received, goal-setting as it relates to commercial and industrial facilities has been divided into four (4) elements. These elements have been derived directly from the comments and concerns as expressed by the residents during the public outreach effort in the fall of 2011 and from the input gathered from related and past planning efforts in the Village.

### B. Goals:

The four elements of commercial and industrial facilities and the associated goals are as follows:

#### Scale/Use/Location:

Fundamental considerations of the residents commenting on this topic related to the scale of commercial and industrial facilities, how they are used and where they are located. These facilities play a vital role as locations for the provision of goods and services (discretionary and non-discretionary; public and private) to the residents of the Village and the wider region. This is particularly applicable in Saranac Lake as the Village is recognized as a centralized destination for such services. The residents expressed a desire for a mix of uses at an appropriate size as part of well-designed projects that are responsive to the needs of the community as well as visitors. Associated with these fundamental aspects is a further desire for these facilities to be attractive with architectural characteristics that are in keeping with the existing building stock.

Furthermore, the Comprehensive Economic Development Strategy from 2007 concluded that retail sales in the area are fairly strong; the Village needs to differentiate itself in order to capture a greater proportion of retail sales; demand from area residents is likely to remain similar to current levels; the area is “vastly underserved” by general merchandise stores; the number of second homeowners is another underlying reason for strong retail sales; and while shopping was among the most popular activities among visitors they were generally unsatisfied with the overall quality of their experience<sup>10</sup> (also see Section 8.C. – Housing ).

### THIS IS SARANAC LAKE:

The Community Store in Saranac Lake

The concept for a community-owned retail store was actually born out of an effort to recruit a national retailer into the Village. In 2006 dedicated residents formed the “Alternative Options” committee to investigate replacement of the recently closed Ames department store. As the market was not sufficient, focus shifted to the “community store” concept. The specific store investigated was the Powell Mercantile or “Merc” in Powell, Wyoming – a community remarkably similar to Saranac Lake.

Sharon Earhart, president of The Merc, visited Saranac Lake in June 2006 to present the concept to the community. A plan was then developed and on July 17, 2007 a share offering began at \$100 per share. The offering closed on December 21, 2011, with 5,417 shares sold to over 700 investors. The grand opening of the Store was held on November 19, 2011. The Store is located at 97 Main Street and is open 7 days per week. In keeping with the original concept, the merchandise is tailored to the needs of the community and a suggestion book is at the cashier for patrons to suggest additional offerings.

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10 Saranac Lake Region Comprehensive Economic Development Strategy: Conclusions – Retail Market Analysis; pp. 23-24; Camoin Associates, 2007



Goals relating to the scale/use/location of commercial and industrial facilities are as follows:

- a. The underutilized and/or vacant commercial and industrial facilities across the Village will be rehabilitated to reflect their architectural heritage;
- b. The underutilized and/or vacant commercial and industrial facilities across the Village will be utilized to their maximum capacity;
- c. New commercial and industrial facilities will be developed in a manner that complements the architectural integrity of the existing building stock;
- d. New commercial/industrial facilities serve the needs of the community as well as visitors to region;
- e. New and/or expanded commercial and industrial facilities will be of the same scale and character of the traditional commercial buildings of the Village;
- f. Small-scale retail and service-related outlets will be conveniently located within residential areas; and,
- g. Home occupations will be encouraged.

### **Employment:**

The public comments received concerning Commercial and Industrial Facilities recognize the direct relationship between the availability of adequate facilities and the capacity to provide job opportunities for the residents of the Village. Furthermore, these facilities should be oriented towards employment that is year-round in nature and is well-paying (defined as a livable wage to meet the relative expenses for housing, food, clothing, utilities and typical discretionary expenditures of households in the Village).

Goals relating to employment in association with commercial and industrial facilities are as follows:

- a. The existing commercial and industrial building stock and associated support structures in the Village will be upgraded to maximize year-round employment opportunities; and,
- b. Newly developed facilities; whether through expansion, infill or new construction; will emphasize job growth.

### **Occupancy:**

The occupants of these facilities are equally important to their successful function in the overall landscape of the community. Regarding this aspect of commercial and industrial facilities, residents expressed a desire for diversity and variety among the uses offered while providing a context for quality employment as described above.

Goals relating to the occupancy of commercial and industrial facilities is as follows:

- a. Occupancy of existing commercial and industrial facilities will result in these facilities being improved;
- b. Occupancy of commercial and industrial facilities will occur at optimal levels;
- c. Occupancy of commercial and industrial facilities will occur with minimal impact to adjoining neighbors and residential areas;
- d. Occupants of commercial and industrial facilities will represent a diverse range of uses; and,
- e. Commercial and industrial facilities provide a wide variety of goods and services to the residents of the Village and visitors to the region.



## D. Planning Categories



### **Opportunities:**

Although the existing commercial and industrial facilities have demonstrated the capacity to meet the needs of the resident population, it is expected that this demand will continue to evolve and grow with the corresponding growth in the population of both residents and visitors over the coming years. Influencing this demand will be the ever-changing nature of technological influences on the day-to-day lives of community residents. Furthermore, commercial and industrial land uses have physical and regulatory boundaries that logically limit their expansion. Therefore, how commercial and industrial spaces are used is ever changing while the opportunities to simply add more space are limited. Under this scenario advancements that contribute to efficient use of these spaces (horizontally and vertically) will be needed if the Village is to continue to grow. Furthermore, efficiently using existing land and commercial and industrial buildings represent opportunities to maximize the effective and productive return of these assets to the community.

Goals relating to the opportunity to use commercial and industrial facilities are as follows:

- a. Commercial and industrial facilities in the Village, both existing and newly built, will represent state-of-art use of design and technology; and,
- b. These facilities will maximize their return to Village residents in terms of employment offered, property tax revenue generated, and on-site attributes to increase productivity.

### **C. Priority Initiatives and Next Steps: Scale/Use/Location; Employment; Occupancy; and Opportunities:**

It is recommended that the initiatives to address the goals for commercial and industrial facilities be pursued in a holistic manner. The needs relating to these facilities as reflected in the goals above are, by their nature, highly integrated. Moreover, implementation of responsive initiatives need to be integrated as well. Therefore, a series of steps to address the stated goals are as follows:



*Step #1:* Update the inventory and analysis of the commercial and industrial building stock and vacant land. A prior inventory was prepared in July 1982 summarizing existing land uses, physical constraints, areas suitable for development, and inventory of the commercial and industrial buildings and lands in the downtown core of the Village. Updating this inventory is a logical first step in understanding the immediate opportunities for maximizing the use of existing commercial and industrial buildings. It is recommended that the inventory include a site and/or building assessment of condition and availability of telecommunication infrastructure as a means to adaptively reuse buildings.

*Step#2:* A public/private approach is recommended for comprehensively rehabilitating substandard conditions, restoring facades, upgrading technological infrastructure, and marketing vacant and/or underutilized buildings in the interest of attracting new, proactive ownership and/or tenants into the buildings. Design of rehabilitation efforts should consider:

- Maximum flexibility of uses (i.e. light industry, commercial, office, residential, etc.);
- Conservation measures relating to energy and water use;
- Restoration of historic elements where practicable; and,
- As part of the partnership effort, it is envisioned that the Village, where possible would access funding programs as made available from relevant state and federal agencies.

It is further suggested that where possible rehabilitative efforts maximize the use of state and federal funding assistance programs. These programs may provide supplemental assistance for the repair of primary structural components, substandard conditions and/or building facades.

*Step #3:* The development of the business retention and recruitment initiatives and the market strategy as outlined in Section 9: Community/Economic Development, should occur in a manner that reflects the attributes and characteristics of the existing available and/or underutilized commercial and/or industrial facilities in the Village. Target businesses with needs that are well suited in terms of scale and setting should be priority considerations for these types of initiatives and should be one of the prime focuses of the market strategy. It is further suggested that similar consideration should be given to opportunities for enabling the mixed use of commercial/industrial facilities. Depending upon the specific circumstances, there may be opportunity for mixing a range of land uses from light assembly to manufacturing to office-related uses to retail/wholesale sales to multi-family residential.



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## Section 5. Institutional, Government and Educational Resources/Facilities

### A. Introduction and Explanation:

The local government, institutions and public school in the Village of Saranac Lake play vital roles in the day-to-day lives of residents as they provide services that meet fundamental needs. The Village provides services relating to:

- Mayor/Board of Trustees – Administrative/Legislative functions and operations;
- Clerk – relating to billing, clerical support to the Village Board of Trustees, human resources management, the issuance of licenses and permits, records management, registrar of vital statistics, tax collection, village elections, and the maintenance of local codes and records;
- Manager – administrative and village operations, celebrations and events, programs for the aging, and publicity and promotion;
- Legal – counsel relating to disposition of laws, contracts;
- Public Works – maintenance of roads and sidewalks, parking enforcement, building maintenance, grounds maintenance, refuse collection and disposal, and street cleaning;
- Sewer – operations and maintenance;
- Central Garage – equipment and vehicle maintenance;
- Community Development – enhancing of employment opportunities and housing conditions; assisting with public facilities; grant writing; and planning and zoning administration;
- Parks – providing and maintaining local parks and related recreational facilities (i.e. beaches, Mt. Pisgah, skating rink), administration of youth programs;
- Library – operations and maintenance;
- General Representation – advancing the collective will of the residents through dialogue with other neighboring communities and layers of government;
- Police Department – contributing to the health and welfare of the Village residents, providing law enforcement, emergency/vital care;
- Fire Department – fire prevention and rescue services, fire and rescue dispatch; and,
- Support Infrastructure – supplying service relating to the provision of potable water and sanitary treatment of waste water.

The Village hosts a number of institutions providing services ranging from higher education to senior housing and care to bio-medical research to rehabilitative services relating to drug and alcohol abuse. Among these are major not-for-profit institutions located in the Village of Saranac Lake that have had decades of positive economic impact on the community. A number of these institutions also have been intimately tied to the Village's long time commitment as a healing community. In addition to the valued services provided, these entities also employ significant numbers of people making an impactful contribution to the local economy.

The public educational services are provided through the Saranac Lake Central School District from the elementary levels through high school. The Saranac Lake Central School District is recognized by the residents as an attribute of the community, offer-

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#### Saranac Lake Central School

The Saranac Lake Central School District has as a stated mission to "educate students with the goal of being productive members of society". Some vital statistics regarding the District for 2010-11 are as follows:

- 1,380 students enrolled;
- Staffing level was 169 people (144 teachers and 25 non-teachers);
- Average classroom size was 19.2 students per classroom;
- Graduation rate of 80%;
- Maintains a rating in "Good Standing" in the categories of English language-arts (ELA), Math, Science and Graduation Rate;
- The budget consisted of \$28.63 million in total expenditures, and \$27.34 million in total revenue.

The District augments its curriculum with a full range of activities: athletics (the "Red Storm"); youth exchange program, clubs and groups (chorus, band, environmental, etc.); "sister school" program; professional development plan; and student representation on the District Board of Education just to name a few.





ing quality educational opportunities across the full curriculum of subjects. Programs relating to fine arts and music are experiencing growth as are vocational programs through an affiliation with the Adirondack Educational Center. Through this affiliation the District offers programs relating to culinary arts and programs relating to travel and tourism will be added over the next several years.

Educational opportunities are provided through the Bloomingdale Elementary School, the Petrova Elementary School, the Saranac Lake Middle School and the High School. In recent years enrollment peaked at 1,794 students in 1995 and declined by 404 students (-22.5 percent) in 2009 to 1,390 students. According to projections prepared by the District Superintendent, declines in enrollment are anticipated to level off with enrollment estimated to be 1,316 students by the 2015-16 school year. Thereafter, enrollment is expected to slightly increase. The decline in enrollment over the last several years lends credibility to the resident's perception of young families leaving the region and the corresponding goal to reverse this trend (also see Section 1.A. Employment and Section 1.G. Retention of Youth in Community/Economic Development). Education at primary and secondary levels continues to be augmented with opportunities for education from private institutions as well. These include the elementary school at St. Bernard's at 63 River Street in the Village; and the Northern Lights School at 57 Church Street, also in the Village.

Local and regional educational opportunities at the undergraduate level are found at North Country Community College with the Main Campus at 23 Santanoni Avenue in the Village and Paul Smith's College at NYS Route 86 and 30 approximately 12 miles to the northwest.

### **B. Goals:**

Based on the community input received, goal-setting as it relates to institutional, government and educational resources/facilities has been divided into four (4) elements as follows:



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### **Efficiency/Expenditures/Revenues:**

This topic focuses on the operations of the Village government, its expenditures and revenues and its relationship with other layers of government (town, county, state, and federal).

The overlapping governmental jurisdictions of two counties (Essex and Franklin) and three towns (Harrietstown, North Elba and St. Armand) within the Village results in governmental inefficiency, additional costs to Village taxpayers, and loss of potential revenue to the Village. There is also governmental inefficiency resulting from state and federal jurisdiction over certain activities within the Village. Examples include:

- The towns and the Village provide numerous duplicated, redundant or parallel services, such as justice court operations, planning and zoning departments, fire protection, licensing and permitting, code enforcement, and street/highway maintenance, just to name a few;
- Village taxpayers pay for services from the towns and the Village, but in some cases receive no or only partial services from the towns for what they pay;
- Essex and Franklin counties both collect sales tax generated by businesses within the Village. Essex County shares a small portion of that revenue with the Village, but Franklin County does not;
- Law enforcement services, including dispatch and prisoner transport, are provided within the jurisdiction of the Village by the New York State Police and the Village's Police Department;
- Law enforcement services within the county jurisdictions (Essex and Franklin as the Village boundary extends into both counties) is administered as follows: The Essex County Sheriff's department has limited road patrol through its Road Patrol Division and Jail Division, which includes dispatch and prisoner transport; Franklin County has a Jail Division, including prisoner transport;



- New York State Department of Environmental Conservation, Adirondack Park Agency, U.S. Army Corps of Engineers and the Village share regulatory jurisdiction over certain shoreline projects in the Village; and,
- Two separate New York State Department of Transportation regional districts provide services within the Village.

The topic of local government efficiency was the focus of a recent report entitled “Saranac Lake Area Government Restructuring Project – Final Report” dated November 3, 2010 <sup>11</sup>. The following quote serves to summarize the findings of the report:

*“New York State’s claim to fame as having one of the nation’s most complicated local government landscapes is apparent nowhere more clearly than in Saranac Lake. In Saranac Lake, three neighbors might receive the same public services from four or more different municipal departments. Those neighbors pay different rates for local property taxes, and they may not even be able to compare their tax rates since property assessment may be handled by different assessors. Depending on which direction they walk from their front door, they might pay different sales tax rates on their daily purchases, depending on the county in which they shop.”* <sup>12</sup>

This report offers this description of this multi-jurisdictional circumstance: “The resulting overlap and duplication of municipal structures is complex at best and inefficient at worst” <sup>13</sup>. The report extensively documents the nature and scope of the governmental complexity and inefficiencies that exist due to the overlapping town, county and Village jurisdictions. According to the report, “the best solutions to maximize effective and efficient delivery of local government’s core services are the ones that reduce the tax burden, reduce layers of government, and maintain or improve the quality of services.” <sup>14</sup> From the perspective of the Village resident this number of governmental jurisdictions may be confusing when seeking access to a specific department or service provider.

Implementation of a solution however, is complex. In that regard the report describes the results of an evaluation conducted of three alternative approaches to delivering government services: 1.) Village Dissolution; 2.) “Co-terminus Town/Village; and, 3.) Create a City. A fourth option relating to the sharing of services and equipment was not formally evaluated. However, the report did describe five options that provide a framework under which sharing can be accomplished. These included: 1.) Service and Joint Agreements; 2.) County Consolidation; 3.) Authorities; 4.) Council of Governments; and, 5.) Public-Private Partnerships.

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<sup>11</sup> The project was funded through a grant awarded from the NYS Department of State under the Shared Municipal Services Incentive Grant Program. Four municipalities, including the Village, and the Towns of Harriestown, North Elba and St. Armand began a formal exploration of different options and approaches to restructuring how the area’s municipal governments are organized. A local committee known as the Government Restructuring Committee (GRC) with assistance from a professional consulting group produced an in depth study of alternative options for efficient delivery of governmental services. The full government restructuring report and its appendices is on the Village’s website at: <http://www.egovlink.com/saranaclake/docs/menu/home.asp>

<sup>12</sup> Saranac Lake Area Government Restructuring Project – Final Report, Version 1.1; dated November 3, 2010; page 18.

<sup>13</sup> Ibid; page 3

<sup>14</sup> Ibid; page 3



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The report concluded with a comparative analysis of restructuring options with the GRC's preferred option to be the "Create a City" option proving to be the preferred alternative. However, given the complexities associated with implementing this option it is not being pursued at this time.

The Village has taken steps to eliminate redundancy and duplication with adjoining communities, including:

- Development of a draft, joint comprehensive plan with the Town of Harrietstown;
- Exploration of sharing zoning and planning departments and related services;
- Shared use of the Harrietstown Town Hall for Village and Town offices; and
- The phase-out of Village justice court services, to avoid duplication of justice court services.

Lastly, as a practical consideration informal, shared use of equipment and facilities occurs on a regular basis. Village departmental directors informally reach out to their peers in surrounding communities to borrow equipment and facilities in circumstances where limited use is needed and/or Village equipment or facilities may be out of service.

The awareness of government efficiency was also evident in the comments made during the public workshops held in October of 2011. The clear majority of the comments from residents indicate a desire for more efficient operations through elimination of redundancy of requirements and services among the governmental layers. In turn, less redundancy and improved efficiency will result in lower costs and decreasing the burden borne by local property tax payers.

Furthermore, the comments expressed a need for better communication through:

- Improved contact between agencies and between governmental layers; and,
- Better understanding of the needs of the community through an increased willingness to listen to residents as needs are expressed.

Based on the report referenced above and the input received from residents the goals relating to efficiency, expenditures and revenues are as follows:

- a. Improved operational efficiency of the Village government by reducing or eliminating duplicate or redundant services;
- b. A Village government that will provide efficient and cost-effective services to Village tax payers, a better quality of life for current and future generations of Village residents and businesses, and enhanced experiences to visitors;
- c. Improved coordination with surrounding communities to help ensure that Village taxpayers obtain services for which they pay;
- d. Reduced cost of delivering government and educational services;
- e. Improved coordination with Essex and Franklin Counties to help ensure that Village residents and businesses obtain fair value in terms of services or revenue to the Village, for the sales tax generated within the Village;
- f. When combined, the amount of assessed valuation from non-residential and mixed-use properties constitutes the largest land use segment of the Village's total valuation;
- g. The rate of increase in non-residential property values exceeds the rate of inflation;



- h. The growth of the real property tax rate is consistent with, or lower than the rate of inflation; and,
- i. Improved coordination with state and federal agencies to help ensure the cost-effective delivery of Village services, eliminate duplicate or redundant services or regulations, and provide the most efficient delivery of services to the residents.

### **Planning:**

The residents widely view planning as the key to enhancing the living conditions in the Village and this is especially true for the provision of effective institutional, government, and educational services. Effective planning is the platform for effective and regular dialogue between these types of agencies and the constituencies they serve.

### Goals relating to planning are as follows:

- a. The major no-for-profit institutions not only serve as anchors of economic stability; they also will be critical for promoting public-private partnership for economic growth to advance the goals forwarded in the Village's comprehensive plan.
- b. Continual outreach to the residents will provide a platform for discussing community issues;
- c. All aspects of community planning will be coordinated within the comprehensive plan; and,
- d. The Village comprehensive plan will be updated every five (5) years.

### **Land Use Code and Related Laws:**

The local land use code is the result of the goals and actions of the comprehensive plan.

In the Village, the first land use code dates back to 1963 with many modifications and amendments occurring since that time. The current Village Land Use Code was most recently updated in 2002 but largely reflects the framework and administrative approach described in the Village Comprehensive Plan as adopted in 1988. As a means to effectively implement the planned concepts for land use from the 1988 Comprehensive Plan, the Land Use Code regulatory districts reflect the same boundaries as the 12 planning areas (A-L) and sub-areas as described in the 1988 Plan. The resulting and current Village Land Use Code (adopted in 2002) sets forth dimensional requirements for parcel, yard areas (front, back, side and shoreline), parcel coverage and building height. Similarly, permitted land uses either by right, with site plan review or conditionally with site plan review, are also listed by planning sub-area. Although somewhat unconventional, this framework which regulates land use at a sub-area level provides a system for managing uses within small geographic areas and can reflect the differing nuances in the land use pattern that may occur from one sub-area to the next. The current land use code has effectively segmented conflicting land uses and aided in the preservation of the integrity of residential neighborhoods that surround the downtown core. However, there are aspects of the Code that are outdated and inconsistent with the comprehensive plan. In that regard there are available regulatory tools that could address some of the goals for community development that are missing from the current Code.

In that regard the residents have expressed support for a land use code that fundamentally protects the health, safety and welfare of the community. This should utilize modern mechanisms and approaches, and protect important community values including the



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unique, small town characteristics of the Village, its architecture, natural resources, and heritage. Additionally, encouragement of planned growth will enhance the prospect for prosperity of all of its residents.

Goals for land use and related codes and laws are as follows:

- a. The land use code and associated map will provide a working plan for the shape and content of the community;
- b. The zoning plan will encourage uses and project designs that make efficient use of available space and enhance the vibrancy of the downtown;
- c. Residential neighborhoods will offer an affordable and stable living condition;
- d. The updated code will be an important tool in addressing home affordability in the Village;
- e. Institutions will be responsibly integrated with their surrounding neighborhoods;
- f. Commercial and industrial areas will provide properly scaled outlets for goods and services to residents and visitors;
- g. Commercial and industrial areas will offer meaningful employment opportunities;
- h. Conservation of open spaces and natural resources, including aquatic and terrestrial habitats, will enrich the beauty of the Village for current and future residents and visitors ;
- i. Land use patterns and decisions will encourage walking and bicycling as safe and convenient transportation options;
- j. The updated land use code will allow for effective and consistent administration; and,
- k. Regulations and guidance will be direct and straight to the point.

### **Infrastructure Maintenance:**

The staffing and financial responsibilities associated with infrastructure maintenance are increasingly a concern among residents and Village officials alike. Residents, while expressing a desire for well-maintained facilities that meet the needs of the residents, also recognize the cost of doing so. Therefore, the emphasis relating to infrastructure maintenance is meeting the mandates and directives of governing state agencies and the provision of facilities that meet expressed needs of the residents balanced against the financial resources to do so.

Goals relating to infrastructure maintenance are as follows:

- a. Needs as identified by the residents and Village staff will be addressed in a planned manner;
- b. A capital improvement program will address the infrastructure maintenance and rehabilitation needs on a revolving, five year basis;
- c. The capital improvement program will make efficient use of available funding and resources; and;
- d. Projects undertaken under the capital improvement program will be prioritized according to weighted criteria.

## C. Priority Initiatives and Next Steps:

### **Efficiency/Expenditures/Revenues and Infrastructure Maintenance:**

*Step 1:* It is suggested that a planning process be undertaken for capital expenditures made by the Village. The outcome of the process will be to implement a capital





planning program that will provide predictability to annual capital purchases and expenditures required for the ongoing provision of governmental services. The following actions are recommended for development of a capital planning program<sup>15</sup> for the Village government:

- Set goals and objectives for the program;
- Create an asset inventory cataloguing Village-owned assets;
- Prioritize capital projects listing and detailing capital investment needs;
- Prioritize needs based on a set of agreed upon criteria (severity of need, age of equipment, funding, etc.);
- Assess budgetary impacts relating to initial outlays and ongoing maintenance cost;
- Develop a financing plan for identified capital investments;
- Develop a management plan for undertaking identified projects;
- Ongoing monitoring and performance metrics to gauge effectiveness of the plan and proactively make amendments to address identified deficiencies; and,
- Adopt the “Village of Saranac Lake Capital Planning Program”.

*Step 2:* It is suggested that a “Tri-Lakes Governmental Council” be formed as a forum for establishing regular communication between governmental agencies with representation from the Villages of Saranac Lake, Lake Placid and Tupper Lake, the Towns of Harrietstown, St. Armand and North Elba and the counties of Essex and Franklin. The purpose of the council will be to provide an informal opportunity for dialogue and discussion regarding methods to improve operational efficiency and new and innovative approaches to providing municipal services. The concept would be for the Council to meet on regular basis (semi-annually or quarterly) with confirmed participation by an authorized representative from each of the governments in the Council and according to a pre-determined agenda based on the purposes as described above. The Council would meet at no additional cost as hosting of meetings could rotate between the municipal buildings of governments represented. Depending on the specific items discussed, the Council may extend invitations to relevant and informative guest speakers. The basic intent is to develop an informal, practical approach for establishing a dialogue between municipal neighbors in the interest of providing their constituencies with efficient and quality service. In this format ideas can be shared and new approaches discussed.

**Planning: The following steps are suggested:**

*Step #1:* Commit to updating the Village Comprehensive Plan every five (5) years.

*Step#2:* Establish a reserve fund within the Village budget for the purpose of providing funding for the costs associated with updating of the Comprehensive Plan. It is suggested that an appropriation be made in annual increments at a rate of twenty percent of the assumed cost over a five year period as a means to fulfill the commitment suggested in Step #1 above.

*Step #3:* Amend the meeting agenda of each regular meeting of the Village Board of Trustees to include an item relating to “Implementation of the Village Comprehensive Plan”. The purpose of this item appearing on each meeting of the Board will be to facilitate discussion of the Plan’s initiatives which are a direct reflection of resident input.

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<sup>15</sup> Office of the State Comptroller: Local Government Management Guide for Multiyear Capital Planning



## D. Planning Categories

*Step #4:* It is suggested that a partnership among the Village's institutions be explored. Continuing with a community-minded holistic model that fosters strong social bonds; partnerships between and amongst the anchor institutions and the Village leadership can only lead to accelerating economic growth for the Village in the years to follow. Co-locating not-for profit programs and services downtown can serve a critical and creative leveraging agent for attracting investors to commit to the vision embraced in the Village's comprehensive plan. For example, the SUNY 2020 initiative, the Governor's regional economic development council; and the state's support of historical preservation downtown allows these and other not-for-profit institutions to accelerate the growth of Saranac Lake.

### **Land Use Code and Related Laws:**

The principal means by which the land use pattern of the Village is shaped and managed is through the administration of the Village Land Use Code. In basic terms, such a code regulates land use in three ways: 1.) Location/type; 2.) scale/density; and, 3.) form. Updating this local law in a manner that serves to fulfill the stated goals of this comprehensive plan is the most effective method to achieve a future land use pattern that complies with the expressed desires of the residents. Therefore, the following steps in undertaking an update to the Code are suggested:

*Step #1:* Undertake a comprehensive review of the Village Land Use Code to update:

- Word usage;
- Land use schedules;
- Bulk and height requirements;
- Allowances for mixed-use;
- Alternative and creative approaches to housing family members, particularly the elderly;
- Land use regulation and review procedures relating to flexible project layout and form/design;
- Standards and guidelines relating to existing buildings as a means to encourage and incentivize their use;
- Standards for raising and keeping backyard chickens; other permitted livestock on a small scale; and community gardening within residential neighborhoods;
- Management of historic buildings and sites that retains the historic qualities of the existing building stock while guiding the design of new development and buildings to complement the heritage and character of the Village;
- Protection of residential neighborhoods to maintain the integrity and high quality of life that exists in these areas;
- Subdivision standards to make conservation design and clustered lot layout as preferred options for parcel development;
- Standards for management of storm water runoff;
- Considerations for power and energy from renewable and regionally available sources (i.e. small scale wind turbine and solar systems, biomass, geo-thermal, etc.);
- Development/preservation standards along shoreline areas;
- The density of development in the downtown area as a means to maximize use of parcels in downtown while promoting and encouraging complementary design;
- Guidance and/or standards on landscaping plans for projects, including guidance of appropriate salt-tolerant, native or non-invasive species to include in landscaping;
- Guidance and/or standards on lighting to minimize light pollution;
- Guidance relating to high-quality use of public spaces; and,
- Standards and guidance relating to increased access to alternative transportation choices



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*Step #2:* Begin the modification process by reviewing the district makeup and content and draft modifications that meet the criterion as outlined in Step1.

*Step #3:* Review use schedules for districts in consideration of existing conditions and planned outcomes and make modifications accordingly.

*Step #4:* With draft modifications to districts and use schedules complete, review use densities, bulk and height requirements, form/design guidelines and/or requirements, and dimensional requirements in consideration of existing conditions and planned outcomes.

*Step#5:* Review “supplementary regulations” and consider additions to the code such as “Planned Unit Development Districts (PUDD)””; design guidelines along commercial corridors; updated regulation of “home occupations”; incentives for energy conservation and design of energy sustainable projects and dwellings.

*Step #6:* Review the administrative sections of the Code to make sure that all requirements are meeting current statutory standards and desired approaches to code administration and enforcement are provided.

*Step #7:* Review defined words and terms in an attempt to provide residents, users of the code and enforcement staff with maximum clarity regarding word usage and meaning.

*Step #8:* Review complementary forms and guidance documents to ensure that proper information is obtained in facilitating ease of use by residents and users of the code, code administration and enforcement, and discretionary approval processes.



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## Section 6. Infrastructure and Utilities

### A. Introduction and Explanation:

Infrastructure and utilities are those community facilities that serve as the means to supply fundamental services to the residents to the benefit of their health and safety and support the day-to-day needs of the community. Infrastructure and utilities are specifically referring to:

- Municipal water; elements of the Village's public water system including the water source, filtration and distribution system;
- Municipal sewer; elements of the Village's wastewater system including collection and treatment ;
- Public roads; all public roads including state, county and Village-owned;
- Public sidewalks and pathways; all elements of the pedestrian, bicycle and recreational (cross country skiing, hiking, walking) pathway system;
- Public rest rooms; this element is currently missing from the Village's public infrastructure and is fundamental to the expanded use of public parks and the downtown area as gathering places and event-related host sites;
- Public parking (off street and on street); elements of the vehicular parking system; and,
- Signage and wayfinding; infrastructure that provides guidance to the traveling public regarding routes to and from destination points and attractions.

Specific utilities include:

- Electric utility infrastructure; provide the generation and transmission of electric power;
- Telecommunication and data transmission (wireless and broadband) facilities; provide the electronic transmission of voice and messaging; and,
- Standard Mail and Parcel Post; all elements of a system that supports the collection and delivery of hard copy mail and/or packages in and out of the Village.

Another utilitarian element unique to the infrastructure in Saranac Lake and specifically referenced during the public workshops is retaining walls. Retaining walls as a consideration for infrastructure is somewhat unusual but upon closer examination there are hundreds of walls of varying sizes, materials and configuration that play an important role in the design and basic function of the built landscape in the Village. These walls have played an important role in the historic development pattern of the Village and in many ways facilitate the use of public streets and suitability of building construction in areas where development would not usually occur.

These infrastructure elements, whether considered individually or as a whole, contribute greatly to the quality of life for residents and the ability to meet goals for community development and improvement.



## B. Goals:

Based on the community input received goal-setting as it relates to infrastructure has been divided into five (5) elements. These elements have been derived directly from the comments and concerns as expressed by the residents during the public outreach effort in the fall of 2011 and from the input gathered from related and past planning efforts in the Village. The five elements of infrastructure and the associated goals are as follows:

### **Overall Maintenance, Sustainability and Long-term Planning:**

This involves the need to maintain current systems and facilities over the long-term and in a manner that is cost effective, pro-active in its execution, minimizes impacts to the surrounding environment (built and natural) and minimizes utilization of resources. Additionally, these systems, by their nature, can require significant expenditure of public funds for maintenance, capital improvements and, if necessary, expansion. Therefore, it is advantageous to anticipate these needs to understand the extent and makeup of maintenance and/or improvement needs, what the associated costs are and how these costs can be met in a manner that reduces the burden to system benefactors.

Goals relating to overall maintenance, sustainability and long-term planning are as follows:

- a. Conditions and associated needs for municipal water, sewer, parking and road systems will be prioritized based on cost, available funding, benefits to be achieved, expressions of need from Village residents, and availability of resources to complete the work; and,
- b. Implementation of a strategic capital improvement program for facility enhancements.

### **Sidewalks and Pathways:**

The built environment in the Village is fairly dense and compact. As such, it is an environment that is conducive to pedestrian movement. Neighborhood areas are closely situated around a commercial core consisting of small parcels and dense building development. This development pattern is one of the attributes receiving the most attention from residents as they commented on the favorable small town character. A network of block face sidewalks connecting the neighborhoods and downtown are key accessory elements of this compact development pattern. In the interest of maintaining and improving upon this characteristic the maintenance and expansion of the sidewalks in the Village is a priority consideration. Early in 2011 the Village completed a sidewalk inventory and cost estimate study<sup>16</sup>. The inventory quantifies and maps the length of sidewalk segments by the following recommended actions; abandon, replace, remain or construct new. According to the inventory there are 15.6 miles of sidewalk currently in the Village and 6 miles should be replaced or added (4.7 miles replaced and 1.3 miles to be added).

The Village of Saranac Lake is a community with a dense and compact land use pattern in the midst of an expansive natural environment with abundant recreational

## **THIS IS SARANAC LAKE:**

Municipal Water System Improvement Project

Nearly 800,000 gallons of potable water are distributed daily through approximately 35 miles of water lines that extend to water districts beyond Village boundaries and into adjoining towns. In 2007 testing revealed unhealthy levels of certain chemical compounds and the NYS Department of Health ordered upgrades to the Village water system.

In response, a system-wide improvement project was undertaken involving the drilling of two new source wells, construction of a new 1.17 million gallon water storage tank, construction of new treatment and pumping facilities on a 2.5 acre parcel near Mr. Pisgah requiring approval from the state legislature as the area was within a designated park area, installation of new water meters throughout the system and replacement of numerous distribution pipes and lateral hookups. The project, which began in August of 2011, will be complete by the summer of 2012 at a cost of approximately \$12.5 million. This project will ensure safe, reliable water for residents and businesses for decades into the future.

<sup>16</sup> Memorandum: From J. Evans to the Village Board of Trustees; Re: Sidewalk Inventory; February 24, 2011



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opportunities. This is a unique attribute that was noted numerous times by residents as an element of Village life that is appealing. As such, a unique opportunity exists to strengthen the links between downtown, residential neighborhoods and attractions/destinations of the Village to the pathways and trailheads in the region surrounding the Village. At the same time expansion and reinforcement of these pathways and trails can be utilized to improve the overall health of the residents in the community. The representation of the Village as a “healing community” has strong ties to its heritage as a “pioneering health resort” for the cure of tuberculosis in the 19th century. “Healthy infrastructure” is identified as the connection between facilities for walking, bicycling and physical fitness as an integrated part of transportation, recreation, quality of life and economic vitality <sup>17</sup>.

The Village already has a number of notable recreational trails and pathways including the Mt. Baker Trailhead just northeast of Moody Pond and in the State Forest Preserve; the Saranac River Walk along a 1.5 mile section of the river linking a wide-variety of destinations including historic sites, downtown stores and service providers and park areas; and the proposed Saranac Lake-Lake Placid Recreational Trail. Funding has been approved to establish a recreation trail between Saranac Lake and Lake Placid that will parallel the state-owned railway tracks where the Adirondack Railway Preservation Society operates a seasonal (May through October) railroad known as the Adirondack Scenic Railroad. A section of the trail has been constructed between Pine Street and River Street within the Village <sup>18</sup>. Additionally, a local group known as the Adirondack Recreational Trail Advocates (ARTA) has recently proposed using the section of the railway corridor from Old Forge to Lake Placid as a dedicated recreational trail. A new trail section is also being developed connecting the Mount Pisgah Ski Center with Old Lake Colby Road.

The Village is in the midst of preparing a “Village of Saranac Lake Bicycle and Pedestrian Trail Plan”. The plan will result in a comprehensive approach to the development of bicycle and pedestrian infrastructure that will benefit residents and attract visitors. Enhancing pedestrian and bicycle movement reinforces the Village’s commercial center as a regional destination for water- and outdoor-based recreation and related tourism activity by creating a plan for a comprehensive trail network linking the downtown and waterfront areas with surrounding public lands and regional trails such as the Saranac Lake/Lake Placid Multi-use Trail. The intent of the plan being developed will also be to enhance community livability by reducing auto dependency, providing alternative transportation options, and creating a network of public open spaces. The bicycle and pedestrian trail plan will include:

- An inventory and assessment of existing bicycle and pedestrian infrastructure;
- Identification of potential linkages between existing trails and informal paths;
- Proposed new trails and infrastructure needed to create a cohesive trail network; and,
- Identification of maintenance needs; and prioritization of capital improvements.

Also, see Section 9. Transportation, B. External Transportation; and Section 2 Recreational Resources/Facilities and the Arts, A. Access/Linkages/Connectivity.

<sup>17</sup> The Village of Saranac Lake webpage found at [www.saranaclakeny.gov](http://www.saranaclakeny.gov); link to Departments/Community Development/Review and Advisory Boards

<sup>18</sup> The Village of Saranac Lake Local Waterfront Revitalization Plan – June 2002.



### Goals relating to sidewalks and pathways are as follows:

- a. Replacement of existing, removal of old or non-utilized sidewalks and installation of new sidewalks will be an integral part of the overall capital improvement program;
- b. The focus of the program will be on creating safe streets, sidewalks and pathways that meet the travel needs of all users and families including the needs of the most vulnerable – children, older adults and people with disabilities;
- c. The HIAB will support the development and implementation of policies that promote health through physical activity and active transportation;
- d. New connections and rehabilitation of existing connections between residential areas and destinations for goods, services and recreation;
- e. Facility design policies will be developed and implemented;
- f. The initiatives from the “Village of Saranac Lake Bicycle and Pedestrian Trail Plan” will be undertaken in a logical sequence;
- g. Improvements will enhance accessibility and an overall use of sidewalks, trails and pathways;
- h. The prioritized capital improvements will be coordinated with the overall implementation plan of the Village’s updated comprehensive plan;
- i. The Saranac Lake – Lake Placid Recreational Trail as a multi-modal trail with or without rail will provide maximum benefit/value to residents and businesses of Saranac Lake;
- j. Linkages from the Saranac Lake – Lake Placid Recreational Trail at various locations connecting the multi-modal trail to downtown and other sections of the Village will be popular with residents and visitors;
- k. The trails and pathways in and around the Village will be marketed as attributes; and,
- l. Marketing efforts will be coordinated with event planning and business retention and attraction efforts.

### **Public Restrooms:**

Past public outreach efforts regarding the identification of needs in the Village have identified the lack of public restrooms in the downtown area and within the public park areas in or near downtown. The downtown area is host to numerous public events with abundant public spaces and yet rest room facilities are not available. Evidence of this need was further identified in 2007 in the responses to a community survey. Public restrooms were cited as the number one need in response to the question: “What types of recreational improvements or additions are most needed?”

### Goals relating to public rest rooms are as follows:

- a. Rest rooms will be available to the public; and,
- b. Rest rooms will be strategically located based on public needs.

### **Signage and Wayfinding:**

Is a basic element in the functional effectiveness and efficiency of the transportation system. Additionally, the Village’s Local Waterfront Revitalization Program (LWRP) also lists the need for improved signage in waterfront areas <sup>19</sup>. A well designed signage

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<sup>19</sup> Saranac Lake Local Waterfront Revitalization Program, page IV-11; The LA Group; June 2002



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and wayfinding system also can improve the economic operations of the local economy, enhance the visitor's experience and can complement the architectural appearance of the community.

Goals relating to signage and wayfinding are as follows:

- a. Understanding of the base-line conditions of the signage and way-finding system;
- b. Signage and wayfinding improvements will be made with consideration given to audience (residents and visitors);
- c. The resulting signage and wayfinding system will provide a seamless and integrated informational source; and,
- d. The signage and wayfinding system will be complementary to the architectural heritage of the built in environment.

### **Telecommunication and Data Transmission:**

The specific elements of the telecommunication and data transmission infrastructure (transmission lines, cell towers) provide vital linkages to relevant entities across the state, country and world. These infrastructure assets are increasingly vital to rural communities from every consideration of the socio-economic structure. This infrastructure facilitates the communication and information sharing among residents and businesses and has application in the day-to-day operations of business and personal data exchanges. These elements are potentially subject to environmental review.

Goals relating to telecommunication and data transmission are as follows:

- a. Data transmission capacity in the region will meet the needs of existing users;
- b. Additional capacity within the system to accommodate future growth;
- c. Operation of the system and system expansion will be coordinated with business expansion and recruitment efforts; and,
- d. Installation of new telecommunication and data transmission infrastructure will be undertaken in a manner that minimizes adverse impacts to the surrounding environment.

### **Standard Mail and Parcel Post:**

Although electronic mail, "texting" and social media, have become main stream to information exchange, the postal service and package delivery services continue to serve an important function in communities particularly in a village situated in a rural setting. The Village Post Office contributes to the identification of the downtown as a service hub and is a proven traffic generator of postal customers in and out of the downtown area. Such a destination is a key asset to the continued viability of the downtown area as a commercial center. Furthermore, the Post Office as a practical consideration acts as a natural gathering point instilling an element of community and an opportunity for resident-to-resident contact.

Goals relating to standard mail and parcel post are as follows:

- a. The downtown post office will remain as a viable and permanent service location; and,
- b. Private parcel post and express delivery systems will be retained and the level of services will be maintained or upgraded.





### **Retaining Walls:**

The numerous retention structures throughout the Village play a vital role in land use and site development. Due to the variations in the naturally occurring topography across the Village, site development in many instances has utilized retention walls as a means to extend public right-of-ways at useful levels of grade and to achieve usable areas for site development. Additionally, residents during the public outreach referenced the historic and cultural contributions these walls provide to the landscape of the Village. Elements referenced in the comments received include their age, composition, size and shape.

It was also noted that some walls appear to be in fair to poor condition and potentially in need of repair. In consideration of the important function being performed by these structures and the concern, in some instances, relating to condition, goals have been formulated to begin a formal assessment of these walls across the Village.

Goals relating to retaining walls are as follows:

- a. There is an understanding of the ownership, number, location, material configuration, location and condition of retaining walls across the Village; and,
- b. Substandard conditions of retaining walls will be addressed in a manner that is respectful of their historical significance.

## **C. Priority Initiatives and Next Steps:**

### **Overall Maintenance, Sustainability and Long-term Planning:**

Undertake and implement the Village of Saranac Lake Capital Planning Program as suggested in Section 7 – Institutional, Government and Educational Resources/Facilities: Priority Initiatives and Next Steps – Efficiency/Expenditures/Revenues and Infrastructure Maintenance.

### **Sidewalks and Pathways:**

The Village recently engaged a consultant to prepare the “Village of Saranac Lake Bicycle and Pedestrian Trail Plan”. This bicycle and trail plan sets forth recommendations for pedestrian (including sidewalks) and bicycle accommodations and a trail network to service the needs of the Village. Additionally, the plan outlines priority projects and an implementation plan specifying design guidance, maintenance and funding sources. It is suggested that the priority projects of the Trail Plan referred to above be undertaken.

### **Public Restrooms:**

*Step #1:* It is suggested that the Village Departments of Community Development and Public Works collaboratively undertake a targeted feasibility analysis to:

- Develop a list of viable locations within the downtown area that are suitable for restroom facilities;
- Assess the list of candidate sites to select a preferred location. In assessing the list of suitable locations relevant considerations would include, but not be limited to, the size of the site in relationship to facility needs, site accessibility for all potential end users (handicapped, elderly, children, parents of young children, etc.), the ability to accommodate the use needs of special events and activities, proximity to points of interest (i.e. parking areas, public parks, pedestrian and bicycle access ways, etc.),



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proximity to existing water and sewer connection points, and adjoining land uses and the degree of compatibility;

- Reach out to relevant groups/stakeholders (local/adjoining businesses, institutions, cultural groups, event planners and organizers, civic groups, Village engineer, etc.) for input as to facility size, location and elements;
- Develop a preferred facility plan – floor plan, site layout and elevation based on the information gathered and the input received; and,
- Develop a preliminary plan for maintenance (short-term and long-term), project budget and suggested approaches for funding

*Step #2:* It is further suggested that representatives from each of the departments would then present the feasibility report and summary of findings to the Village Board of Trustees for their review and consideration.

*Step #3:* Should the feasibility prove to be favorable, it is suggested that the facility be considered for inclusion in the Village Capital Planning Program.

### **Signage and Wayfinding:**

*Step #1:* It is suggested that the Village Board of Trustees authorize and appropriate funding for the preparation of a signage and wayfinding plan for the Village. The purpose is to develop an effective system for guiding residents and visitors to the Village's parks, downtown areas, and other destinations of interest across the Village and the surrounding region. When implemented, the plan will comprehensively address the needs of vehicle-based travelers and the needs of bicyclists and pedestrians as described in the "Village of Saranac Lake Bicycle and Pedestrian Trail Plan". Funding for the plan preparation may be supplemented through available state and/or federal programs.

*Step #2:* It is further suggested that the Community Development Department prepare a request for proposals from qualified transportation consultants for the preparation of a comprehensive signage and wayfinding program that fully incorporates the recommendations of the referenced bicycle and pedestrian trail plan into an integrated approach for directing people into and around the Village.

*Step #3:* It is further suggested that the NYS Department of Transportation and the Village Departments of Community Development and Public Works collaboratively participate in the development of the signage and wayfinding plan.

*Step #4:* Upon completion of the signage and wayfinding plan it suggested that the resulting capital improvements be incorporated into the Village Capital Planning Program for the purposes of programming funds (local, state and/or federal) and scheduling associated improvements.

### **Telecommunications and Data Transmission:**

It is suggested that the Village Board of Trustees and the Mayor reach out to agencies and groups (i.e. the Development Authority of the North Country (DANC), the Adirondack North Country Association (ANCA), CBN Connect, etc.) seeking to expand the reach of high speed data transmission infrastructure and fiber optic lines, commonly referred to as "broadband", to request that service be provided to individual homes and business from the primary line passing through the Village.



### **Retaining Walls:**

The issues relating to maintenance and upkeep of the numerous retaining walls across the Village are complex as the walls are comprised of varying materials; are in varying levels of condition; and the nature of ownership (public or private) is not uniformly clear. Therefore, the following step is suggested: The Village Department of Community Development should organize and hold a meeting for the purpose of exploring methods to address those retaining walls in the Village that may be in need of repair. The purpose of the meeting would be to explain the basic, yet unique role, these structures have played in the development pattern of the Village and discuss ideas for addressing instances where walls are in disrepair. Questions and topics for discussion may include:

- Determining what is the level of interest in addressing identified needs?
- Who should undertake the assessment of conditions present?
- What are the preliminary estimates for cost and how can these costs be covered?
- What are the necessary permits involved?

Anticipated attendees are expected to be property owners with retaining walls on their property. Depending upon the direction of the discussion taken during this initial meeting, additional meetings and/or steps may follow.



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## Section 7. Natural/Environmental Resources

### A. Introduction and Explanation:

The natural environment and associated resources of the region in which the Village is located are integral to the pleasing and attractive quality of life as emphasized in the comments from the residents. The characteristics and elements of this environment are woven through the heritage of the community and, due to visionary land use policies at the regional and local levels, these elements remain largely intact and have come to be, in their totality, the region's principal asset. The influential qualities of the natural setting are numerous and impressive. These qualities include:

#### THIS IS SARANAC LAKE:

Regional Wild Forests and Wilderness Areas

The Village of Saranac Lake is located at the center of four state designated conservation areas:

1. High Peaks Wilderness Area – 193,000 acres (part of the High Peaks Wilderness Complex);
2. McKenzie Mountain Wilderness Area – 36,200 acres;
3. Debar Mountain Wilderness Area – 61,500 acres; and,
4. Saranac Lakes Wild Forest Area – 79,000 acres.

A wilderness area is an area of state land or water having a primeval character, without significant improvement or protected and managed so as to preserve, enhance and restore, where necessary, its natural conditions.

Wild forest areas convey less of a sense of remoteness and provide fewer outstanding opportunities for solitude for visitors and, therefore, are managed to provide opportunities for a greater variety of recreational activities and a higher intensity of recreational use.

- Pristine, clean air so pure in content, that it was the basis for curing tuberculosis in the late 19th and early 20th century. This singular attribute led to the Village's heritage as a "healing community";
- Mountains provide a varied and three-dimensional aspect to the landscape;
- Vegetation: According to the State University of New York College of Environmental Science and Forestry (ESF): "The mosaic of temperate forest and boreal forest found in the region provides a unique ecological condition"<sup>20</sup>;
- Habitat: The ESF goes on to note: "The diversity of plant community types provides habitat for a variety of wildlife species ranging from mice to moose, butterflies to bats, and daphnia to dragonflies. An array of communities that includes open river floodplains, sphagnum bogs, large wetlands, agricultural fields, northern hardwood forests, conifer forests and rock outcrops ensures a wealth of plant and animal diversity"<sup>21</sup>.
- Hydrology: The Village is centered within a sub-region of the Adirondacks that is especially dense with lakes (i.e. Upper, Middle and Lower Saranac Lake, Lake Flower, Lake Colby, Kiwassa Lake, and Oseetah Lake); ponds (i.e. First Creek Ponds, Second Pond, Little Colby Pond, Moody Pond, Turtle Pond, McKenzie Pond, and Wolf Pond); the Saranac River; brooks/streams/creeks (i.e. Moose Creek, Fish Creek, and Ray Brook) and wetlands. These water bodies provide an important habitat for a wide range of aquatic plants and animals. Additionally, their proximity and high level of water quality enrich the resident's quality of life through support of numerous water-based recreation activities and enhancement of the views. From a wider regional perspective, the Village is located just downstream from the headwaters of the Saranac River that outlets to Lake Champlain within the Lake Champlain basin. Outside of the City of Plattsburgh, the Village is the largest urban area in the New York portion of the Lake Champlain basin. For these reasons, the Village should take appropriate measures to protect water quality and water quantity.
- Hydrogeology: In basic terms, hydrogeology relates to water found underground. Water underground is generally found in aquifers which are underground bodies consisting of porous materials, such as sand, gravel, or fractured rock, filled with water and capable of supplying useful quantities of water to a well or spring. The Village is positioned between a consolidated aquifer occurring from the eastern part

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<sup>20</sup> State University of New York College of Environmental Science and Forestry:

<sup>21</sup> Ibid



of the Village eastward to Lake Placid and a series of unconsolidated aquifers to the north<sup>22</sup>. Unconsolidated aquifers are composed of material that is loosely arranged or whose particles are not cemented together, such as sands and gravels. These resources are especially relevant to the Village as the municipal water system has recently shifted to wells as the principal water source for residents within the water system district;

- **Views:** The composite of the natural resources and the contributing influences of the built environment yield dramatic views from multiple vantage points within the Village. The natural topography in and surrounding the Village, prominently located lakes, ponds, and rivers, the heritage and associated architecture of the building stock, and the presence and location of publically owned parks, as well as parks owned by the Village Improvement Society, and right-of-ways are all elements contributing to locally and regionally significant views enjoyed by residents and visitors alike. Many of the views are literally enjoyed from resident's door steps; and,
- **Environmental Interface:** The land use pattern is indicative of a traditional village in New York State – a compact and concentrated commercial core consisting of small lots, high amounts of building coverage and impervious area, with pedestrian infrastructure supporting the functional movement of people within the core and extending into the adjoining neighborhoods. The commercial core is surrounded by residential neighborhoods with varying housing types and some service-commercial land uses (i.e. professional offices – law offices, medical offices, etc.) and institutional uses (i.e. schools, churches, etc.). However, the traditional similarities to other villages across the state end at the municipal boundary as the Village of Saranac Lake is set within a unique natural environment with attributes that strongly influence its population and the uses of the referenced land use pattern. The interfaces to this natural environment, from the perspectives of physical linkages and connections and land use, are key considerations to planned development within the Village and the continued conservation of the resources of the natural areas surrounding the Village. These forms of interaction or interface between people and the natural environment occur in many ways; transportation, recreation, resource utilization, etc. As such, these interfaces must occur and be managed in ways that minimize adverse impact while allowing for continuation and expansion over time.
- **Climate change:** Climate models predict that the region in and around Saranac Lake is likely to become warmer and wetter, and experience more extreme weather events. These changes could affect health, infrastructure, the economy, the cost of government services and property and demands the attention of the Village government through proactive planning to mitigate potential adverse impacts.
- **Invasive species:** Invasive species are non-native plants and animals that are harmful to the environment, economy and human health. Adirondack organizations, municipalities and residents recognize invasive species as a top threat to water quality and forest health. Invasive species can have far-reaching impacts on aesthetics, recreation, health and safety, productivity and the environment. Strategic steps can be taken to prevent and manage invasive species.

As evidence of the abundant nature of these attributes the Village of Saranac Lake is situated at the confluence of four (4) major state-designated conservation areas – The Saranac Lakes Wild Forest Area; the High Peaks Wilderness Area; the McKenzie

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<sup>22</sup> Bugliosi, E. F., and Trudell, R. A., 1988, Potential yields of wells in unconsolidated aquifers in upstate New York--Adirondack sheet: U.S. Geological Survey Water-Resources Investigations Report 87-4276, 1 sheet.



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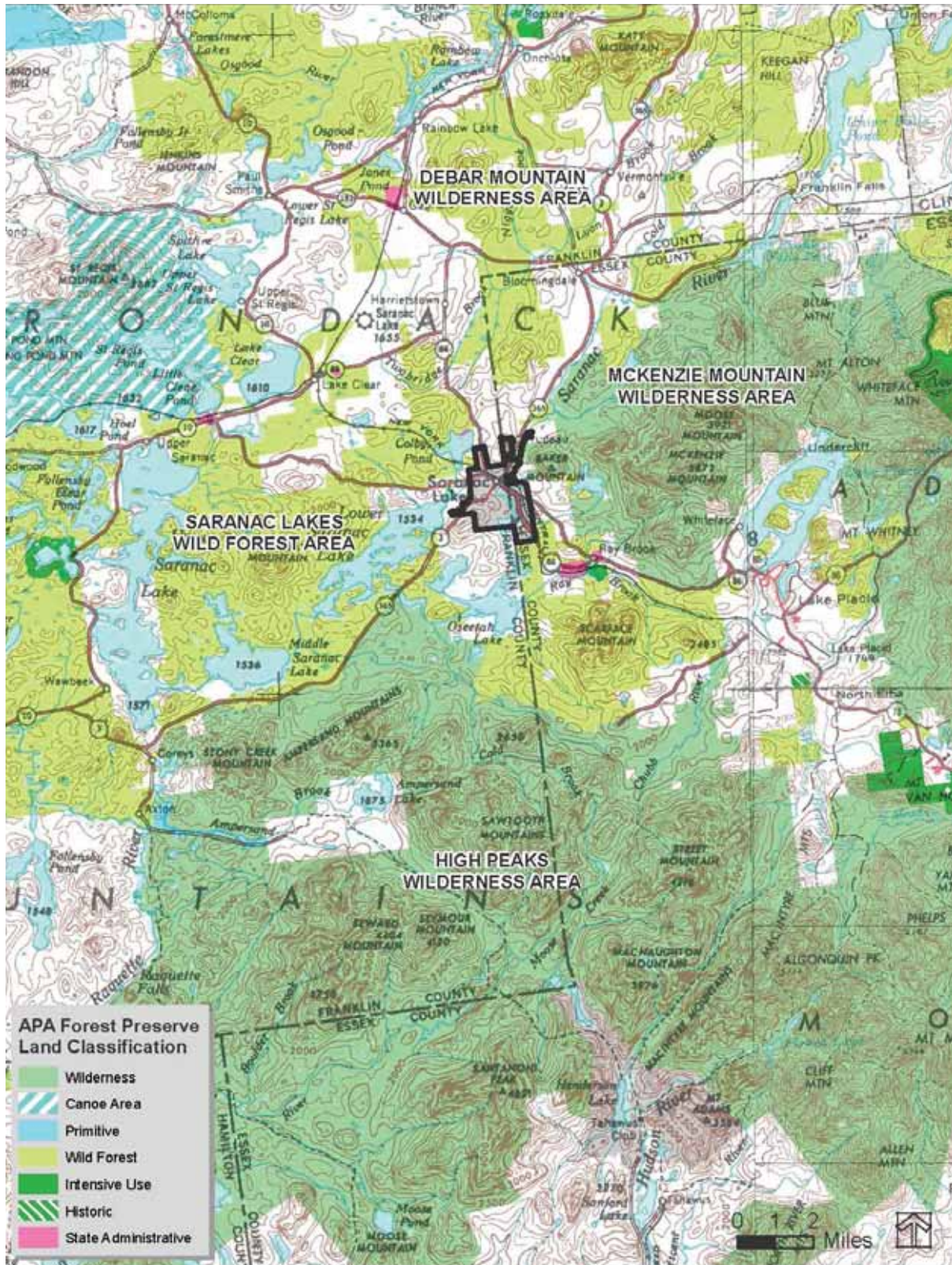


Figure 3: Map of Saranac Lake Region



Mountain Wilderness Area; and, the Debar Mountain Wilderness Area (see Figure 3)

The presence of the designated forest and wilderness areas provides multiple opportunities for residents and visitors to the region to directly experience the natural environment. These areas are host to multiple trailheads and pathway systems that place recreationalists in the environment and afford direct contact with the multiple attributes found within them.

The recognition of the importance of these environmental attributes is evident throughout the comments received during the public outreach effort conducted in October 2012. Numerous comments were received regarding the special qualities of the natural environment and the continuing need for conservation and management; while at the same time facilitating and encouraging recreational access to, and enjoyment, of these attributes.

### B. Goals:

Three (3) goals were derived from the comments received:

#### **Conservation and Sustainability:**

The foremost need expressed in the comments received is the need to ensure that adequate and ongoing management of the environmental qualities of the region occurs on a sustained basis. It was further expressed that the impetus for conservation needs to come from a prideful appreciation and respect for the high quality of this environment and its unique attributes.

Goals relating to conservation and management of natural and environmental resources and interface are as follows:

- a. There will be meaningful and sustained conservation of the environment and associated natural resources in the Village; and,
- b. There will be wide public understanding of the importance for ongoing conservation of natural resources.

#### **Functional Use, Recreational Enjoyment and Interface:**

A key aspect to recognizing the importance of the environment is not limited to ecological assets in their own right.

In general terms, the comments from the residents reflect an interest in using low impact, more cost-effective methods to maintain the existing attributes of the Village. At the same time the residents also expressed a desire for low impact, well-planned development resulting in new opportunities for prosperity. As these interests come into increasing focus, the use of resources from within the region will inherently be included in these considerations. Use of forest resources as source material for locally produced products, or for lumber, or biomass fuels; increased utilization of the region's agricultural resources; solar, wind and/or hydro for generation of electric power; are just several examples of functional interfaces with the natural environment. Additionally, many of the comments referenced the enjoyment derived from having the opportunity to interface with the environment through numerous and varied recreational activities. Recreational activities and interface with the natural environment occur throughout the calendar year and include, but are not limited to, hiking, walking, camping, hunting,



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boating, skiing (downhill and cross-country), snowmobiling, riding all-terrain vehicles (ATVs), canoeing, fishing, bicycling, kayaking, backpacking, rock climbing, etc.

Goals relating to the functional use and recreational enjoyment of and interface with the natural environment and its resources are as follows:

- a. There will be efficient, cost-effective and innovative use of resources; and,
- b. There will be balance between sustaining the important qualities of the natural environment while allowing for continuing opportunities for recreation within the region.

### **Economic Implications:**

The residents also recognize the value of environmental assets to the economy of the Village and wider region resulting from tourism. The primary driver of visitation to the region are the numerous opportunities to experience the elements and qualities as explained above. As such, these activities attract new businesses, encourage new residency, generate commerce (i.e. accommodations, food service, sale of general merchandise and gasoline, etc.) and new events, and competitions with spin-off benefits of increased employment, multiplier effects to the regional economy, and a general increase in opportunities for prosperity.

Integral to the relationship between the natural environment and its implications to the local economy is education. In this context education refers to developing and maintaining awareness of the importance of the attributes of the natural environment and their relationship to the local economy that will contribute to a balanced understanding and approach to the conservation effort.

Goals relating to economic implications stemming from natural and environmental resources and interface are as follows:

- a. As an example of successfully achieving balance between conservation of the regional environment, expansion of the regional economy and informing citizens as to the opportunities to do so:
  - Energy conservation techniques and renewable resources such as bio-mass will be effectively utilized to provide residents with an affordable and accessible option for heating their homes, schools, governmental buildings and businesses;
  - Residents will be increasingly using alternative modes of transportation (walking, bicycling, etc.) facilitated through the network of pathways and links existing in the Village;
  - Residents will be increasingly aware of and utilizing renewable sources of electricity;
  - Recycling and composting practices will be prevalent throughout the Village;
  - “Green building” techniques will be increasingly utilized in the renovation of existing homes and buildings and the construction of new homes and buildings;
  - Residents will be increasingly using local and regional agricultural products for their families’ day to day food needs.
- b. Continuing assessment of methods to expand the interface between the environment and the regional economy will result in increased employment and improved sales of goods and merchandise among local merchants.





## C. Priority Initiatives and Next Steps:

### Conservation and Sustainability and Economic Implications:

*Step #1:* It is suggested that residents interested in advising upon matters relating to conservation of the natural environment form an advisory committee to act as a resource for residents, civic groups, Village departments and boards. The purpose of the advisory committee would be to perform research and provide advice in relationship to matters of conservation. It is envisioned that the committee would have no formal authority but rather act in an advisory capacity.

*Step #2:* Update the Village Land Use Code as the primary means to conserve the natural attributes of the Village landscape (see Section 5. Institutional, Governmental, and Educational Resources/Facilities).

*Step #3:* Stormwater management. The NYS Department of Environmental Conservation (DEC) defines stormwater as:

*“Water from rain or melting snow that doesn’t soak into the ground but runs off into waterways. It flows from rooftops, over paved areas and bare soil, and through sloped lawns while picking up a variety of materials on its way. The quality of runoff is affected by a variety of factors and depends on the season, local meteorology, geography and upon activities which lie in the path of the flow.”<sup>23</sup>*

The DEC goes on to describe the problem associated with unmanaged stormwater:

*“As it flows, stormwater runoff collects and transports pollutants to surface waters. Although the amount of pollutants from a single residential, commercial, industrial or construction site may seem unimportant, the combined concentrations of contaminants threaten our lakes, rivers, wetlands and other water bodies. Pollution conveyed by stormwater degrades the quality of drinking water, damages fisheries and habitat of plants and animals that depend on clean water for survival. Pollutants carried by stormwater can also affect recreational uses of water bodies by making them unsafe for wading, swimming, boating and fishing. According to an inventory conducted by the United States Environmental Protection Agency (EPA), half of the impaired waterways are affected by urban/suburban and construction sources of stormwater runoff.”<sup>24</sup>*

Furthermore, those who interact with the design and regulatory review of projects within the Village government (i.e. Community Development Department, Village Planning Board, project agents – civil engineers, landscape architects, etc.) understand the importance of properly managing stormwater emanating from project-related runoff. The DEC currently regulates stormwater runoff through three State Pollutant Discharge Elimination System (SPDES) general permits:

- The Multi- Sector General Permit for Stormwater Discharges Associated with Industrial Activities (MSGP) addresses stormwater runoff from certain industrial activities. This permit requires facilities to develop Stormwater Pollution Prevention

<sup>23</sup> NYS Department of Environmental Conservation webpage: <http://www.dec.ny.gov>

<sup>24</sup> Ibid

## THIS IS SARANAC LAKE:

### Unit Management Plans

Unit Management Plans (UMPs) assess the natural and physical resources present within a land unit. They also identify opportunities for public use which are consistent with the classifications of these lands and consider the ability of the resources and ecosystems to accommodate such use. UMPs are written by DEC planners for public lands managed by the Department. In the Adirondack Park UMP's are prepared by DEC planners in consultation with the staff of the Adirondack Park Agency (APA). The role of the APA staff is to ensure that the plans comply with the Adirondack Park State Lands Master Plan.

Local communities like the Village play a role through submitting comments at two junctures during the plan development process: the first during the initial comment period and secondly during the public hearing process after the draft plan is published.



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Plans (SWPPPs) and report the results of industry-specific monitoring to the DEC on an annual basis;

- A federal regulation, commonly known as Stormwater Phase II, requires permits for stormwater discharges from Municipal Separate Storm Sewer Systems (MS4s) in urbanized areas. Permittees are required to develop a Stormwater Management Program (SWMP) and submit annual reports to the DEC; and
- Construction activities disturbing one or more acres of soil must be authorized under the General Permit for Stormwater Discharges from Construction Activities. Permittees are required to develop a SWPPP to prevent discharges of construction-related pollutants to surface waters.

In consideration of the potential adverse impacts from unmanaged stormwater and the management system established by the DEC, it is suggested that the Village Department of Community Development explore the option of designating the Village as a “non-traditional” MS-4. Under this designation, the Village of Saranac Lake would have a working Stormwater Management Program Plan which would outline the Village’s activities to address stormwater education, outreach, and implementation under the DEC requirements. Furthermore, The Community Development Department Director upon completion of the exploratory review of the non-traditional option would prepare a written report for the Village Board of Trustees outlining the responsibilities of the Village and the associated costs and administrative implications.

*Step #4: Energy Conservation.* Update the Village Land Use Code as the primary means to encourage the conservation of energy as projects are reviewed through required site plan review and subdivision procedures (see Land Use Code and Related Laws in Section 5. Institutional, Governmental, and Educational Resources/Facilities).



*Step #5:* It is suggested that a comprehensive educational program be developed and implemented that provides interpretative and educational information as to the heritage and significance of the naturally occurring eco-system in and surrounding the Village and the importance of volunteer organizations in creating and preserving the areas scenic beauty. Examples include:

- Signage at strategic locations where residents and visitors to the Village seek access to public spaces, trail systems, parks, etc.; and,
- Integration with the marketing strategy and associated branding (see Priority Initiatives and Next Steps for Employment; Wages/Salaries; Business Retention/Attraction/Recruitment; Property Tax Stabilization/Reduction; and Retention of Youth in Section 9: Community/Economic Development): Incorporate and reference the natural environment as one of the principal characteristics of the region. The essence of the strategy should reflect the pride and respect the residents have for these attributes and the recognition of their importance to the overall quality of life.

*Step #6:* The Village should continue to enforce the energy conservation measures as contained in the Uniform Fire Prevention and Building Code and the State Energy Conservation Construction Code.

*Step #7:* As many of the natural resources, recreational areas and attractions in the region are owned by the State of New York it is suggested that the community (residents – students and young adults through elderly, recreationalists, civic organizations, business persons, and Village officials) collectively and proactively interact with State officials (on informal and formal levels) to monitor conditions among the state-owned lands and facilities across the region and apply their collective talents and skills to undertake upgrades were needed and employ best practices for keeping the natural assets of the region in a pristine and healthy condition.

*Step #8:* As the Village undertakes regular maintenance of Village-owned buildings, maintenance facilities, parking lots, parks, summer flower plants, sidewalks, playgrounds, recreational areas and infrastructure, it is suggested that best management practices in terms of landscaping, storm water management, energy utilization and conservation and facility/equipment maintenance be employed. The utilization of these practices is suggested to minimize potential adverse impacts to the environmental setting in which these facilities exist while at the same time reducing the annual costs associated with maintenance.

*Step #9:* Invasive species prevention and management: Explore cost-effective opportunities to integrate invasive species prevention and management measures into Village operations, such as encouraging the use of non-invasive species for plantings on Village-owned properties and that all Village-regulated aquatic recreational events include information about aquatic species and methods to prevent their spread, and integrating best management practices into roadway maintenance activities. Restricting this step to Village operations is done in recognition of the financial limits of the Village to conduct such activities. Programs relating to the prevention and management of invasive species on lands and water bodies not owned by the Village are suggested to be conducted by an appropriate agency with adequate jurisdiction and sufficient funding and staff to effectively administer preventative and management efforts. Reaching out to partner organizations such as the Adirondack Park Invasive Plant Program, may provide assistance in effectively coordinating these efforts.



## D. Planning Categories

### **Functional Use, Recreational Enjoyment and Interface:**

*Step #1:* Water quality is a fundamental attribute of the natural environment and the abundance of water-related recreation. The input received regarding the issue of maintaining water quality indicates that residents recognize the importance of this attribute but due to the technical nature of testing and remediation and the costs involved, the Village as a small municipality does not have the resources, funding and technical expertise, to adequately take on these responsibilities. Therefore, it is suggested that a meeting be held by the Village Department of Community Development for the purpose of exploring the available options for water quality monitoring and the available means for control of non-native and invasive species from entering the lakes in and around the Village. Suggested invitees to the meeting include, but are not limited to, the Village Board of Trustees, relevant representatives from the NYS Department of Environmental Conservation (DEC) and the Adirondack Park Invasive Plant Program (APIPP), land owners on or near shoreline areas, lake association members and/or directors, and representatives from the NYS Federation of Lake Associations. The focus will be to discuss methods via non-profit associations, volunteers, partnerships, etc. for formalizing water quality monitoring and reporting and interfacing with DEC and APA officials regarding water quality test results, methods for improving water quality and invasive species protocols.



## Section 8. Housing

### A. Introduction and Explanation:

The ability to provide shelter for people and families and living space for the day-to-day needs and interests of residents is at the core of community planning. Homes provide the functional space for shelter and security and the living space for the pursuit of recreational and leisure time activities and hobbies. Such spaces need to be as diverse as the population they serve. From single occupants to young families to elderly; from individuals interested in owning to those interested in renting; students; long-term residents; transient professionals; and, from individuals and families seeking more exterior space to those preferring less; densely populated environments such as the Village are host to a range of housing needs.

This is particularly true in Saranac Lake where these diverse groups of residents can age in place successfully. Most residential neighborhoods of the Village are compact and dense in their layout and are connected by pedestrian and vehicular links between neighborhoods and to and from the downtown core. Municipal water and sewer is available in most areas. House size and type vary from small bungalows and multi-unit buildings to larger format single family buildings on larger lots. The age of the majority of the housing stock dates back to the early to mid-twentieth century. It is noteworthy that there are a significant number of vacant lots throughout the Village suitable for infill residential buildings.

Additionally, and somewhat unique to the Village of Saranac Lake, is a recognition of how the architecture of the residential building stock represents the heritage of the community. A review of the residential areas of the Village finds widespread occurrences of “cure cottages” across the Village and in some neighborhoods, such as Helen Hill, their frequency is more pronounced. These cottages through their architectural design are lasting representations of the heritage of the Village as a “healing community”. The predominant feature of a cure cottage is expansive exterior porches that afforded occupants maximum exposure to the pure air of the climate.

### B. Goals:

In consideration of the broad range of housing types and conditions present in the Village and the strong ties to the community’s heritage the comments from residents were divided among four topics:

#### Availability:

The residents expressed the need for a variety of quality housing across a number of considerations: age – new and older structures improved to a standard condition; occupancy – availability of rental and owner-occupied; format – multi-dwelling buildings in addition to single-family detached buildings; target populations – senior citizens, young families, students, long-term residents, transient professionals; and, affordability – as discussed in further detail below (also see Section 3. Historical and Cultural Resources).

### THIS IS SARANAC LAKE:

#### Rental Housing Rehabilitation Program

The Village of Saranac Lake Rental Housing Rehabilitation Program is funded by a New York State HOME Program grant from the New York State Housing Trust Fund Corporation. The Program provides up to 75% funding for renovations and rehabilitation of multi-family properties located in the Village of Saranac Lake. The remaining 25% is provided by the property owner. Rental units rehabilitated with HOME grant funds must be rented at fair market rents and must be rented to residents that make 60% or less of the median family income for the area.



## D. Planning Categories

### Goals relating to housing are as follows:

- a. A blend of older and newer units across a spectrum of types;
- b. Occur on infill and/or subdivided parcels;
- c. Appropriately divided between owners and renters;
- d. Offer a variety of amenities and at a wide range of cost; and,
- e. Provide practical options for housing the elderly and other persons with challenges that limit their capability to live in a traditional, stand-alone residence.

### **Affordability:**

In consideration of the number of comments received, the capacity for residents to own or rent housing is an increasing concern among the residents of the Village. The total housing cost in practical terms, especially in the climate of Saranac Lake, is not limited to purchase but also includes heating costs and property taxes.

### Goals relating to housing affordability are as follows:

- a. Continual participation in federal and state housing programs;
- b. New housing will be at purchase costs in line with the median household income of the Village;
- c. A comprehensive and coordinated housing program;
- d. An expanded tax base and a growth rate of the property tax levy that will be consistent with inflation; and,
- e. The residents of the Village become less reliant on housing subsidies.

### **Location:**

The comments relating to location recognize the significance of housing to the downtown area and its continued viability and economic growth. Housing in the downtown area provides a means to productively utilize the upper floors of buildings while placing residents directly within the downtown environment and all the shops and amenities found there. This approach to mixed use of these buildings is beneficial to the building owner through maximization of building use and return on investment; to the Village through maximization of assessed valuation and to the shop owners through increased patronage from downtown residents (also see Section 4. Commercial and Industrial Facilities).

### Goals relating to housing location are as follows:

- a. There will be ample supply of housing on upper floors of the downtown area; and,
- b. New housing will be built in close proximity to recreation facilities and service providers.

### **Condition:**

The residents commenting on housing condition expressed concern over the deterioration of building elements that may be a threat to the health and safety of occupants. In some instances structural and mechanical elements in buildings dating back to the early to mid-twentieth century or earlier have fallen into disrepair to the point where they are not only a blighting influence to the neighborhood but a potential threat to safe and healthful occupancy. In these instances the residents expressed need for rehabilitation of the existing buildings, particularly in instances where the cure cottages have fallen





into disrepair. Restoration of the existing residential building stock is viewed as an efficient and responsive means to address housing needs while preserving the historically significant buildings across the Village.

Goals relating to housing are as follows:

- a. Correction of building or structural elements which contribute to substandard, unsafe conditions and/or blight; and,
- b. Maximize restorative opportunities to fully occupy existing housing units; and,
- c. Public funding will assist in the conservation of all historical elements of the residential building stock (those listed on state and national registers as well as those not listed).

### **C. Priority Initiatives and Next Steps:**

*Step #1:* The status of housing in the Village represents a unique opportunity to make affordable housing available while restoring the condition of one the Village's most noteworthy assets of its heritage; cure cottages. The cottages are spread throughout the community with a significant number concentrated in several neighborhoods (i.e. Helen Hill area). As a practical matter they exist in varying levels of condition and many have been modified from their original appearance and configuration. Furthermore, most are utilized for rental apartments and the floor plans have been divided into multiple dwelling units. In terms of ownership, the pattern varies from owner-occupied to owner occupied with rental apartments; to rental apartments under absentee ownership – meaning the property owner lives off site. However, at any given time, several of the cottages are actively being marketed for sale through the multiple listing service (MLS).

## D. Planning Categories

It is suggested that an exploratory committee be formed for the purpose of investigating and assessing the implementation of an innovative and unique approach to addressing each of the topics listed above. Once formed the exploratory committee could work in partnership with Historic Saranac Lake as a resource for properly rehabilitating and restoring the cottages (see Section 3.C. – Historical and Cultural Resources: Priority Initiatives and Next Steps).

The approach suggested is intended to provide a means for a community-led effort to rehabilitate and restore the cure cottages throughout the Village and provide a means for on-going maintenance and upkeep so that the heritage of these buildings and their significance to the community are permanently preserved. The suggested approach involves the following elements:

- Formation of a community-based entity with the capacity to purchase, restore/rehabilitate the cure cottage properties;
- Build the financial capacity of the entity through private donations and/or applicable state and/or federal housing assistance programs. Funds provided to the entity would be used for the expressed purpose of buying the cure cottage properties and restoration/rehabilitation of the buildings to a standard condition reflecting, to the extent practicable, their original appearance. It is understood that federal and state funding sources will likely require that certain standards be met (i.e. benefit to low and moderate income persons, restoration of historic elements, etc.);
- Once rehabilitated/restored the associated dwelling units would be made available at affordable rates for rent by qualifying tenants; and,
- Proceeds from rents paid would be used for property maintenance and acquisition of future cure cottage properties with the intent of repeating the same rehabilitative/restorative approach; and,
- Properties purchased under this approach will remain in the ownership of the community-based entity for the purpose of conserving these buildings in their restored state while providing an ongoing means to make affordable rental housing available to existing or incoming residents of the Village.

It is further suggested that this process be repeated as subsequent cure cottage properties become available for sale on the open market. Over the course of time a significant number of the cottages will be restored providing affordable and productive use of the existing housing stock. The advantages of the approach as described above are as follows:

- Key properties that embody the heritage of the Village are restored;
- Housing is made available on a permanent basis as means to address the need for affordable rental units;
- These key historic properties are owned by a community-based entity with two primary objectives: restoration of cure cottages and the provision of affordable rental housing;
- The properties remain on the real property tax rolls at full assessment paying one-hundred percent (100%) of the property tax as levied; and,
- All income generated from the rents paid goes towards property maintenance and purchase of additional cottage properties.

In summary, over a period of time a significant number of the cottages will be restored and maintained and providing a source for affordable housing on an ongoing basis.





## D. Planning Categories

*Step #2:* Should the results of the exploratory committee assessment come to a favorable outcome it is suggested that the formation of the entity to take on the restorative and rehabilitative work be undertaken.

*Step #3:* It is suggested that the Village continue to participate in funding assistance programs to the benefit of homeowners and absentee owners of rental properties. These programs provide meaningful assistance for improving the housing conditions among owner occupied single family, multi-family dwellings and/or rental apartments. It is further suggested that were possible multiple sources be applied for the rehabilitation of mixed-use properties, historic buildings and the facades of downtown buildings.



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## Section 9. Transportation

### A. Introduction and Explanation:

The discussion of transportation focuses on the support infrastructure needed for the movement of people and goods to function in a safe and efficient manner. In the Village transportation basically occurs at two levels; local or within the Village boundary and referred to as “intra-village” and, “external” meaning outside the municipal boundary and across the region.

In terms of why people move through an area the destinations and reasoning for travel are highly variable and are dependent on the needs of the traveler, the distance needed to be traveled, and/or the function being fulfilled (i.e. goods leaving or coming into the Village). Correspondingly, the modes of transportation must be equally variable to meet these wide-ranging needs. Therefore, goals for improving transportation facilities to address these needs are broken down into intra-village goals for within the Village boundary and external goals to transportation improvements outside of the Village.

### B. Goals:

#### Intra-village Transportation:

At the intra-village level alternative modes such as pedestrian and bicycle are viable as distances between destinations are shorter and the Village primary pedestrian infrastructure, sidewalks, are reasonably available for use. Bicycling is also a highly viable option and by comparison to pedestrian travel affords reduced travel time. As a practical consideration the winter season and associated conditions on roads can inhibit these alternative forms. Residents in speaking to transportation within the Village support increased use of alternative transportation particularly in consideration of increased costs for fuel and the health-related benefits associated with walking and bicycling. As such, related infrastructure in terms of sidewalks, bicycle lanes, and strategically located bicycle racks need to be in place and regularly maintained as means to facilitate the use of these alternative modes. Public transit is also an increasingly viable form of transportation particularly as rising fuel costs adversely impact the feasibility of individual vehicle usage.

The provision of parking is a vital accessory function to the transportation of residents and visitors to the Village.

In the downtown area the private land owners and/or building tenants are not required to provide off-street parking. The Village, as a public service, offers public off-street and on-street parking available with no direct fee to parking patrons. On street, parallel spaces and off-street parking lots are provided and maintained by the Village throughout the downtown area. As a practical consideration this service is provided at a year-to-year cost in terms of lease payments for some areas, maintenance and snow removal. Longer term maintenance of Village owned lots can involve more significant funding for resurfacing, striping and retaining wall repair. Parking volume in the downtown area requires constant monitoring as the land use pattern and associated density changes and fluctuates over time.

### THIS IS SARANAC LAKE:

#### The Olympic Scenic Byway

The Olympic Scenic Byway is one of nine byways that guide travelers through the heart of millions of acres in the Adirondack Mountain region. In many places, Scenic Byways are designed to take travelers off an area's main transportation routes and onto roads with special intrinsic qualities that create exceptional driving, cycling and hiking experiences. The byways of the Adirondack North Country are much more than a trail or a road. They are, in fact, the routes used every day by the people who live and work here. They are the vital lifelines that connect more than 200 communities whose residents enjoy the region's long, rich history. The byways serve as gateways to areas of exceptional scenic beauty and allow for direct contact with the unique attributes this region has to offer.



Outside of the downtown area parking needs across the spectrum of land uses (residential, industrial, commercial, office-related, institutional, recreational) are, for the most part, met through the provision of off-street parking. The land use code continues to impose the requirement for off-street parking at varying ratios depending on the nature of the associated land use. On this basis parking needs are met as land uses change and evolve.

Goals relating to intra-village transportation are as follows:

- a. The Village transportation infrastructure (roads, sidewalks, public parking areas, support drainage structures) will be in good condition and complement the scale and character of the community;
- b. Major access corridors are complete and provide facilities for all modes of transportation (vehicular, pedestrian and bicycle-based). These elements will be provided within the existing publically-owned right-of-way, preferably without the purchase of additional private property;
- c. Village transportation infrastructure will enable safe, comfortable access for all users. Pedestrians, bicyclists, persons with disabilities, and motorists of all ages and abilities will be able to safely move along and across the streets of the Village. Travelers will find it easy to cross the Village streets, walk to local shops, and bicycle to work;
- d. Village-provided public vehicular and bicycle parking in the downtown area will be well-balanced with the needs of the land use mix in the downtown area and on-street spaces and Village-owned parking areas are well-maintained;
- e. Transportation infrastructure will support effective linkage between popular destinations including but not limited to, recreation destinations, places of employment, service providers, and shops and stores;
- f. The travel needs of people, including elderly residents, moving among the varied destinations in the Village will be increasingly met through a public transit system; and,
- g. In keeping with its heritage as a healing and healthy community Village residents will be renowned for their healthy life-style resulting from, in part, use of the Village's accommodation of alternate modes of transportation such as walking and bicycling.

### **External Transportation:**

The principal means for people and goods to move in and out of the Village continues to be land-based vehicles coming into and out of the Village via a network of local, county and state highways. This system is highly dependent upon support infrastructure (roads, sidewalks, bridges, associated drainage structures) and shared maintenance by the municipal, county, state and federal levels of government. The residents expressed a concern that transportation infrastructure is in disrepair. The condition of transportation infrastructure in and out of the Village and the wider region is critically important as successful commerce, including tourism, is heavily dependent upon safe and convenient travel throughout the region.

As an additional consideration Bloomingdale Avenue (NYS Route 3) and Broadway/Lake Colby Drive (NYS Route 86) are part of the Olympic Byway. The Olympic Byway is one of three designated byways that comprise the Adirondack North Country Scenic Byways. The Byway system provides visitors and travelers of all types with information and guidance as to the unique attributes the region has to offer.



## D. Planning Categories



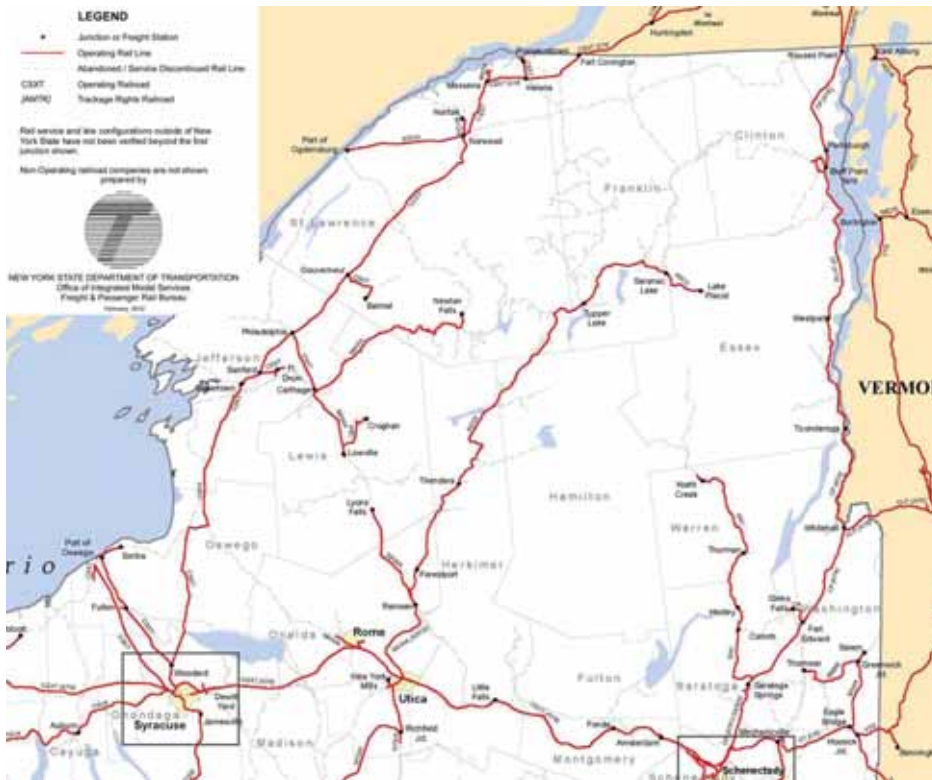
*Photo courtesy of Adirondack Daily Enterprise*

A public transit system could also fulfill needs relating to external travel as well. The travel needs within the Tri-Lakes Region of Lake Placid, Saranac Lake, and Tupper Lake increasingly involves commuters going to and from work, people accessing goods and services and visitors moving among the wide variety of attractions and recreational activities. A regional public transit system coordinated with the intra-village system referenced above could be an impactful option resulting in lowering travel costs and decreasing traffic volumes while increasing travel safety.

The former New York Central rail line that extends from Lake Placid passes through the Village of Saranac Lake to the Union Station in Utica. The rail line was dormant from 1980 through 1992 when a restoration effort was initiated. The initial restoration effort involved a four mile section from Thendara Station at Old Forge to Minnehaha. It was completed in 1992 and renovation of the 9.1 mile section from the Village of Lake Placid to the Village of Saranac Lake was completed in 2000. The Union Depot passenger station on Depot Street was built in 1904 by Achroid & Sons of Albany, NY for the Delaware and Hudson Railway. At its peak from 1912 to 1940 the depot handled approximately twenty train departures and arrivals per day. The last passenger train to Lake Placid ran on April 24, 1965. With the onset of the revitalization of the rail line to Lake Placid the station was restored in 1997-98. The station is owned by New York State which received it as part of the bankruptcy of the Penn-Central railroad. In addition to ticket sales for the scenic train to Lake Placid the Station also houses a gift shop, exhibits, and displays. Tourist train services between Lake Placid and Saranac Lake are now provided by the Adirondack Scenic Railroad from May through October.

Lastly, the Adirondack Regional Airport(ARA) located just to the north of the Village on Airport Road off NYS Route 86 provides general aviation services (fueling, tie downs, heated hangar space, etc.) and daily commercial service to the Logan





International Airport in Boston, Massachusetts. Cape Air is the commercial service provider with three daily arrival and departure flights to Logan International. The ARA is owned and operated by the Town of Harrietstown. The impact of passenger service available through the ARA is an important component to the community development goals of the Village and provides benefits to the residents and businesses of the entire region.

Goals relating to external transportation are:

- a. The transportation infrastructure connecting the Village to the wider region will be in good condition affording the safe movement of people and goods;
- b. The rail corridor, whether serving as a rail with trail or a multi-modal recreation trail, significantly benefits the Village both economically and recreationally;
- c. Passenger service in and out of the ARA will continue to grow as goals for community development in the Village are met; and,
- d. The travel needs of people moving among the varied destinations in the region will be increasingly met through a transit system that is coordinated with the inter-village travel patterns.

**C. Priority Initiatives/Next Steps:**

**Intra-Village Transportation:**

*Step #1:* Continue and complete the sidewalk restoration program in the downtown and along Village streets throughout the residential neighborhood areas. Once the current

## D. Planning Categories

effort is complete it is suggested that future sidewalk repairs be undertaken through the Capital Improvement Program as described in Section 7: Institutional, Governmental and Educational Resources and Facilities – Priority Initiatives and Next Steps.

*Step #2:* Implement the improvements as suggested in the Village of Saranac Lake Bicycle and Pedestrian Trail Plan.

*Step #3:* Reconstruct Lake Flower Avenue (NYS Route 86): Lake Flower Avenue Reconstruction Project (NYS Department of Transportation (DOT) Project Identification No. (PIN) 716105). This project is scheduled on the Statewide Transportation Improvement Program (STIP) for construction in 2020. The project is intends to reconstruct a 1.1 mile section of Lake Flower Avenue in the Village.

It is suggested that the Village, through the Department of Community Development, proactively reach out to the NYSDOT coordinator for the above referenced project to obtain preliminary information relating to the Lake Flower Avenue corridor and the upcoming planned reconstruction project. Such information may include, but not be limited to, current topographical and boundary survey of the roadway corridor and the associated DOT right-of-way (ROW), and preliminary information, if any, gathered to this point (i.e. average daily traffic counts, analysis of impacted intersection operations, preliminary designs, etc.).

Once preliminary information is gathered and reviewed it is further suggested that the Village Community Development Director, the Healthy Infrastructure Advisory Board, and other relevant Village officials meet with the DOT project coordinator to discuss options for accommodation of multi-modal (vehicular, bicycle-based, marine-related and pedestrian) transportation through the section of the corridor planned for reconstruction. The purpose of this meeting is to convey the Village's interest in making sure all three forms of travel are accommodated in the existing ROW without any additional ROW widening or purchase of private property. Furthermore, this meeting will provide the opportunity to discuss the entire transportation system in this portion of the Village and how the system can effectively relate to the land uses present within and adjoining this area while supporting the transportation needs of all types of travelers. This type of dialogue between the Village and DOT is timely given the current schedule of the project and its anticipated construction in 2020. Discussing this configuration at this juncture will ensure that the preliminary design for the reconstruction effort reflects the accommodation of multi-modal forms of travel without widening of the ROW.

*Step #4:* It is suggested that, through the Village Department of Community Development, information be gathered relating to the expansion and/or formation of a public transit system. It is envisioned that the system could provide public transit services within the Village with routes into the surrounding region. This step may involve meeting with representatives from DOT and the Federal Highway Administration regarding qualifying thresholds for system design, configuration and ultimately funding assistance.



### **External Transportation:**

*Step #1:* Implement the improvements as suggested in the ‘Village of Saranac Lake Bicycle and Pedestrian Trail Plan’.

*Step #2:* Where practicable support the continued operation of the Adirondack Regional Airport.

*Step #3:* It is suggested that the intra-village transit system referenced above, if feasible, include connections to other transit systems currently operating in the region as a means to provide transportation services in a coordinated and cost-effective manner.



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## Section 10. Agricultural Resources

### A. Introduction and Explanation:

Agricultural resources provide the means by which the food and sustenance needs of the population are met. If not directly consumed in their raw form these resources provide ingredients to processed forms of food for consumption through wholesale or retail markets. The larger Adirondack region has experienced a resurgence of locally grown agricultural goods for direct sale in the region or to wholesale processors. The Village with a compact and dense pattern of mixed use development, has little capacity for growing crops or raising livestock in the traditional sense. Conversely, large scale agricultural uses may be in contrast with some of the uses within the Village landscape (i.e. higher density residential, institutional and higher density commercial). However, the Village setting can play a role as residents interface with agricultural land uses through direct purchase of goods including gardening and raising and keeping of chickens and other permitted livestock at a limited scale. Because of the public interest and support the comments relating to agriculture relate to three specific areas: Community and residential gardening; support for continuance and expansion of the farmer's market; and, the raising and keeping of "backyard chickens".

The residents in speaking to agriculture noted support for farmers markets. Farmers markets offer the sale of organically grown vegetables, eggs, cheese, beef, lamb, pork, and poultry. These items are often supplemented by locally crafted pottery, wine, pastries and miscellaneous handcrafted goods.

In addition to access to farmers markets, residents also enjoy agriculturally-related activities at a personal use level. Home grown fruits and vegetables are increasingly popular among residents as they serve interests ranging from hobby-based gardening to supplementing food budgets to providing an alternative source for organically grown foods. In addition to individual gardens at home, residents who may not have adequate space undertake gardening within established community gardens. In regards to livestock, the practice of raising backyard chickens is a popular alternative means for supplementing household food needs with homegrown eggs and poultry.

### B. Goals:

Goals related to agricultural resources and interface are as follows:

- Farmers markets provide access to healthy, local, affordable foods, support local agriculture and economic development, and provide an increasingly viable and profitable outlet for local farmers to sell their products;
- The modifications to the Village Land Use Code will establish reasonable standards for gardening and the raising and keeping of backyard chickens within residential neighborhoods;
- Residential-scale agriculture and community gardening will be promoted through ongoing programming and partnerships; and,

#### THIS IS SARANAC LAKE:

##### Common Ground Garden

Common Ground Garden formed in the fall of 2008 to increase access to fresh vegetables and fruits for Saranac Lake area residents and to explore sustainable growing practices through education and hands-on experimentation.

The group maintains two garden locations at "Goose Hill" just off Willow Way and a second garden just off Old Lake Colby Road. Interested gardeners may reserve a plot for the year for a modest donation and cleanup deposit.





- Personal use gardening and the practice of raising and keeping backyard chickens at the residential level within the Village as well as local community gardening will thrive and provide residents with increased opportunities for socialization and recreation while serving as viable alternatives for poultry, eggs, fruits, and vegetables.

### C. Priority Initiatives and Next Steps:

#### **Amend the Land Use Code:**

See Section 5.C.: Institutional, Government and Educational Resources/Facilities – Priority Initiatives and Next Steps.

#### **Support for Farmers Markets:**

When practicable support farmers markets through the sponsorship of funding assistance from programs as made available through relevant state and/or federal programs and the provision of suitable space for markets to be held.



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## Section 11. Health and Emergency Services

### A. Introduction and Explanation:

Health and emergency services concern health maintenance and the provision of medical services to the residents of the community. The Village's core identity is directly associated with its heritage as a healing community through open air treatment of tuberculosis dating back to the late 19th century. This identity has further evolved as the community continues to emphasize healthful living through the pursuit of outdoor-based recreational activities that are abundantly available in the Village and the surrounding area. Furthermore, the scale and layout of the Village lends to its perception as a "walkable" community further reinforcing availability of a healthy lifestyle for its residents.

The comments relating to health as expressed by the residents during the public outreach effort reflect the pride the community takes in this identity. The comments received express a desire for this reputation to be expanded through infrastructure that will support increased pedestrian and bicycle movement throughout the Village. Also, the residents note the high quality of the medical care available in the community both in terms of the doctors and medical service providers and the services available at the Adirondack Medical Center on upper Broadway just north of the Village and at walk-in, acute care facilities.

Fire Services provide fire suppression and rescue, first responder emergency medical services, hazardous materials emergency mitigation, emergency and disaster management and fire safety education. The Fire Department should be consulted on new residential and commercial development. With growth and annexation comes the need to manage the necessary expansion of fire services.

Emergency Medical Services (EMS) is a system of healthcare which begins with the recognition of the emergency, initial by-stander response, telephone access of the system and provision of pre-hospital care. In Saranac Lake it also includes medical response to disasters, planning for and provision of medical coverage at mass gatherings and occasionally, inter-facility transfers of patients. EMS in the Village of Saranac Lake will regularly represent the starting point for patient care throughout the healthcare continuum. There is a relationship between healthcare access and community planning (geographic and healthcare provider availability). This issue will likely impact on the activity, and therefore resources, of the local EMS agency.

### B. Goals:

Goals relating to Health and Emergency Services are as follows:

- The Village pedestrian and bicycle infrastructure will provide meaningful connections and linkages between destinations across the Village;



## D. Planning Categories

- Physicians and affiliated technicians and staff of the medical field will continue to be drawn to the Village as a result of its attractive living qualities and the availability of meaningful employment opportunities for their spouses;
- The Village medical care will continue to be recognized for its quality and is a fundamental asset to high quality of life in the community;
- Medical care providers will keep pace with care needs of the elderly residents as their segment of the population grows; and,
- Fire Services and Emergency Medical Services will continue to meet the needs of the Village as it grows and improves.

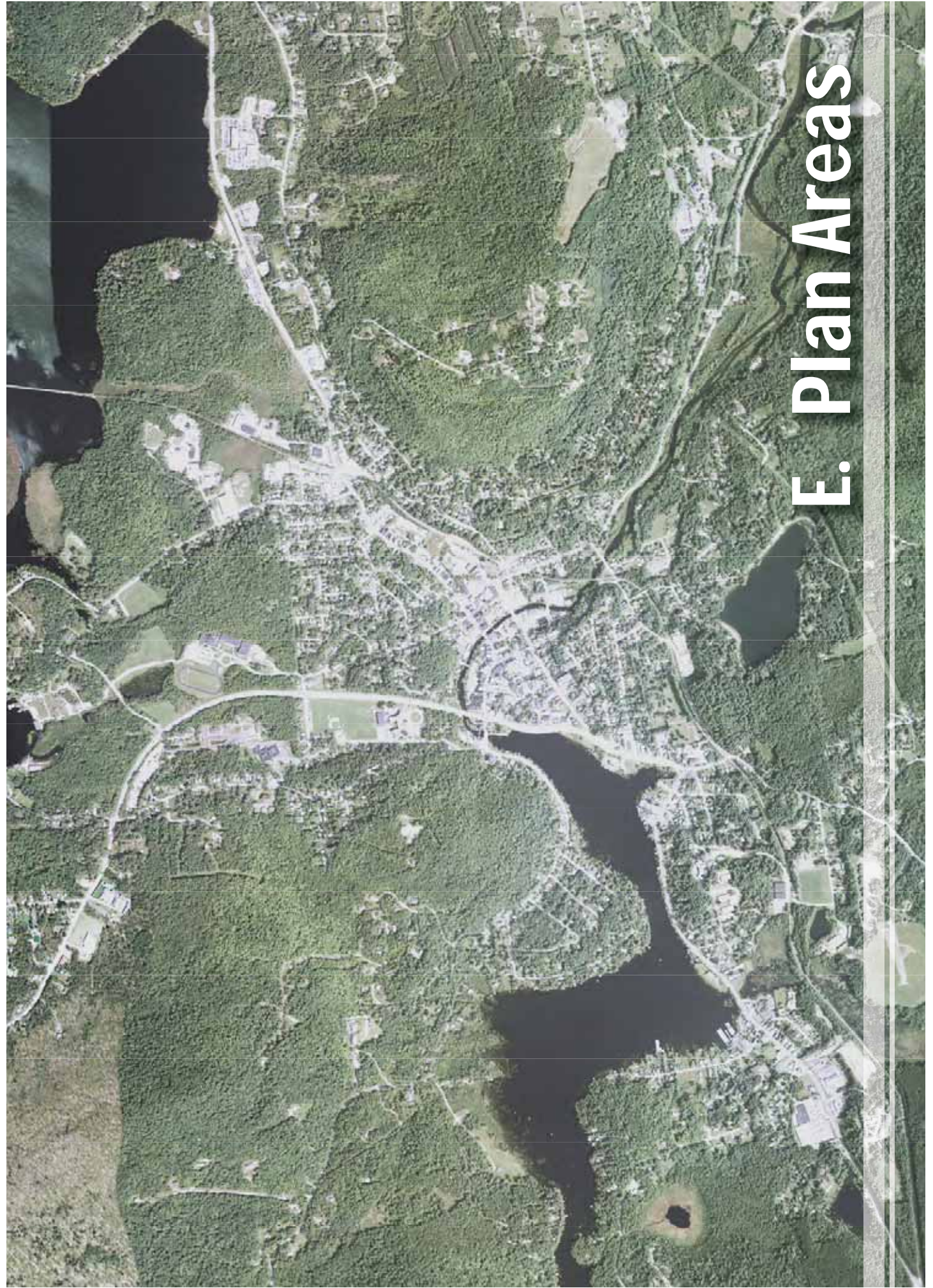
## C. Priority Initiatives and Next Steps:

Fulfillment of goals relating to Health and Emergency Services are addressed under priority initiatives in the follow sections:

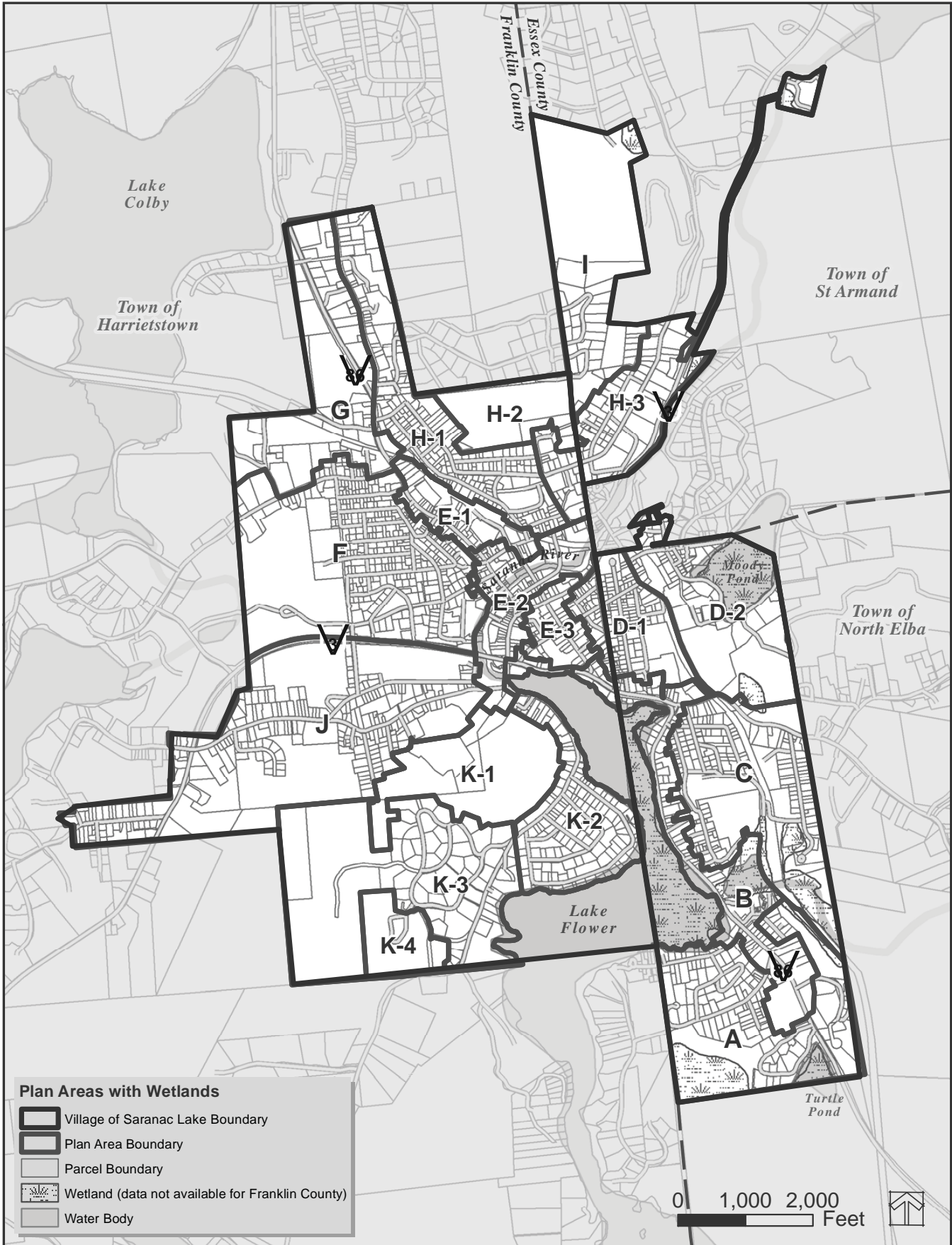
- For initiatives relating to pedestrian and bicycle infrastructure see Section 2.C.: Recreational Resources/Facilities and the Arts – Priority Initiatives and Next Steps; and, Section 9.C.:Transportation – Priority Initiatives and Next Steps; and,
- For initiatives relating to physicians and affiliated technicians see Section 1.C.: Community/Economic Development – Priority Initiatives and Next Steps.







# E. Plan Areas



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## Section 1. Introduction

The development pattern of the Village over the years has been influenced by natural features (watercourses, steep slopes, soil conditions, etc.) and elements of the built environment (railroad corridors, roads and streets, density of building coverage, intensity of land use types, etc.). More recently the development pattern has been managed and to some degree, preserved by the adoption and administration of a land use code that directs the location of land use types and the form and intensity by which these uses may occur. The resulting pattern is largely segmented by land use type with notable distinctions in character as one travels from one area of the Village to another.

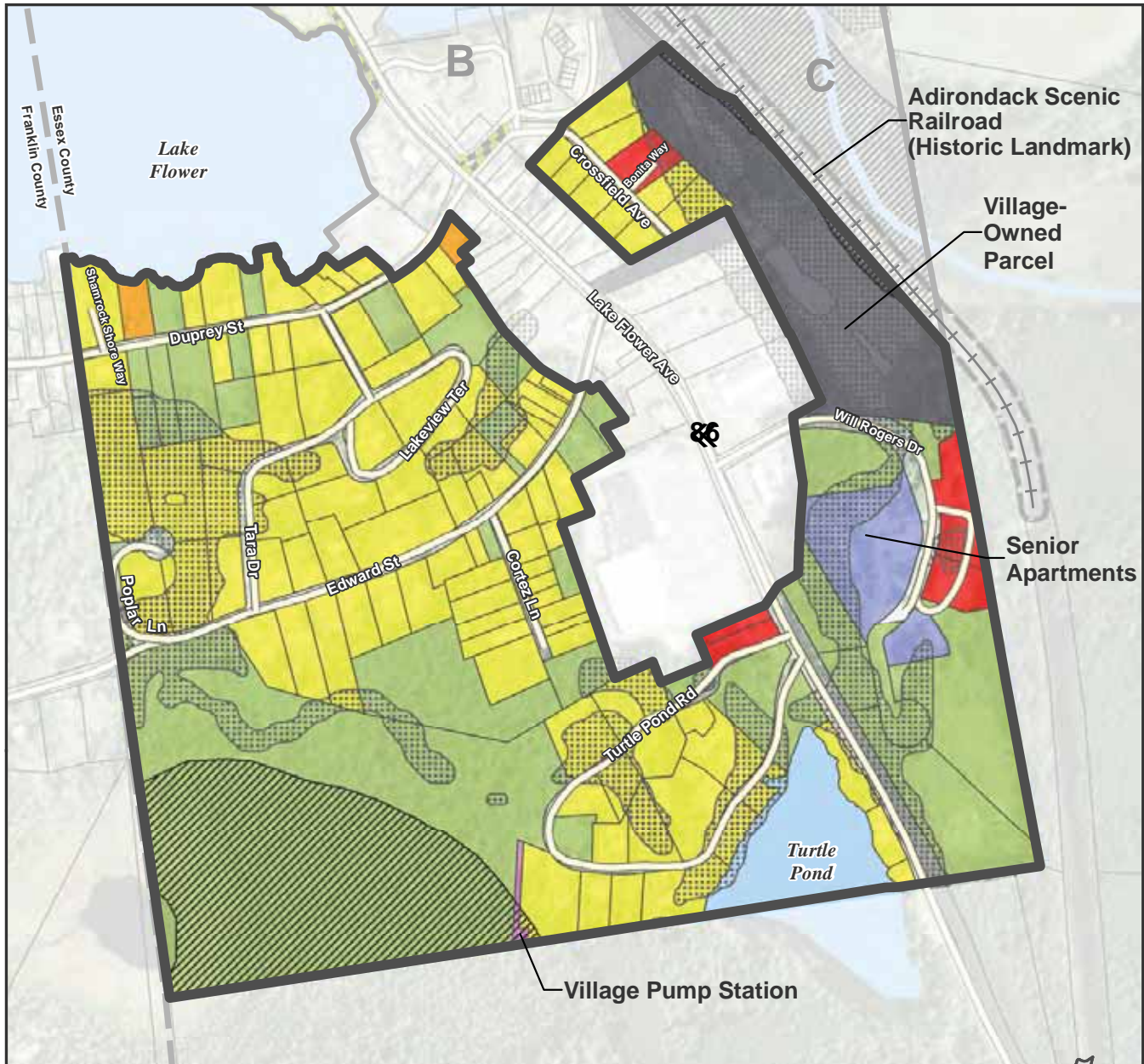
In recognition of this circumstance the 1988 comprehensive plan discussed strategies and presented guidance for land use code regulations by delineating “plan area” boundaries that reflected the influence of natural features and the built environment and distinctions in land use types or intensities of land use. This approach provides a link between plan strategies and where they are intended to occur. These strategies serve to demonstrate how the priority initiatives listed for the categorical sections above may have relevance and meaning in terms of placement or location directly in the Village setting.

On this basis the Village has been divided into eleven (11) plan areas. As warranted by more complex characteristics and patterns of development three of the plan areas are further broken down into sub-areas as a means to provide more detailed guidance.

The plan areas are ordered alphabetically from Plan Area A through Plan Area K with the following information provided for each area:

- A summation of existing land use conditions by parcel and land area in acres and highlights of recent developments (if any);
- A map of the plan area illustrating existing land use and natural features (hydrology, steep slopes, etc.);
- Plan strategies for each plan area. The strategies represent actions that are appropriate for the area based on the public input received and the physical characteristics of the setting; and,
- A second map of the plan area illustrating, if appropriate, where strategies may be implemented within the plan area is also shown for each plan area.





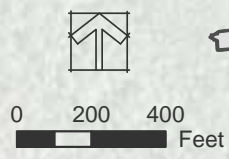
## Plan Area A Existing Conditions Map

### Legend

- Plan Area Boundary
- County Boundary
- Adirondack Scenic Railroad
- Village Park
- Historic District/Landmark
- Hydric Soils  
(Data not available for Franklin County)
- Slopes Greater than 15%
- Water Body

### Land Use by Tax Parcel

- Data source: NYS ORPS Land Use Classification System and 2011 Essex and Franklin County tax roll data
- Residential - Single Family
  - Residential - Multi-Family
  - Commercial
  - Industrial
  - Community Services
  - Public Services
  - Recreation and Entertainment
  - Wild, Forested, Conservation Lands and Public Parks
  - Vacant Land
  - Data Not Available



*For informational purposes only*



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## Plan Area A:

### Location and Features:

This area is located in the southeastern corner of the Village and is bisected by Lake Flower Avenue.

Plan Area A - Parcel and Land Use Statistics: (Source: County RPS)

Total Acres	123		
Total Number of Parcels	139		
Single Family Residential Acres	44	Industrial Acres	11
Single Family Residential Parcels	96	Industrial Parcels	1
Multi-Family Residential Acres	1.7	Open Space Acres	0
Multi-Family Residential Parcels	3	Open Space Parcels	0
Commercial Acres	3.0	Other Parcels Acres	49
Commercial Parcels	6	Other Parcels	31
Institutional Acres	3.4		
Institutional Parcels	2		
Area Road Length (miles):	2.0		

### Existing Characteristics: Natural and Geological:

- Mixed terrain with steep slopes
- Looking northward – locally significant views of Mt. Pisgah and Baker Mountain from eskers at Will Rogers and north of Turtle Pond
- Portion of Lake Flower and associated shoreline area
- Turtle Pond
- Areas of mature trees north of Turtle Pond

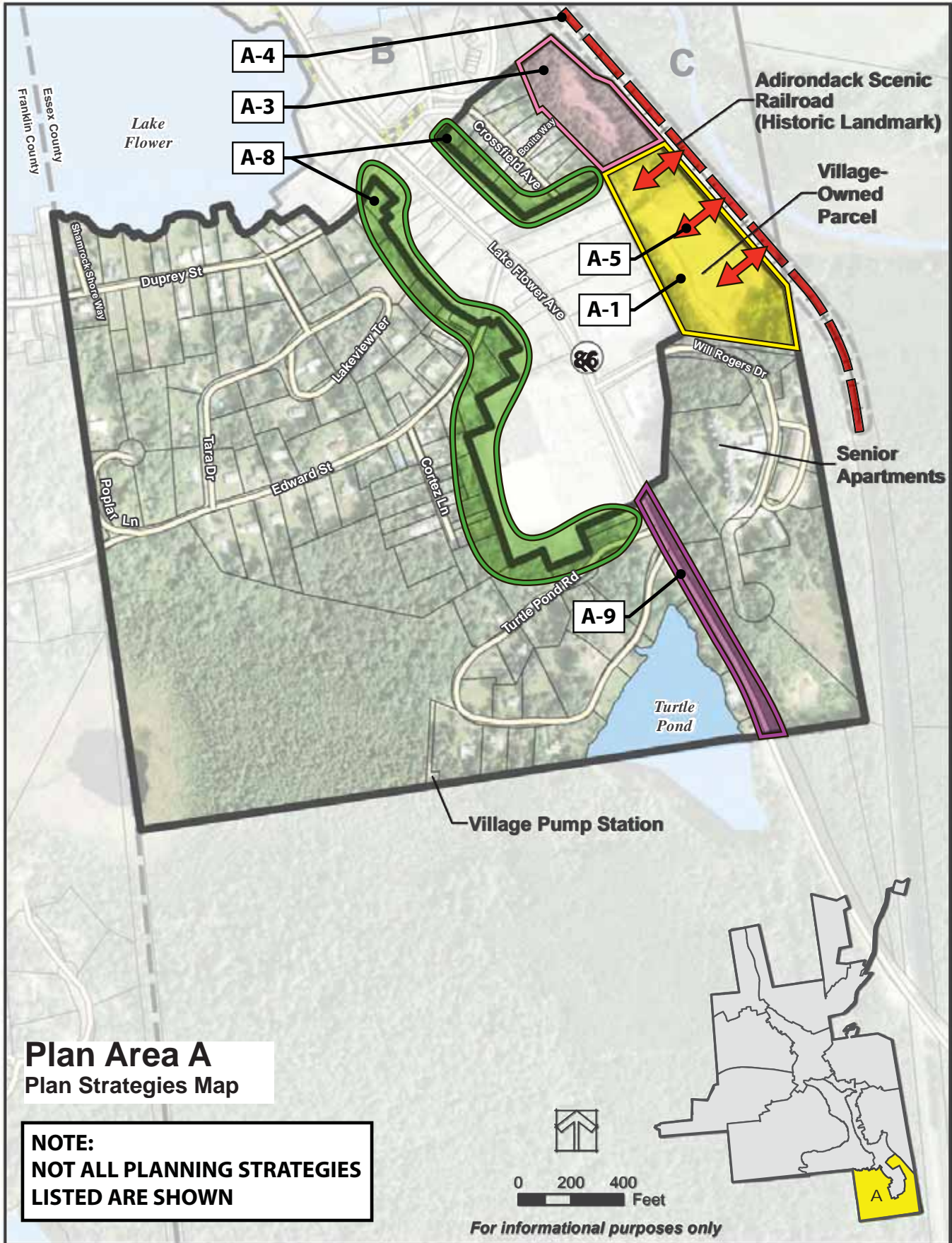
### Existing Characteristics: Built Environment:

- Established residential neighborhoods on both sides of Lake Flower Avenue and north of Turtle Pond
- Lake-related uses along the shoreline
- Railroad is listed on the state and federal register of historic places
- Marina-related uses of the Lake Flower shoreline
- Railroad corridor extends along the easterly boundary of the area

### Recent Developments within the Area:

- The Adirondack Scenic Railroad began use of the railroad for a tourist train between Lake Placid and Saranac Lake
- A Village-owned parcel off Will Rogers Drive was used as a resource for the extraction of sand and gravel
- The former Will Rogers Memorial Hospital was reused for 71 units of independent senior apartments known as the Saranac Village at Will Rogers





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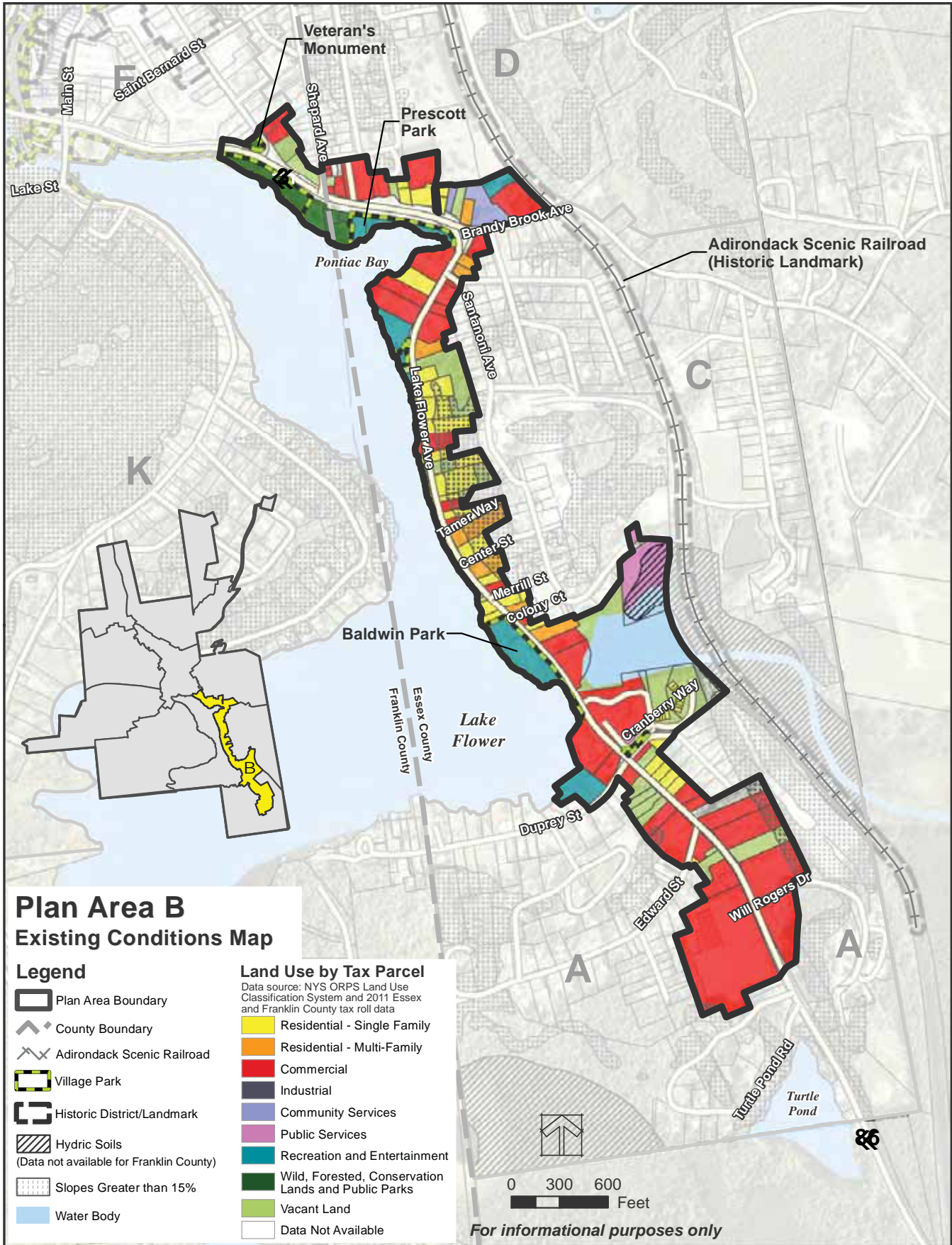
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## Plan Area A:

### Planning Strategies:

1. As a means to achieve flexibility of design and reuse of the Village-owned parcel consider designation of the site as a Planned Unit Development District (PUDD)
2. Maintain the character and integrity of institutional use in this plan area and the services and the related employment that it provides
3. The northern end of the Village-owned parcel to the east of Crossfield Avenue will continue to be used as a resource for sand and gravel
4. Establishment of a multi-modal rail/trail through the railroad corridor
5. Linkage and connections to the recreation trail planned for the railroad corridor
6. Maintain the character and integrity of residential neighborhood areas
7. Consider allowance of expanded housing options within existing residential lots to meet the special needs of family members (i.e. elderly parents, persons with special needs, etc.)
8. As redevelopment and new development occurs apply proper buffering and screening in areas where commercial and residential uses are adjoining
9. Lake Flower Avenue as a principal gateway to the Village should contain elements (improved entry signage, lighting, landscaping, streetscape design, etc.) that reflect a sense of arrival to the Village of Saranac Lake
10. Consider methods to manage installation or expansion of new docks and moorings along the shoreline of Lake Flower
11. Require use of proper stormwater management, erosion control, and maintenance of existing vegetation along the shoreline. These measures should be applied to redevelopment of areas adjoining or in close proximity to the Lake Flower shoreline
12. Consider allowance of home occupations





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## Plan Area B:

### Location and Features:

This area is located along the northern and eastern shore of Lake Flower and includes the Lake Flower Avenue and River Street corridor.

Plan Area B - Parcel and Land Use Statistics: (Source: County RPS)

Total Acres	84		
Total Number of Parcels	140		
Single Family Residential Acres	9.2	Industrial Acres	0
Single Family Residential Parcels	41	Industrial Parcels	0
Multi-Family Residential Acres	3	Open Space Acres	3
Multi-Family Residential Parcels	8	Open Space Parcels	9
Commercial Acres	33	Other Parcels Acres	23.6
Commercial Parcels	41	Other Parcels	39
Institutional Acres	1.2		
Institutional Parcels	2		

Area Road Length (miles):2.8

### Existing Characteristics: Natural and Geological:

- Areas of mature trees at the entry to the Village
- Lake Flower and Pontiac Bay
- McKenzie Slough
- Regionally significant views of Lake Flower from public parks, the state boat launch, Lake Flower Avenue and River Street

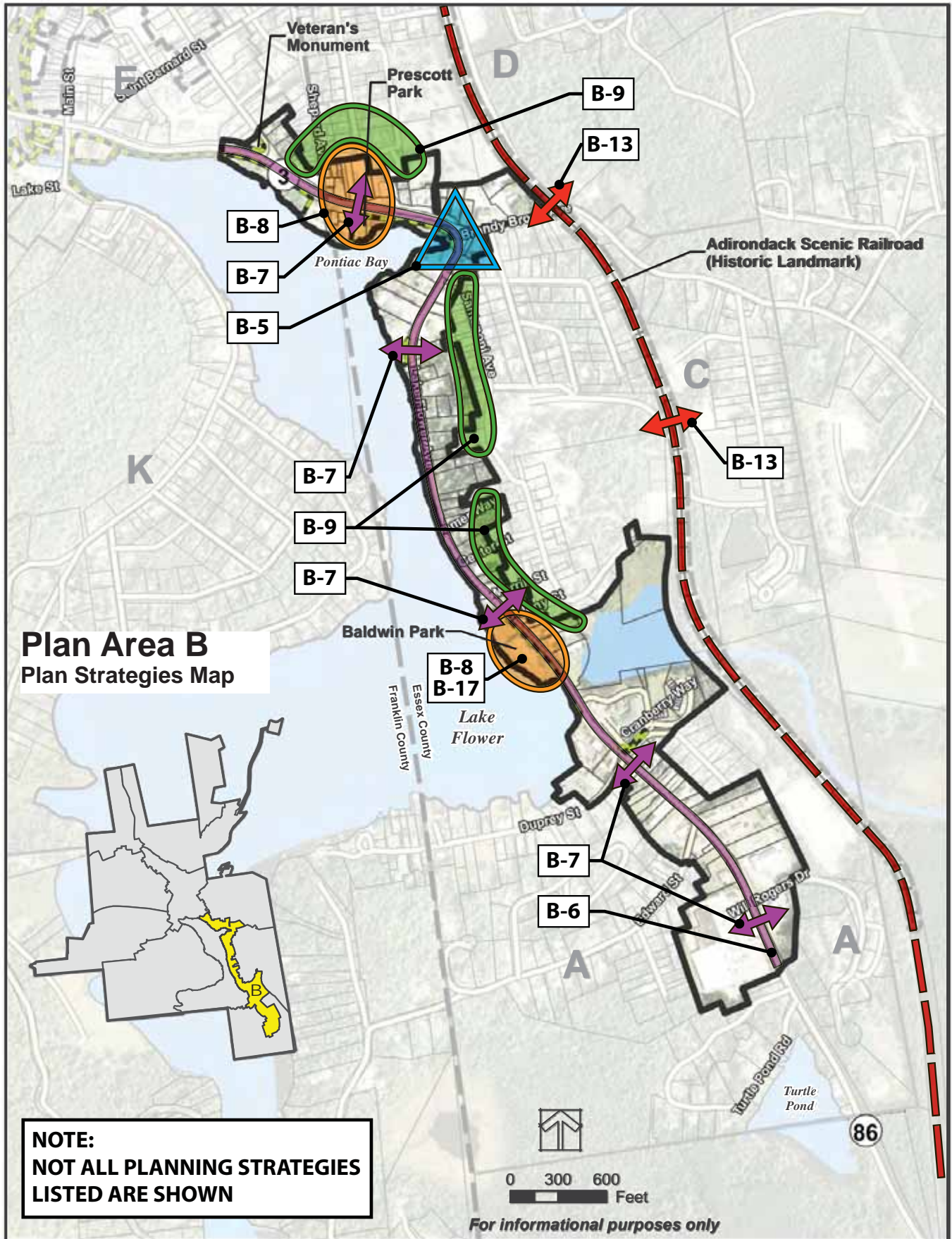
### Existing Characteristics: Built Environment:

- Lake Flower Avenue is a major gateway for north bound travelers into the Village
- Poorly defined access to and from parcels fronting on Lake Flower and River Street
- High volume of traffic through the Lake Flower/River Street corridor
- Visitor's Center on River Street
- Concentration of commercial uses along Lake Flower Avenue
- Presence of residential properties between Colony Court and Fogarty's Marina
- Public use areas along Lake Flower:
  - Baldwin Park
  - Prescott Park
  - Riverside Park
- Lake Flower State Boat Launch

### Recent Developments within the Area:

- Some infill development within commercially used parcels fronting on Lake Flower Avenue has occurred
- Railroad has been listed on the state and federal register of historic places
- Redevelopment of Saranac Lake Plaza and the site of the "Aldi" grocery store
- Lake Flower Avenue (NYS Route 86) and River Street (NYS Route 3) has been designated as part of the Olympic Scenic Byway





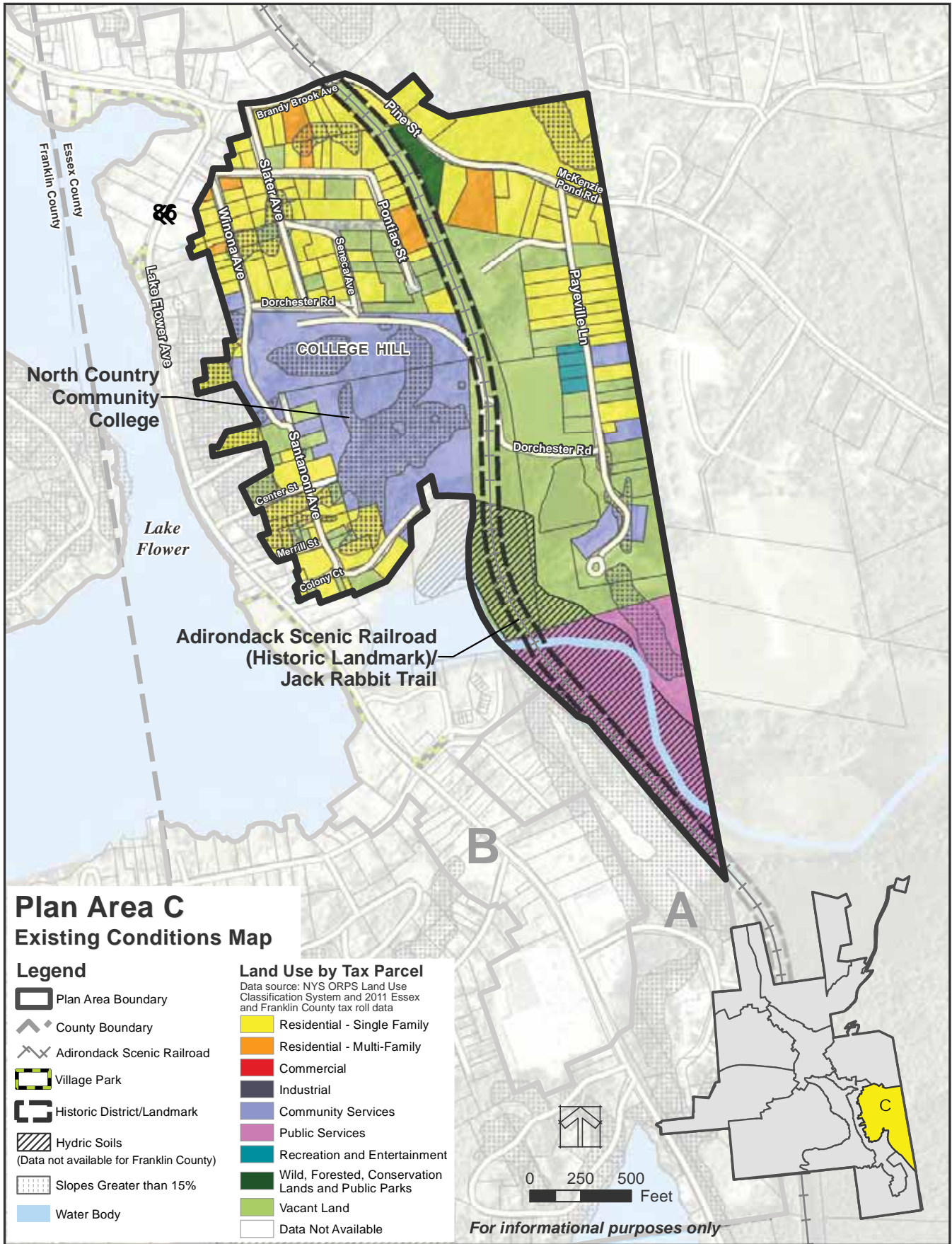
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## Plan Area B:

### Planning Strategies:

1. Encourage the highest and best use of existing commercial parcels (for both new development and redevelopment) with design characteristics that complement the area as the gateway to the Village
2. Consider development of “form-based” design guidelines as part of the review process for new development and redevelopment of parcels fronting on Lake Flower Avenue and River Street
3. Employ access management principles (defined access points, consolidated driveways, reduction of conflicting turning movements, etc.) in the design of the planned reconstruction of Lake Flower Avenue (NYS Route 86 – PIN 716105) and during redevelopment review
4. Accommodate all modes of travel within the existing right-of-way for all travelers with the planned reconstruction of Lake Flower Avenue (NYS Route 86 – PIN 716105) and as redevelopment of adjoining parcels occurs
5. Improve the function and appearance of the Lake Flower Avenue and River Street intersection as part of the planned reconstruction of Lake Flower Avenue (NYS Route 86 – PIN 716105)
6. The reconstruction of Lake Flower Avenue (NYS Route 86 – PIN 716105) should also address streetscape elements through the establishment of a sense of arrival as a gateway to the Village
7. The reconstruction of Lake Flower Avenue (NYS Route 86 – PIN 716105) should also include installation of crosswalks at strategic points along the route including entrance to parks, the intersection of Lake Flower Avenue and River Street, major commercial nodes, etc.
8. Provide parking at Prescott Park and Baldwin Park and work with the NYS Department of Transportation to investigate the feasibility of providing on-street parking on River Street
9. As redevelopment and new development occurs apply proper buffering and screening in areas where commercial and residential uses adjoin
10. Require use of proper stormwater management techniques in reconstruction of Lake Flower Avenue and redevelopment of areas adjoining or in close proximity to the Lake Flower shoreline
11. Consider methods to manage installation or expansion of new docks and moorings along the shoreline of Lake Flower
12. Accommodate access to publically-owned sections of the shoreline through provision of a shoreline pathway
13. Consider establishment of connections and linkages from the planned multi-modal rail/trail in the railroad corridor to existing pathways where possible
14. Consider well-planned signage and wayfinding to assist with the effective movement of people through this area
15. Assess the feasibility of reestablishing a public beach along the shore of Lake Flower
16. Maintain the mix of uses along the Lake Flower Avenue/River Street corridor
17. Provide additional public docks at Baldwin Park







## Plan Area C:

### Location and Features:

This area is located in the southeastern section of the Village along the eastern border with the Town of North Elba.

Plan Area C - Parcel and Land Use Statistics: (Source: County RPS)

Total Acres	123		
Total Number of Parcels	174		
Single Family Residential Acres	34	Industrial Acres	0
Single Family Residential Parcels	108	Industrial Parcels	0
Multi-Family Residential Acres	3.1	Open Space Acres	1
Multi-Family Residential Parcels	7	Open Space Parcels	1
Commercial Acres	0	Other Parcels Acres	53
Commercial Parcels	0	Other Parcels	50
Institutional Acres	23		
Institutional Parcels	8		

Area Road Length (miles): 2.7

### Existing Characteristics: Natural and Geological:

- Areas of mature trees atop the esker in center of the area by NCCC and to the north-east
- Sloping terrain
- Locally significant views of Lake Flower
- Looking eastward – locally significant views of Lake Flower from College Hill
- Significant open space area along the north side of Pine Street

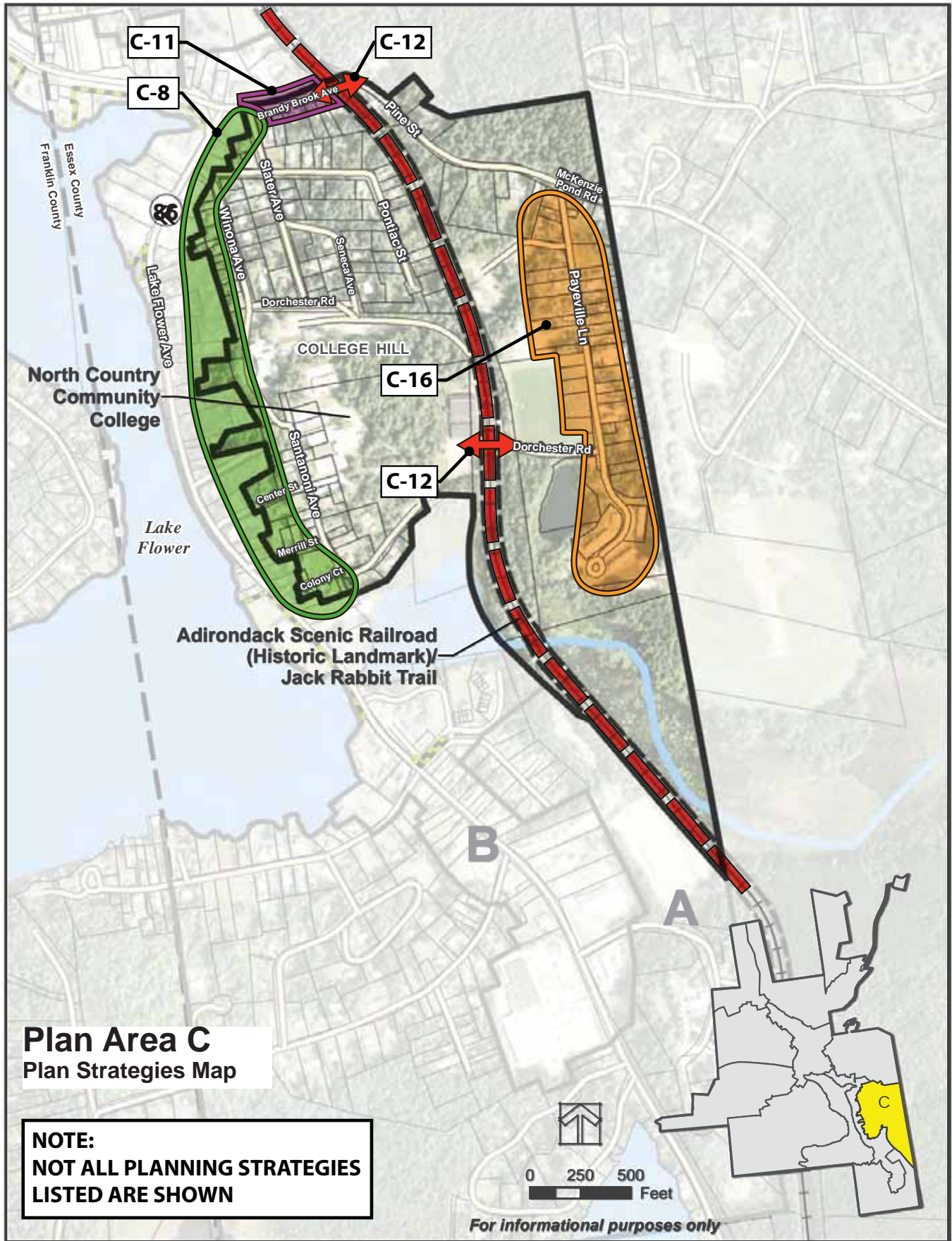
### Existing Characteristics: Built Environment:

- Three distinct residential neighborhoods; one to the north of North Country Community College (NCCC) – densely developed; one to south – moderately dense; and one to the east of the railroad corridor – moderately dense
- NCCC is a major institutional land use located approximately in the center of the area
- Narrow streets in the southwestern portion of the area
- Railroad corridor bisects the area
- Pines Trail system at the northern boundary
- Jack Rabbit Trail along the railroad right-of-way (ROW)

### Recent Developments within the Area:

- NCCC was designated as a top-ranked community college in New York State
- Railroad was listed on the state and federal register of historic places





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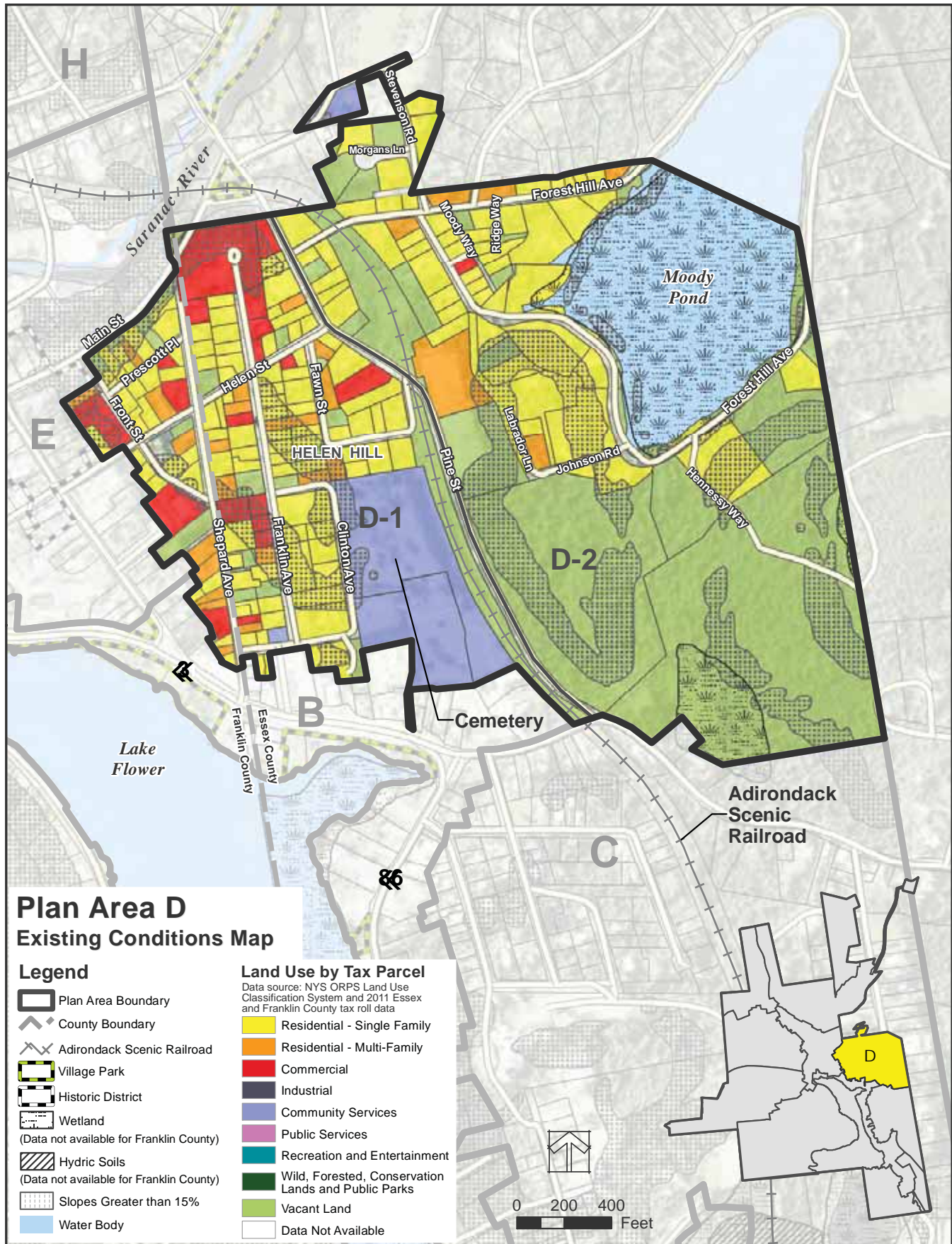
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## Plan Area C:

### Planning Strategies:

1. Maintain integrity of residential areas
2. Discourage development of incompatible and/or moderately scaled mixed uses within established residential areas
3. Consider allowance of limited neighborhood scale commercial uses
4. Consider allowance of home occupations
5. Actively coordinate the master planning of NCCC with the comprehensive plan of the Village to explore ways that the plan initiatives and capital improvements of each entity can be mutually pursued and the goals of each entity be achieved to the betterment of the entire community
6. Encourage development of a long range plan for NCCC and use of a planned unit development district or similar mechanism to realize the long range plan and important objectives of the institution
7. Consider allowance of expanded housing options within existing residential lots to meet the special needs of family members (i.e. elderly parents, persons with special needs, etc.)
8. As redevelopment and new development occurs apply proper buffering and screening in areas where institutional and residential uses are adjoining
9. Encourage use of proper stormwater management techniques in areas of steep slope
10. Consider addressing the environmental issues at the former gasification site on Payeville Lane
11. Utilize Brandy Brook Avenue as a major pedestrian and bicycle connector between Lake Flower Avenue and the multi modal rail-trail and Pine Street
12. Establish a multi-modal rail/trail through the railroad corridor with connections and linkages to existing pathways where possible
13. Increase bicycle and pedestrian infrastructure to and through NCCC
14. Consider well-planned signage and wayfinding to assist with the effective movement of people through this area
15. Encourage the formation of neighborhood associations/committees as a means for residents to communicate their needs for their respective neighborhoods
16. Inventory the land uses in the Payeville Lane area and consider methods to address any non-conformities





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## Plan Area D:

### Location and Features:

This area includes a neighborhood area commonly referred to as Helen Hill and is located on either side of the railroad and Pine Street in the northeast section of the Village.

Plan Area D - Parcel and Land Use Statistics: (Source: County RPS)

Total Acres	147		
Total Number of Parcels	248		
Single Family Residential Acres	39	Industrial Acres	0
Single Family Residential Parcels	147	Industrial Parcels	0
Multi-Family Residential Acres	6.5	Open Space Acres	0.1
Multi-Family Residential Parcels	27	Open Space Parcels	1
Commercial Acres	7.1	Other Parcels Acres	52
Commercial Parcels	21	Other Parcels	48
Institutional Acres	10		
Institutional Parcels	4		
Area Road Length (miles)	3.6		

### Existing Characteristics: Natural and Geological:

- The hill and resulting sloping terrain around Helen Hill
- Moody Pond and adjoining wetland areas
- Saranac River along northern edge
- Locally significant views of Lake Flower, Pine Street cemetery and Moody Pond
- Areas of mature trees in the southern portion of the area and around Moody Pond

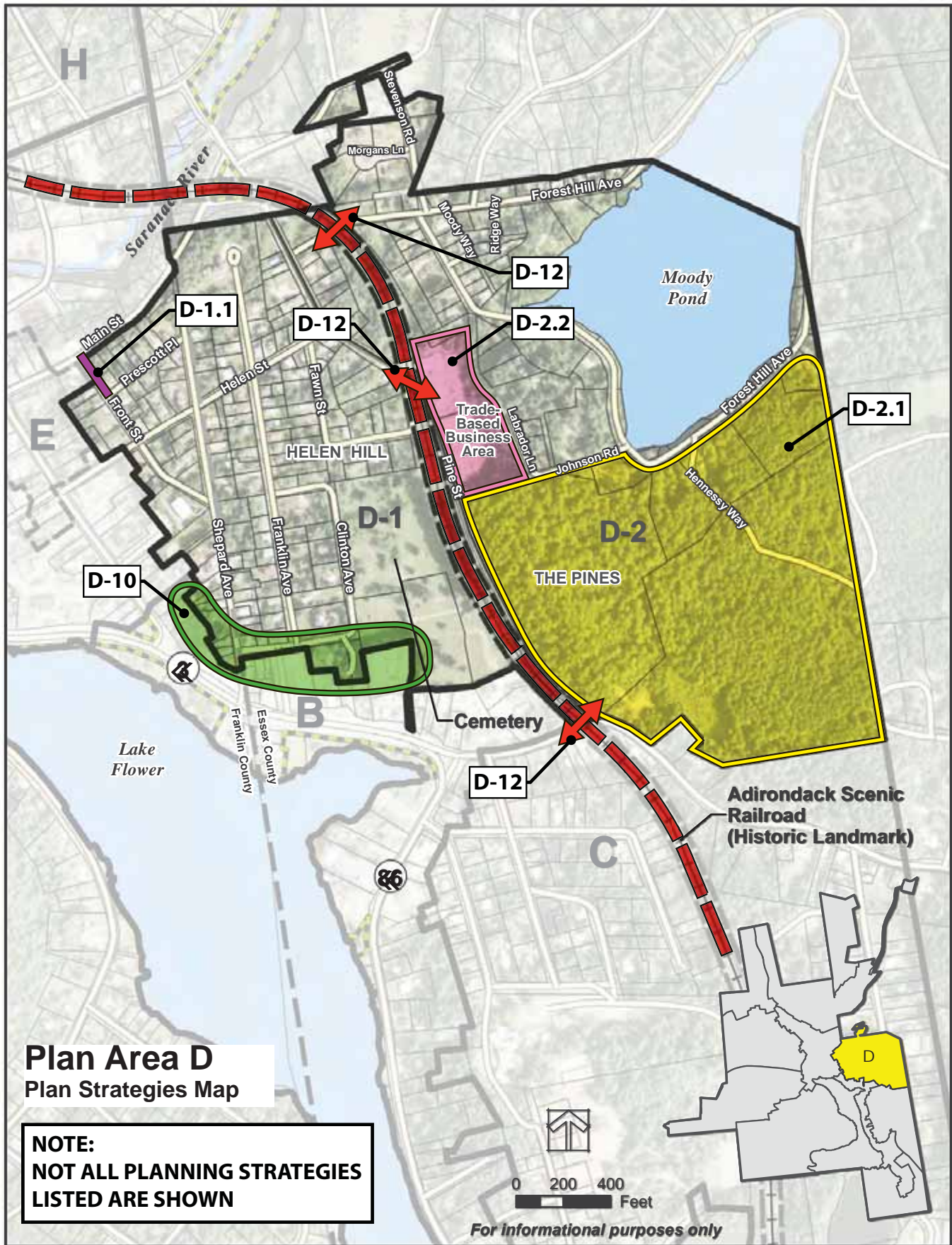
### Existing Characteristics: Built Environment:

- The Helen Hill area is a distinctive residential neighborhood with an exceptional concentration of historic cure cottages
- Railroad corridor bisects the area
- The Pines is an established trail network through the area
- Configuration of the residential building stock and parcel size serve as a source for affordable housing

### Recent Development within the Area:

- Railroad was listed on the state and federal register of historic places





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## Plan Area D:

### General Planning Strategies:

1. Maintain the character and integrity of residential areas
2. Discourage incompatible and/or moderately scaled mixed uses within established residential areas
3. Consider allowance of limited neighborhood scale commercial uses
4. Consider allowance of expanded housing options within existing residential lots to meet the special needs of family members (i.e. elderly parents, persons with special needs, etc.)
5. Encourage new development that is architecturally compatible with the existing building elements, especially cure cottage architecture
6. Require use of proper stormwater management, erosion control, and maintenance of existing vegetation
7. Encourage the formation of a neighborhood association/committee as a means for residents to communicate their needs for their respective neighborhoods
8. Consider well-planned signage and wayfinding to assist with the effective movement of people through this area
9. Consider allowance of home occupations
10. Apply proper buffering and screening in areas where commercial and residential uses are adjoining
11. To the extent practicable encourage restoration of the historic elements of the cure cottages in the area
12. Establish a multi-modal rail/trail through the railroad corridor with connections and linkages to existing pathways where possible
13. To the extent practicable encourage restoration of those retaining walls that prove to be in need of repair in the area

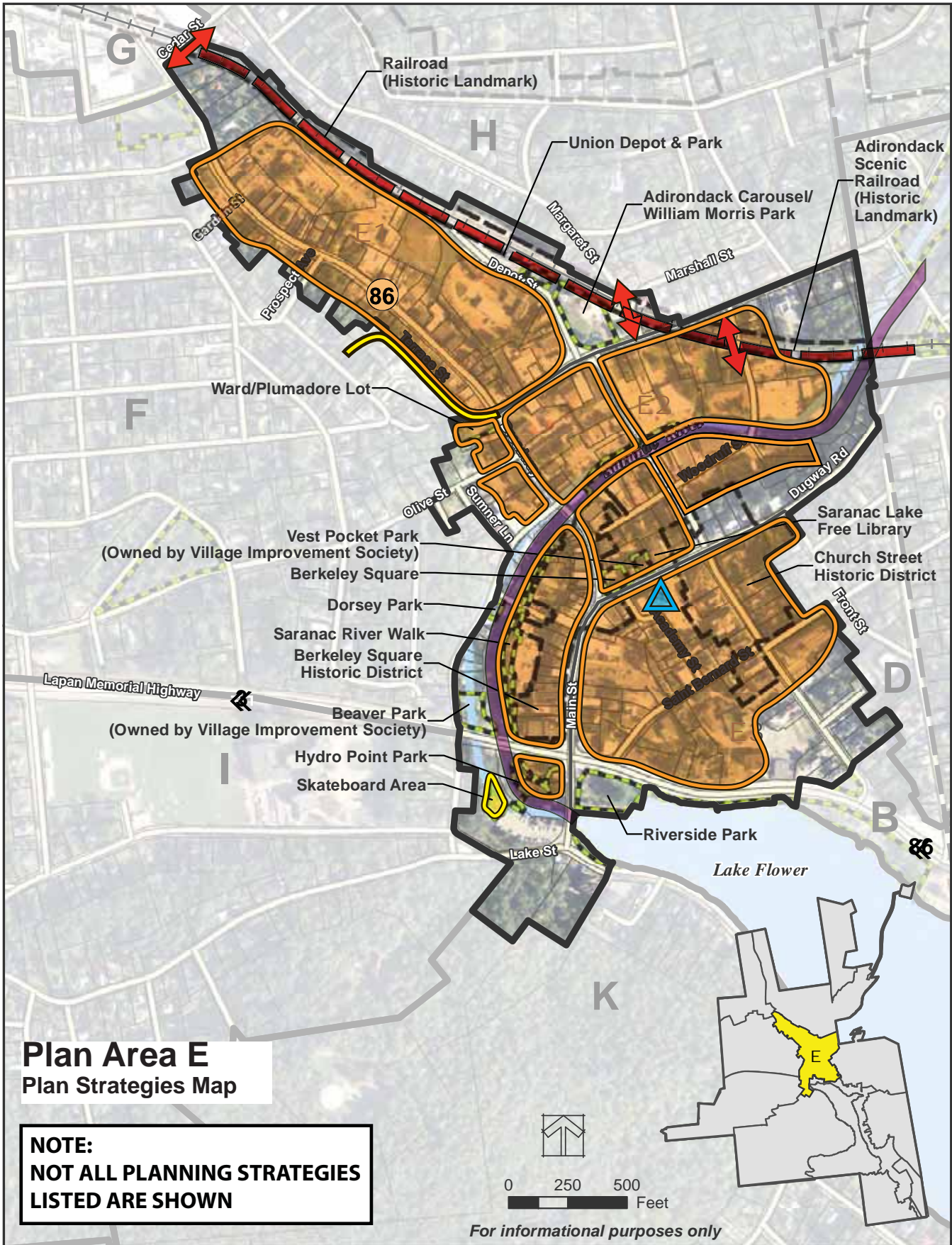
### Planning Strategies for Sub-area D-1:

1. Consider rehabilitation of the stairway and path between Front Street and Main Street
2. Consider targeting housing rehabilitation efforts to correct substandard conditions

### Planning Strategies for Sub-area D-2:

1. Consider application of a Planned Unit Development District (PUDD) for the undeveloped areas in the southern portion of the sub-area
2. Consider redevelopment of an area along Pine Street as a small business center for trade-based businesses (see Section 9 – Community/Economic Development – Priority Initiatives/Next Steps)





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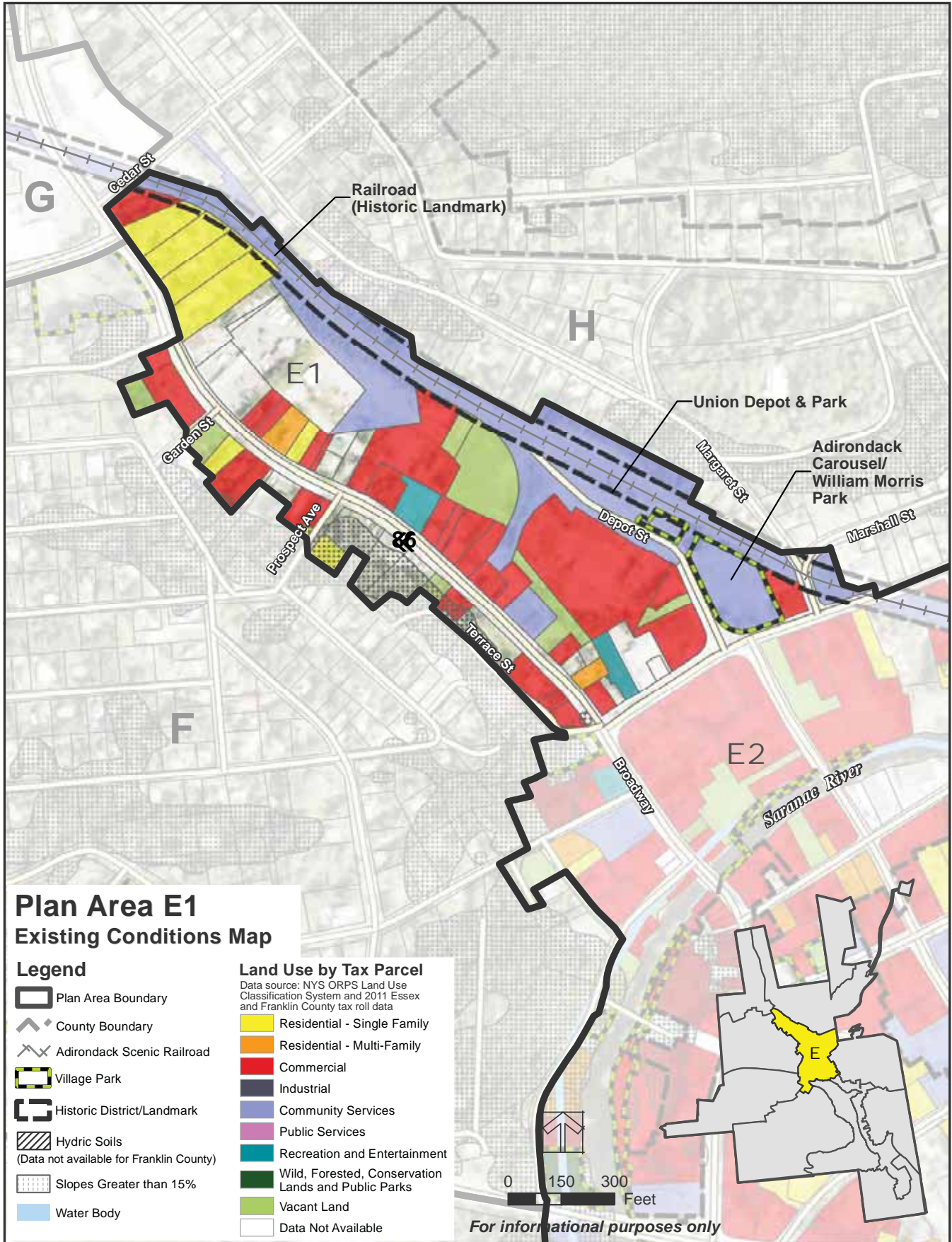
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## Plan Area E:

### General Planning Strategies:

1. Maximize reuse of the existing building stock through rehabilitation and continued mixed use
2. Monitor and maintain adequate vehicular and bicycle parking in consideration of the mix of uses occurring throughout the downtown area
3. Encourage safe and convenient bicycle and pedestrian features/access during the review of development/redevelopment projects
4. Employ access management principles (defined access points, consolidated driveways, reduction of conflicting turning movements, etc.) during review of development/redevelopment projects
5. Construct public rest rooms according to initiatives as specified in Section 6 - Infrastructure and Utilities
6. Encourage revisiting the concept of designating a truck route through the area as a means to reduce truck traffic through Main Street and Broadway as the main thoroughfares for pedestrians, bicyclists and passenger vehicles
7. Improve the directional and wayfinding signage within the Riverwalk access system
8. Encourage development of multi-story buildings on vacant or underutilized lots
9. As new development/redevelopment occurs encourage the use of alternative energy sources to meet the needs for cooling and heating individual buildings
10. Consider development of an informal partnership between the Village and downtown businesses as a means to facilitate mutually desired improvements
11. Consider development of “form-based” design guidelines as part of the review process for new development and redevelopment of parcels fronting on Lake Flower Avenue and River Street
12. Replace the existing lighting fixtures to illuminate both the pedestrian and vehicular zones of the travel corridors with ornamental style fixtures that complement the historic and architectural characteristics of the area
13. Improve pedestrian and bicycle connections as per the Village of Saranac Lake Bicycle and Pedestrian Trail Plan
14. Work with the NYS Department of Transportation to coordinate the improvement of signage and wayfinding
15. Continue to allow development and redevelopment of parcels in the downtown area without off-street parking
16. Update the analysis of public parking that is needed to properly service the needs in the downtown area and periodically update the analysis to ensure that balance exists between the demand for parking and the supply





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## Plan Area E(1):

### Location and Features:

This area is centrally located in the heart of the Village and encompasses the central business district. The centralized nature of goods and services reflects the confluence of natural features occurring here – the Saranac River Valley and the presence of hills to the west (French Hill); to the east (Helen Hill) and to the north; and Lake Flower to the southwest.

Plan Area E - Parcel and Land Use Statistics: (Source: County RPS)

Total Acres	108		
Total Number of Parcels	264		
Single Family Residential Acres	6	Industrial Acres	0
Single Family Residential Parcels	30	Industrial Parcels	0
Multi-Family Residential Acres	3.6	Open Space Acres	1.6
Multi-Family Residential Parcels	17	Open Space Parcels	2
Commercial Acres	38	Other Parcels Acres	18
Commercial Parcels	131	Other Parcels	69
Institutional Acres	26		
Institutional Parcels	15		
Area Road Length (miles)	2.8		

### Existing Characteristics: Natural and Geological:

- Saranac River Valley
- Surrounding ridges to the east, west and north resulting in changes in slope
- Locally and regionally significant views of the river and surrounding mountains

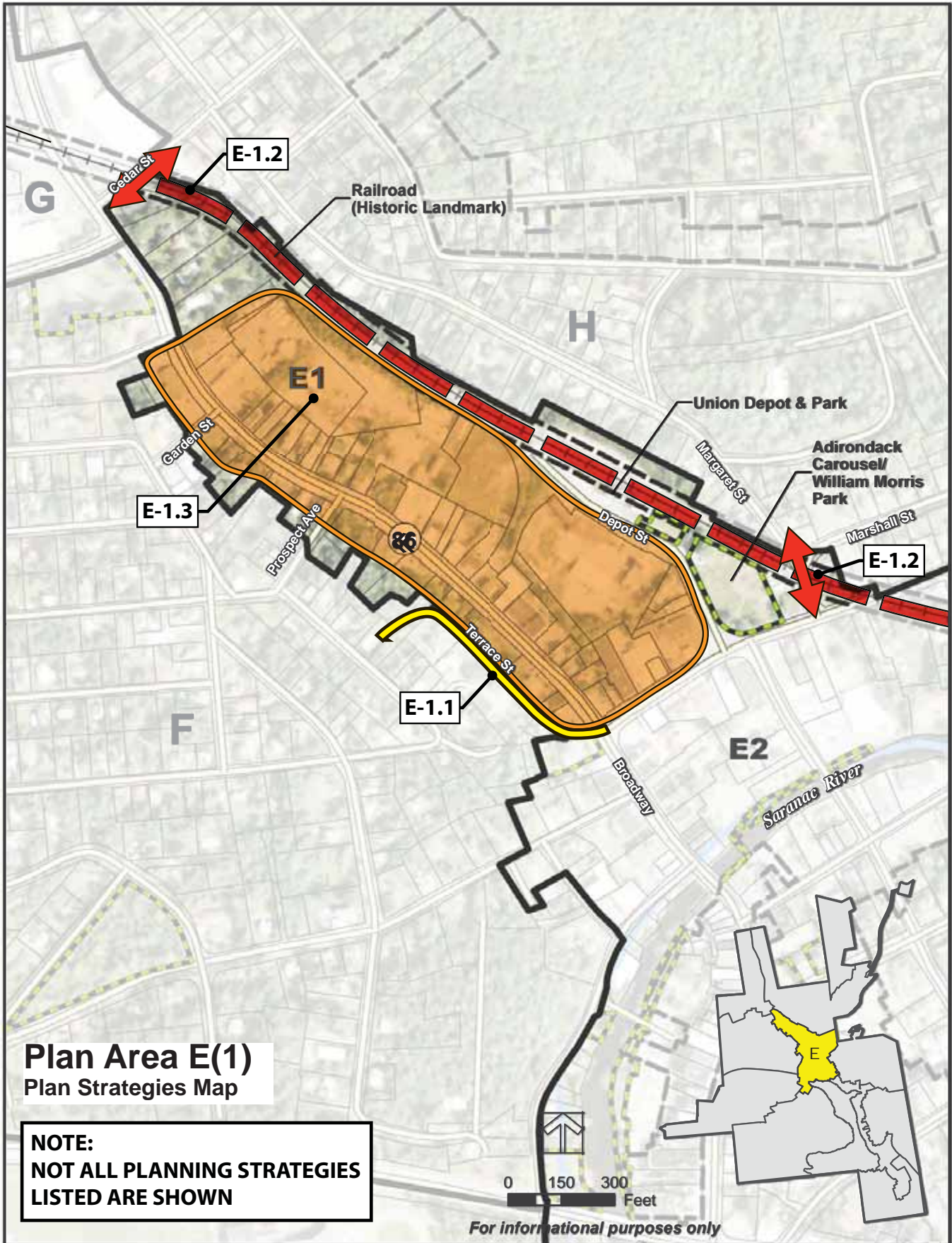
### Existing Characteristics: Built Environment:

- Centrally located to residential neighborhoods and attractions (parks, trails, historic features, etc.)
- Village commercial/service center
- High degree of mixed and diverse uses
- Predominance of older, historically significant buildings
- Berkeley Square and Church Street Historic Districts
- Zero-lot line setbacks as required in the Village Land Use Law
- Downtown is the key element to the Village economy
- Diverse attractions: Riverwalk, carousel, parks, shopping, lodging, dining
- Walkable, dense built environment
- Public on/off street parking

### Recent Developments within the Area:

- The Union Depot was restored and Adirondack Scenic Railroad began use of the railroad for a tourist train between Lake Placid and Saranac Lake
- Paul Smiths College sold the Hotel Saranac to a private owner
- New sidewalks were installed along Main Street
- Sections of the “Riverwalk” were constructed
- The Adirondack Carousel was constructed in William Morris Park
- Several new businesses have been developed along the waterfront
- Railroad was listed on the state and federal register of historic places





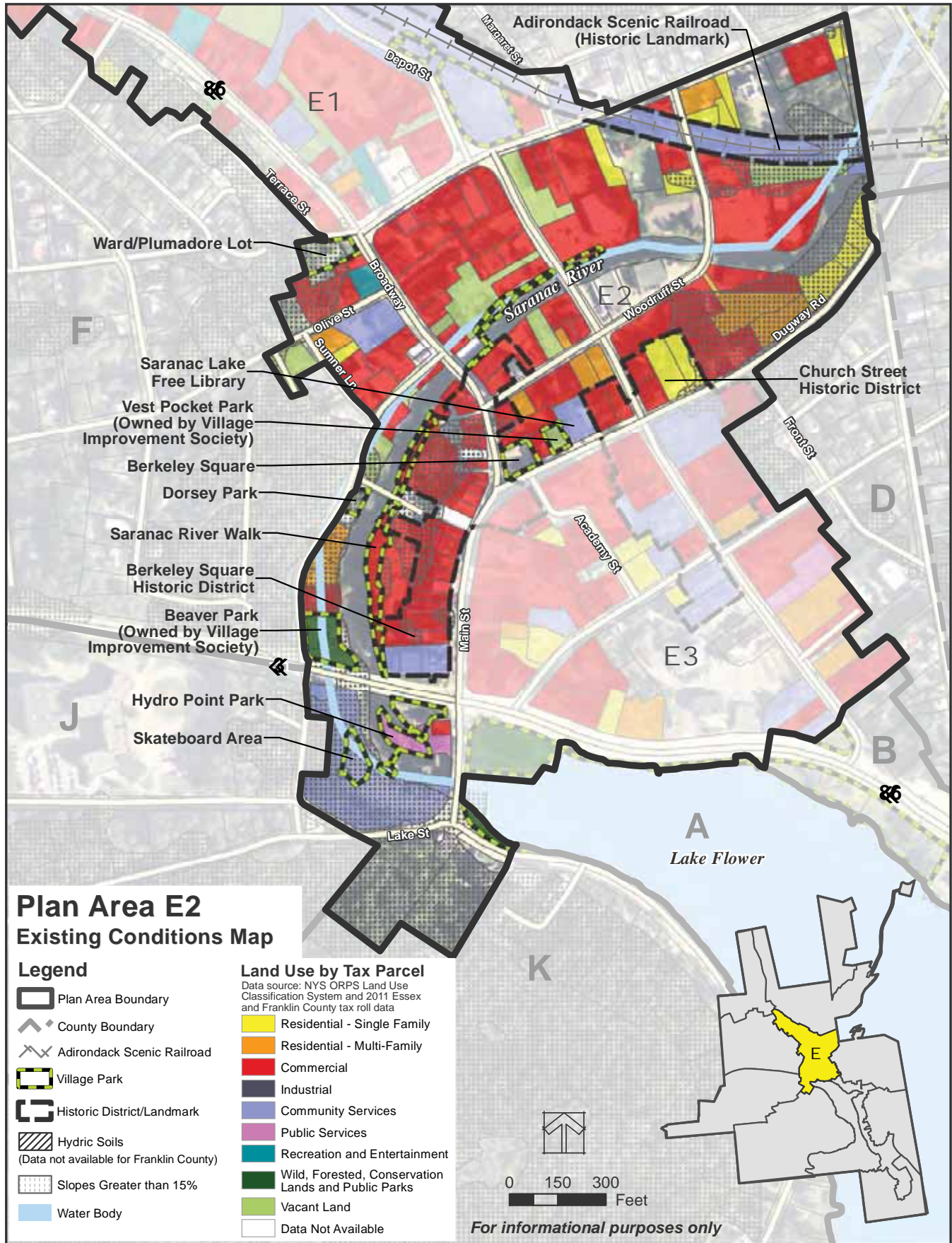
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## Plan Area E(1):

### Planning Strategy for Sub-area E(1):

1. Consider stabilization and restoration of the former Alpine Terrace intersection with Broadway as a pedestrian/bicycle pathway reestablishing a vital connection to downtown for the residents of the French Hill neighborhood. Such consideration should first include an assessment of feasibility and any associated liability with reuse as a pedestrian pathway
2. Extend the multi-modal rail-trail from the Union Depot to Cedar Street
3. Develop a plan targeting coordinated improvements and optimal use of underutilized buildings and lots within the Depot Street area. Such a plan should encourage first floor commercial uses with mixed uses including residential on upper floors. Any new development should be of appropriate scale and architecture, with buildings oriented to the street and front facades with ample window space and direct pedestrian entry points. This plan should include an update of the building and parcel inventory for the area specified





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## Plan Area E(2):

### Location and Features:

This area is centrally located in the heart of the Village and encompasses the central business district. The centralized nature of goods and services reflects the confluence of natural features occurring here – the Saranac River Valley and the presence of hills to the west (French Hill); to the east (Helen Hill) and to the north; and Lake Flower to the southwest.

Plan Area E - Parcel and Land Use Statistics: (Source: County RPS)

Total Acres	108		
Total Number of Parcels	264		
Single Family Residential Acres	6	Industrial Acres	0
Single Family Residential Parcels	30	Industrial Parcels	0
Multi-Family Residential Acres	3.6	Open Space Acres	1.6
Multi-Family Residential Parcels	17	Open Space Parcels	2
Commercial Acres	38	Other Parcels Acres	18
Commercial Parcels	131	Other Parcels	69
Institutional Acres	26		
Institutional Parcels	15		
Area Road Length (miles)	2.8		

### Existing Characteristics: Natural and Geological:

- Saranac River Valley
- Surrounding ridges to the east, west and north resulting in changes in slope
- Locally and regionally significant views of the river and surrounding mountains

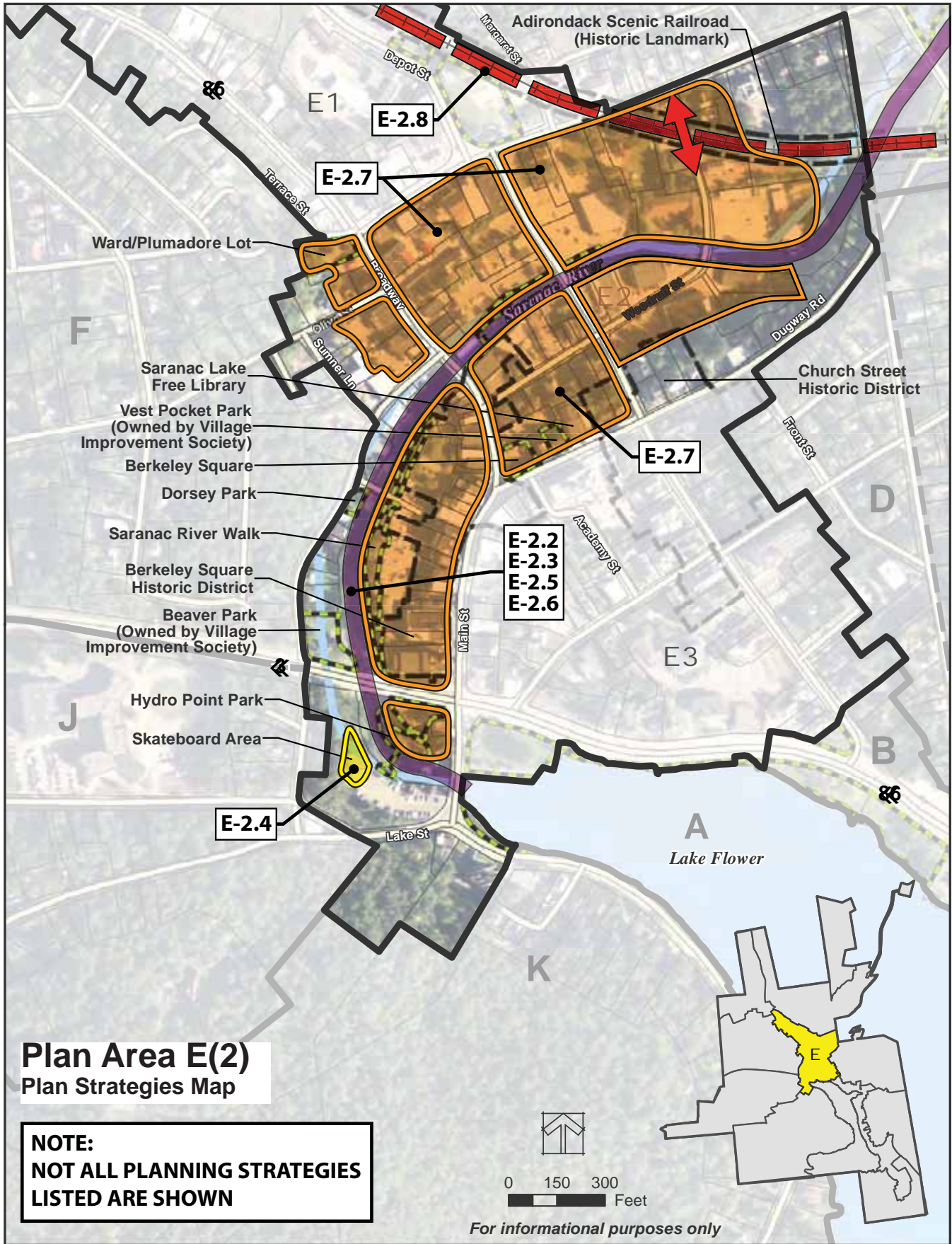
### Existing Characteristics: Built Environment:

- Centrally located to residential neighborhoods and attractions (parks, trails, historic features, etc.)
- Village commercial/service center
- High degree of mixed and diverse uses
- Predominance of older, historically significant buildings
- Berkeley Square and Church Street Historic Districts
- Zero-lot line setbacks as required in the Village Land Use Law
- Downtown is the key element to the Village economy
- Diverse attractions: Riverwalk, carousel, parks, shopping, lodging, dining
- Walkable, dense built environment
- Public on/off street parking

### Recent Developments within the Area:

- The Union Depot was restored and Adirondack Scenic Railroad began use of the railroad for a tourist train between Lake Placid and Saranac Lake
- Paul Smiths College sold the Hotel Saranac to a private owner
- New sidewalks were installed along Main Street
- Sections of the “Riverwalk” were constructed
- The Adirondack Carousel was constructed in William Morris Park
- Several new businesses have been developed along the waterfront
- Railroad was listed on the state and federal register of historic places





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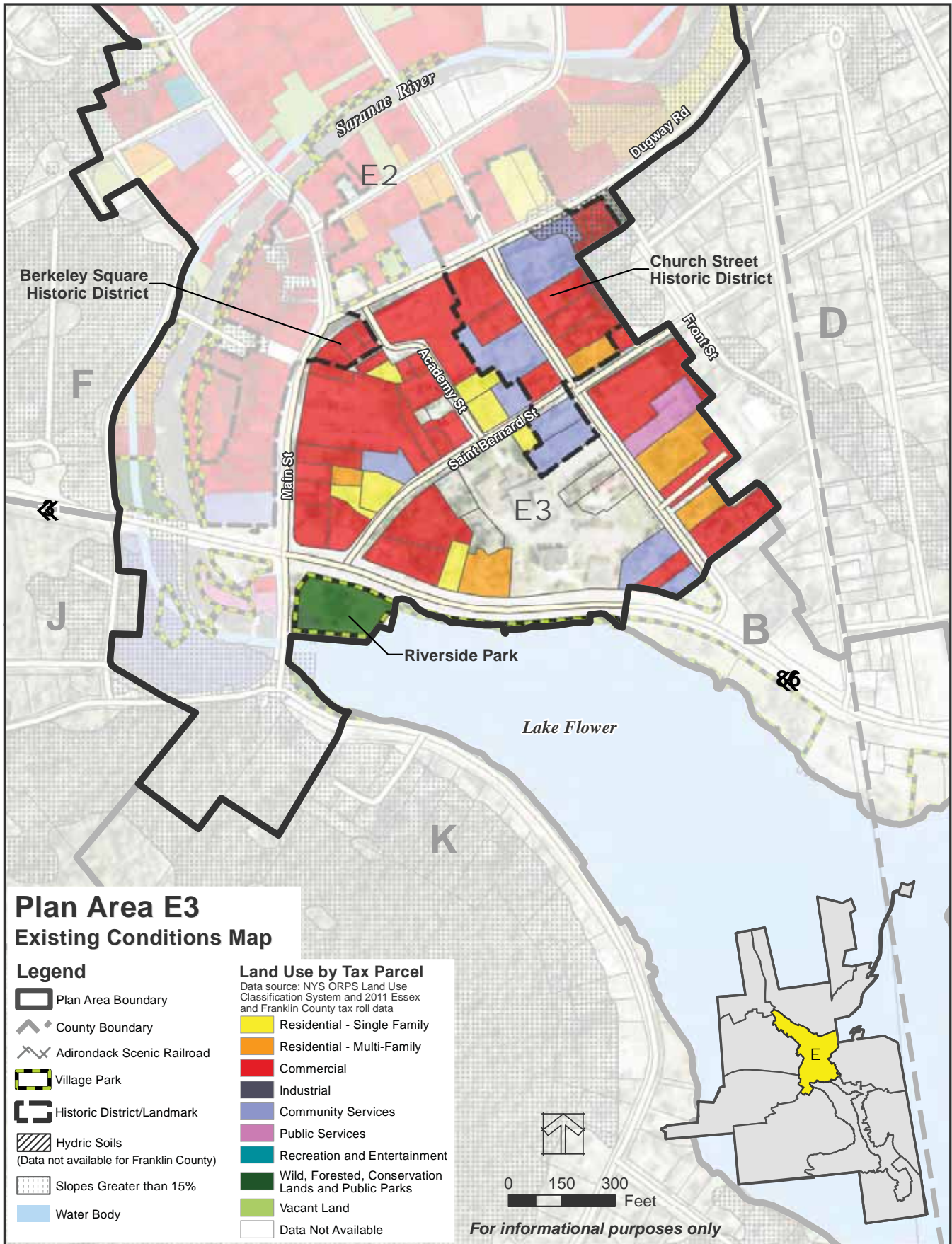
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## Plan Area E(2):

### Planning Strategy for Sub-area E(2):

1. Identify methods to encourage residents and visitors to access the waterfront area
2. Identify methods to improve the development of a mix of land uses along waterfront areas
3. Incorporate the planned maintenance of the Riverwalk into the Village Capital Improvement Program
4. Strive to complete the vision for improvements to the skate board park adjoining the former Village Hall
5. Require use of proper stormwater management, erosion control, and maintenance of existing vegetation along the shoreline. These measures should be applied to redevelopment of areas adjoining or in close proximity to the Saranac River shoreline
6. Update the plan and complete the Riverwalk
7. Develop a plan targeting coordinated improvements and optimal use of underutilized buildings and lots within the Main Street, Woodruff Street, Church Street and Broadway area. Such a plan should encourage first floor commercial uses with mixed uses including residential on upper floors. Any new development should be of appropriate scale and architecture, with buildings oriented to the street and front facades with ample window space and direct pedestrian entry points. This plan should include an update of the building and parcel inventory for the area specified
8. Establish a multi-modal rail/trail through the railroad corridor with connections and linkages to the Downtown area





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## Plan Area E(3):

### Location and Features:

This area is centrally located in the heart of the Village and encompasses the central business district. The centralized nature of goods and services reflects the confluence of natural features occurring here – the Saranac River Valley and the presence of hills to the west (French Hill); to the east (Helen Hill) and to the north; and Lake Flower to the southwest.

Plan Area E - Parcel and Land Use Statistics: (Source: County RPS)

Total Acres	108		
Total Number of Parcels	264		
Single Family Residential Acres	6	Industrial Acres	0
Single Family Residential Parcels	30	Industrial Parcels	0
Multi-Family Residential Acres	3.6	Open Space Acres	1.6
Multi-Family Residential Parcels	17	Open Space Parcels	2
Commercial Acres	38	Other Parcels Acres	18
Commercial Parcels	131	Other Parcels	69
Institutional Acres	26		
Institutional Parcels	15		
Area Road Length (miles)	2.8		

### Existing Characteristics: Natural and Geological:

- Saranac River Valley
- Surrounding ridges to the east, west and north resulting in changes in slope
- Locally and regionally significant views of the river and surrounding mountains

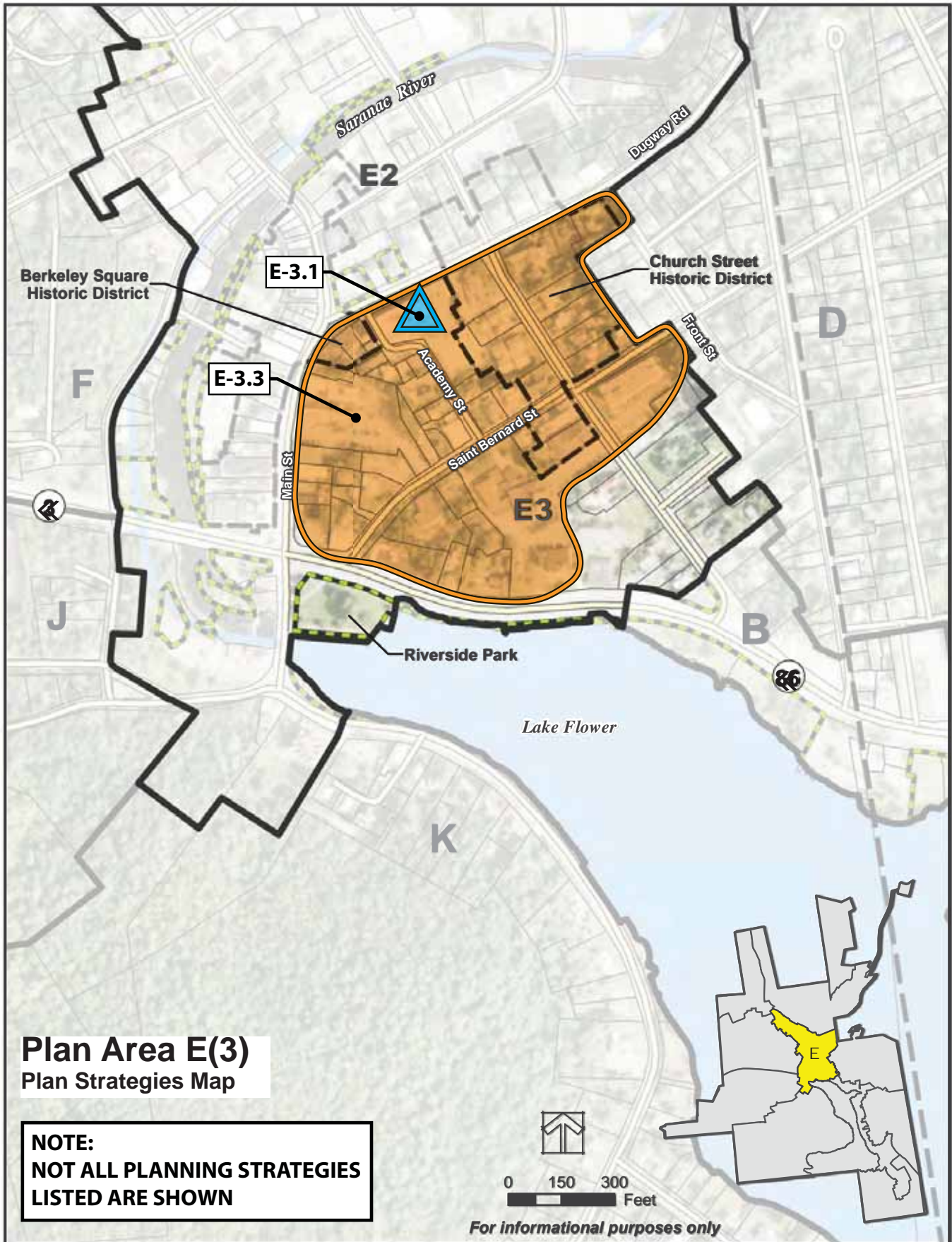
### Existing Characteristics: Built Environment:

- Centrally located to residential neighborhoods and attractions (parks, trails, historic features, etc.)
- Village commercial/service center
- High degree of mixed and diverse uses
- Predominance of older, historically significant buildings
- Berkeley Square and Church Street Historic Districts
- Zero-lot line setbacks as required in the Village Land Use Law
- Downtown is the key element to the Village economy
- Diverse attractions: Riverwalk, carousel, parks, shopping, lodging, dining
- Walkable, dense built environment
- Public on/off street parking

### Recent Developments within the Area:

- The Union Depot was restored and Adirondack Scenic Railroad began use of the railroad for a tourist train between Lake Placid and Saranac Lake
- Paul Smiths College sold the Hotel Saranac to a private owner
- New sidewalks were installed along Main Street
- Sections of the “Riverwalk” were constructed
- The Adirondack Carousel was constructed in William Morris Park
- Several new businesses have been developed along the waterfront
- Railroad was listed on the state and federal register of historic places





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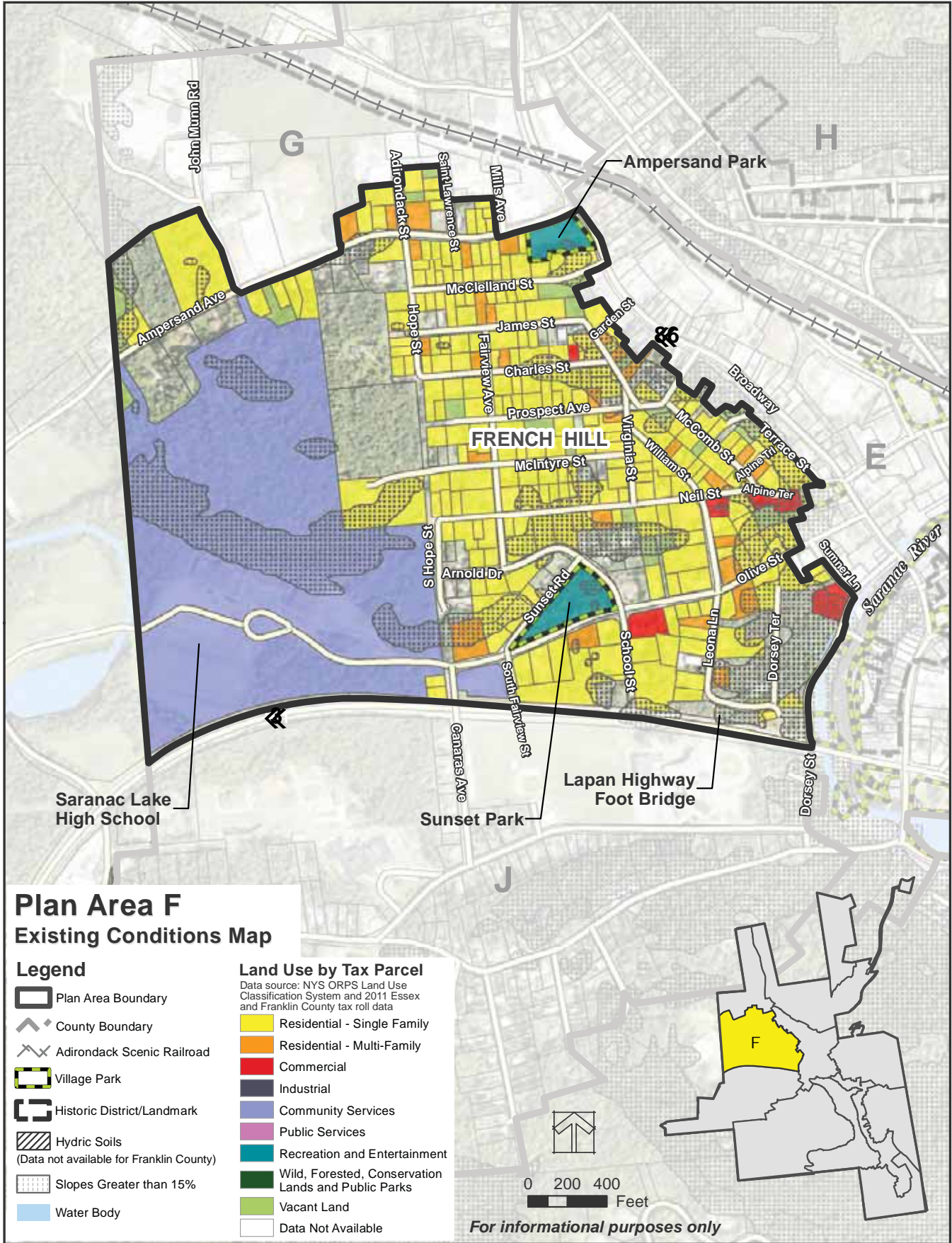
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## Plan Area E(3):

### Planning Strategy for Sub-area E(3):

1. Encourage and facilitate restoration and development of Hotel Saranac as a destination for lodging and other mixed-uses
2. Develop a plan targeting coordinated improvements and optimal use of underutilized buildings and lots within the Church Street, Academy and Saint Bernard Street area. Such a plan should encourage first floor commercial uses with mixed uses including residential on upper floors. Any new development should be of appropriate scale and architecture, with buildings oriented to the street and front facades with ample window space and direct pedestrian entry points. This plan should include an update of the building and parcel inventory for the area specified





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## Plan Area F:

### Location and Features:

This area known as French Hill is located to the northwest with boundaries well-defined by the LaPan Memorial Highway (NYS Route 3) to the south; the properties fronting on Broadway to the east and Ampersand Avenue to the north. The area is further characterized by its sloping topography and a land use pattern that constitutes a cohesive and stable neighborhood.

Plan Area F - Parcel and Land Use Statistics: (Source: County RPS)

Total Acres	179		
Total Number of Parcels	339		
Single Family Residential Acres	61	Industrial Acres	0
Single Family Residential Parcels	230	Industrial Parcels	0
Multi-Family Residential Acres	5.6	Open Space Acres	0
Multi-Family Residential Parcels	29	Open Space Parcels	0
Commercial Acres	2.1	Other Parcels Acres	34
Commercial Parcels	7	Other Parcels	71
Institutional Acres	46		
Institutional Parcels	2		
Area Road Length (miles)	4.8		

### Existing Characteristics: Natural and Geological:

- The hill and resulting sloping terrain around French Hill
- Locally significant views
- Forested area to the west

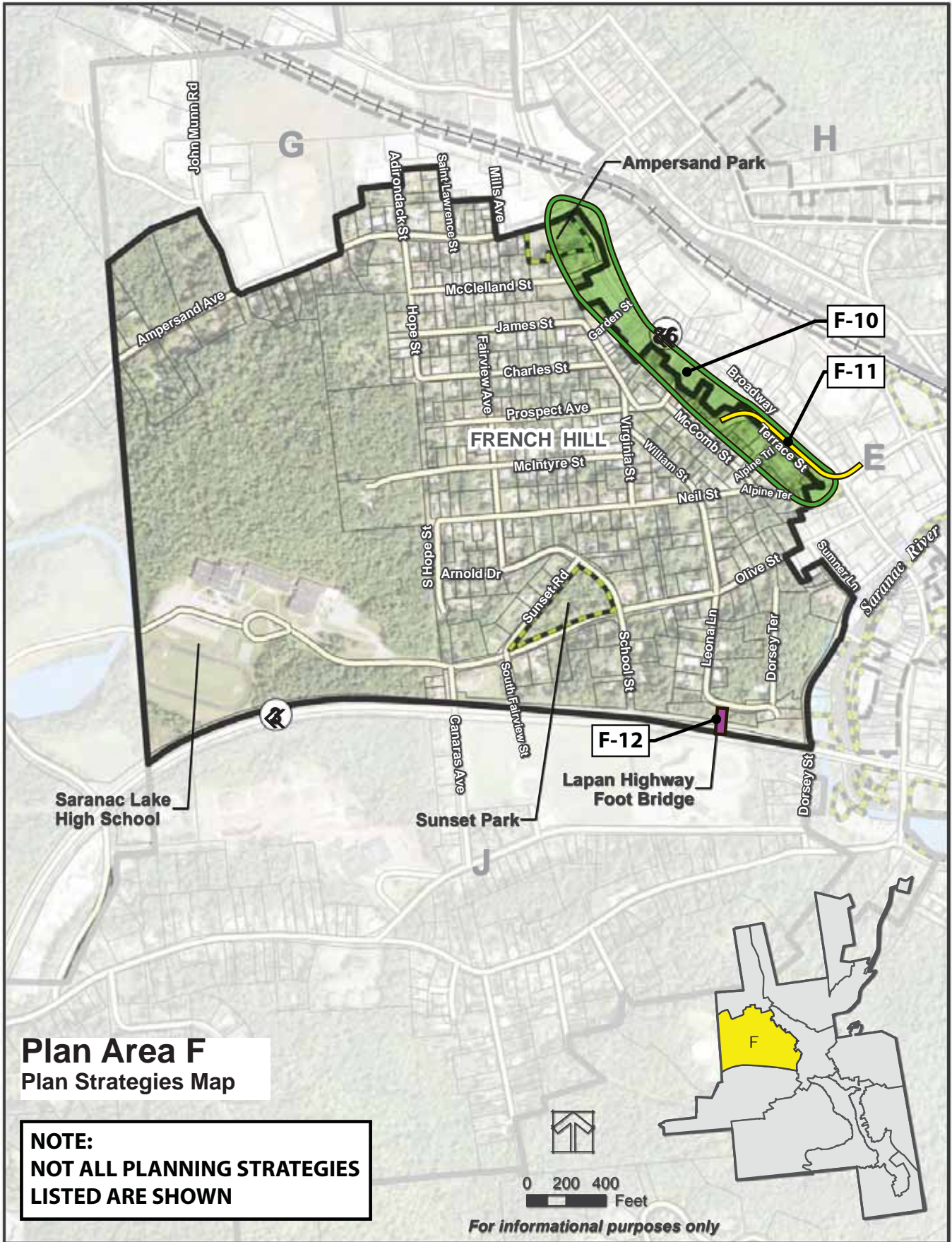
### Existing Characteristics: Built Environment:

- Dense residential neighborhood
- High school and district offices
- Configuration of the residential building stock and parcel size serve as a source for affordable housing

### Recent Developments within the Area:

- Some deterioration of condition among the housing stock
- LaPan Highway Footbridge closed – pending reopening by fall 2012
- Inclusion of manufactured homes





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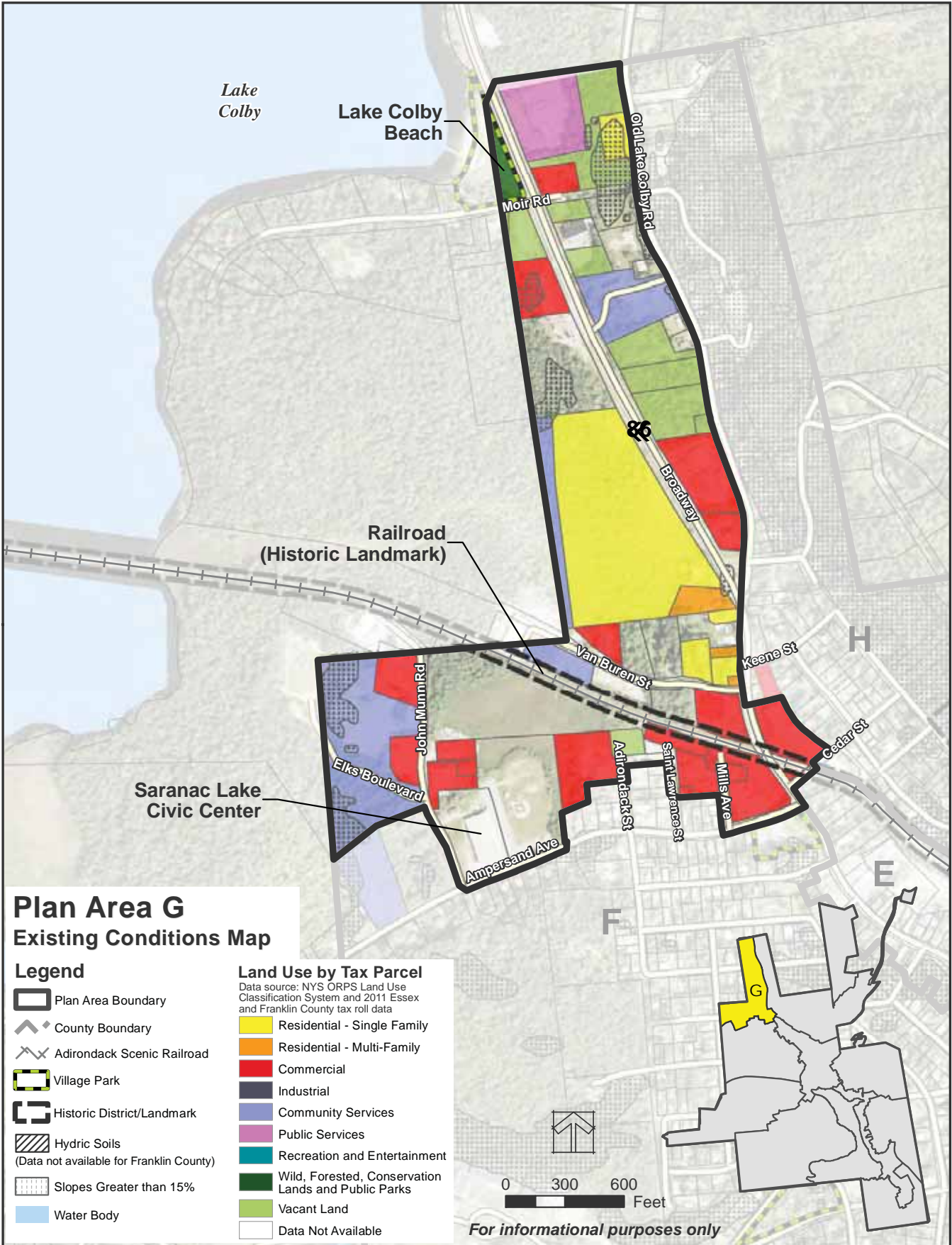
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## Plan Area F:

### Planning Strategies:

1. Maintain the character and integrity of the existing residential neighborhood
2. Consider undertaking a housing rehabilitation program for qualifying residents
3. Consider allowance of limited neighborhood scale commercial uses
4. Encourage infill of vacant lots with housing of similar character and scale as the existing housing stock
5. As infill of vacant lots occurs, encourage building size and orientation of primary and accessory buildings that are well-scaled to the dimensions of the parcel
6. Encourage the formation of a neighborhood association/committee as a means for residents to communicate their needs for the neighborhood
7. Consider allowance of limited home occupations
8. Require use of proper stormwater management, erosion control, and maintenance of existing vegetation
9. Consider allowance of expanded housing options within existing residential lots to meet the special needs of family members (i.e. elderly parents, persons with special needs, etc.)
10. As redevelopment and new development occurs along properties fronting on Broadway apply proper buffering and screening in areas where commercial and residential uses are adjoining
11. Consider stabilization and restoration of the former Alpine Terrace intersection with Broadway as a pedestrian/bicycle pathway reestablishing a vital connection to downtown for the residents of the French Hill neighborhood. Such consideration should first include an assessment of feasibility and any associated liability with reuse as a pedestrian pathway
12. Work with the NYS Department of Transportation to ensure that the LaPan Highway footbridge is reopened by 2013. As the bridge spans one of the gateways to the Village the new bridge should be attractive, while providing for ease of maintenance. In that regard it is suggested that the bridge design include a covered walkway to avoid the need for snow removal and a “screen or rack system” which would allow for display of lightweight artwork and decorations that could be changed seasonally. Such a system would facilitate customization of the bridge to display community-based messages. Other attributes should include ornamental and functional lighting to improve aesthetics while aiding security. If constructed in this manner the bridge could serve as a prototype for similar applications in communities across the state.
13. Work with school district administrators to develop safe routes to school for students within walking distance of the high school
14. To the extent practicable encourage restoration of those retaining walls that prove to be in need of repair in the area





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## Plan Area G:

### Location and Features:

This area is located to the upper northwest section of the Village with boundaries defined by Upper Broadway to the east and Ampersand Avenue to the south. The area is characterized by Lake Colby at the northerly edge of the area and a mix of highway-oriented, commercial uses along the NYS Route 86 corridor.

Plan Area G - Parcel and Land Use Statistics: (Source: County RPS)

Total Acres	104		
Total Number of Parcels	59		
Single Family Residential Acres	21	Industrial Acres	0
Single Family Residential Parcels	7	Industrial Parcels	0
Multi-Family Residential Acres	0.9	Open Space Acres	0.1
Multi-Family Residential Parcels	1	Open Space Parcels	1
Commercial Acres	20	Other Parcels Acres	34
Commercial Parcels	18	Other Parcels	28
Institutional Acres	17		
Institutional Parcels	4		
Area Road Length (miles)	1.7		

### Existing Characteristics: Natural and Geological:

- Lake Colby
- Regionally significant views of Lake Colby

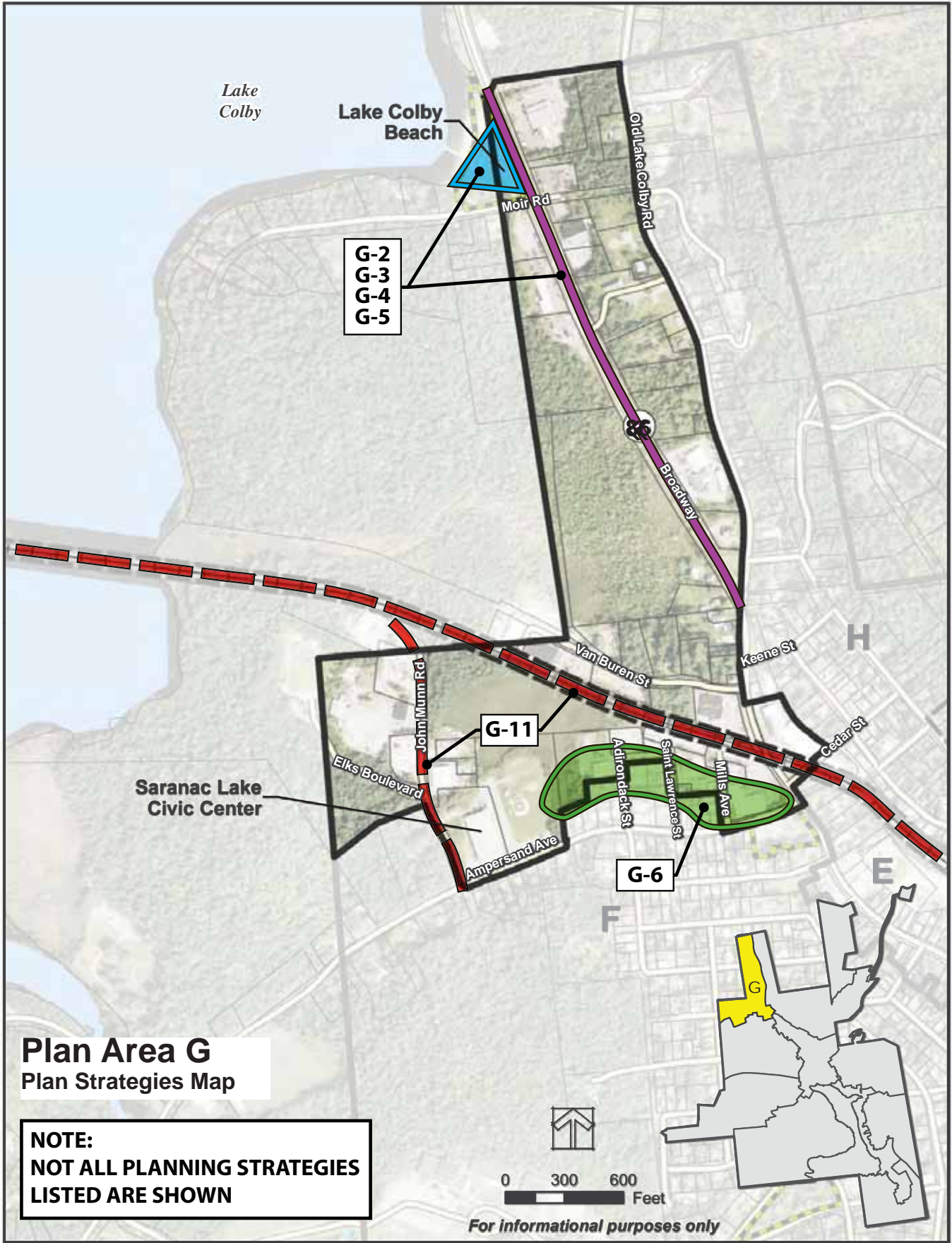
### Existing Characteristics: Built Environment:

- The section of NYS Route 86 and Upper Broadway through this area is an area of transition from large, less densely developed parcels to the north and outside the Village to smaller more densely developed parcels at the northern edge of downtown
- Lake Colby recreation area off Moir Road
- Saranac Lake Civic Center on Ampersand Avenue
- Village Department of Public Works maintenance facility on Van Buren Street
- Adirondack Medical Center located just north of the area on NYS Route 86
- Mix of commercially and light industrial-oriented land uses along NYS Route 86 and Ampersand Avenue

### Recent Development within the Area:

- Railroad was listed on the state and federal register of historic places





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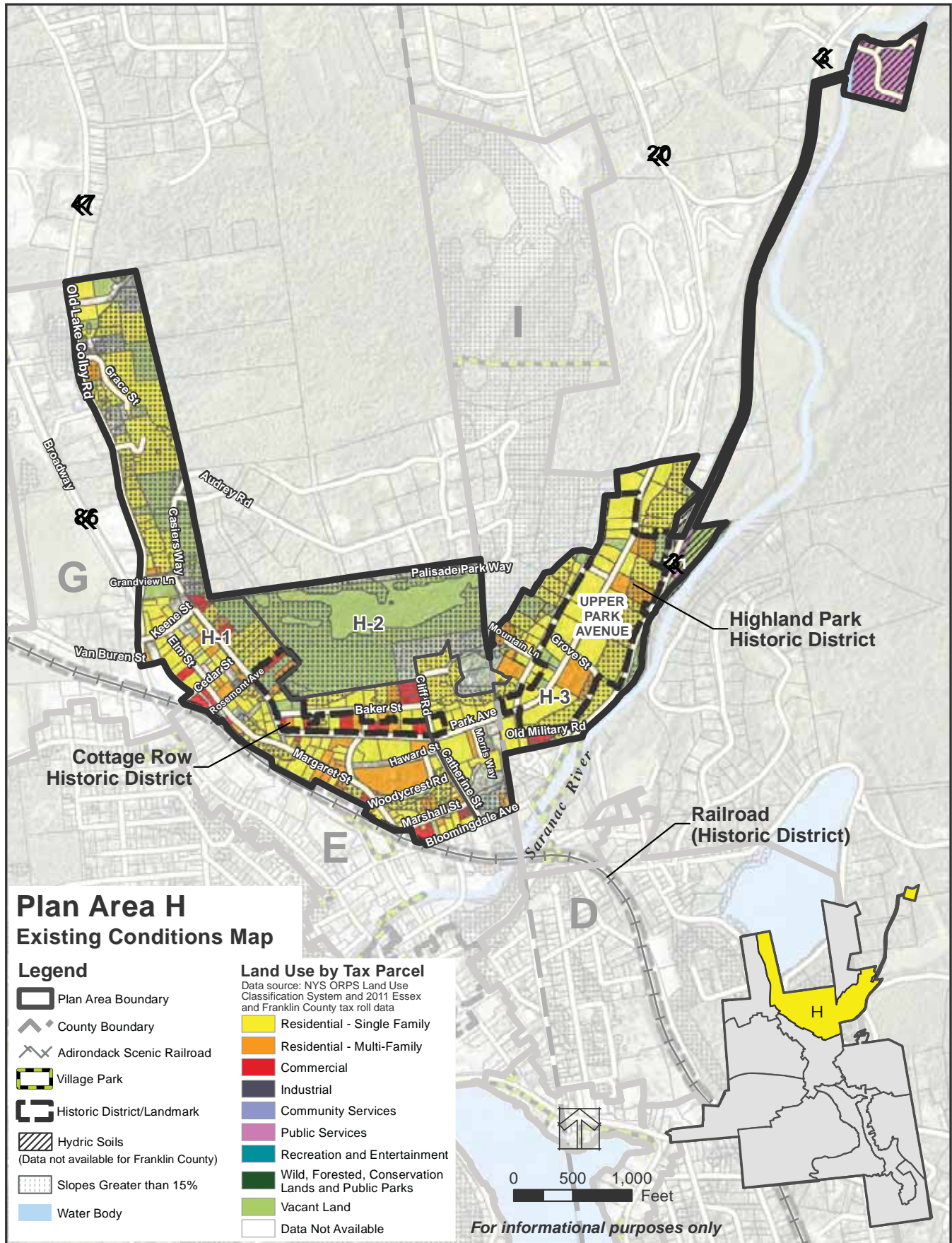
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## Plan Area G:

### Planning Strategies:

1. Encourage the highest and best use of existing commercial parcels (for both new development and redevelopment) with design characteristics that complement the area as a gateway to the Village
2. Consider development of “form-based” design guidelines as part of the review process for new development and redevelopment of parcels fronting on NYS Route 86
3. Employ access management principles (defined access points, consolidated driveways, reduction of conflicting turning movements, etc.) during review of development/ redevelopment of private parcels on NYS Route 86
4. Upper Broadway (NYS Route 86) as a principal gateway to the Village should contain elements (improved entry signage, lighting, landscaping, streetscape design, etc.) that reflect a sense of arrival to the Village of Saranac Lake
5. Accommodate all modes of travel within the existing right-of-way of NYS Route 86 particularly for travelers seeking access to the Lake Colby recreation area off Moir Road
6. Protect the character and integrity of residential homes along Ampersand Avenue, Adirondack Street and St. Lawrence Street through maintenance of proper buffering and screening in areas adjoining non-residential uses
7. Consider allowance of limited home occupations
8. Require use of proper stormwater management, erosion control, and maintenance of existing vegetation
9. Consider well-planned signage and wayfinding to assist with the effective movement of people through this area
10. Extend the multi-modal rail/trail along the railroad corridor to Little Lake Colby
11. Consider establishing a trail linkage from the trails around Lake Colby to John Munn Road
12. Consider establishment of connections and linkages from the extended multi-purpose recreational trail in the railroad corridor to existing pathways where possible
13. Construct a canoe/kayak launch at Lake Colby beach





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## Plan Area H:

### Location and Features:

This area is located in the north central section of the Village with Old Lake Colby Road forming the westerly boundary; the railroad corridor forming the southerly boundary; and Bloomingdale Avenue (NYS Route 3) forming the easterly boundary.

Plan Area H - Parcel and Land Use Statistics: (Source: County RPS)

Total Acres	217		
Total Number of Parcels	318		
Single Family Residential Acres	84	Industrial Acres	0
Single Family Residential Parcels	183	Industrial Parcels	0
Multi-Family Residential Acres	15	Open Space Acres	0
Multi-Family Residential Parcels	44	Open Space Parcels	0
Commercial Acres	6.2	Other Parcels Acres	74
Commercial Parcels	21	Other Parcels	70
Institutional Acres	0		
Institutional Parcels	0		
Area Road Length (miles)	5.7		

### Existing Characteristics: Natural and Geological:

- Sloping topography west of Old Military Road and through the northern central part of the area
- Wooded areas among the neighborhoods and along the steep slopes as noted above
- Bedrock outcroppings around Woodycrest Road

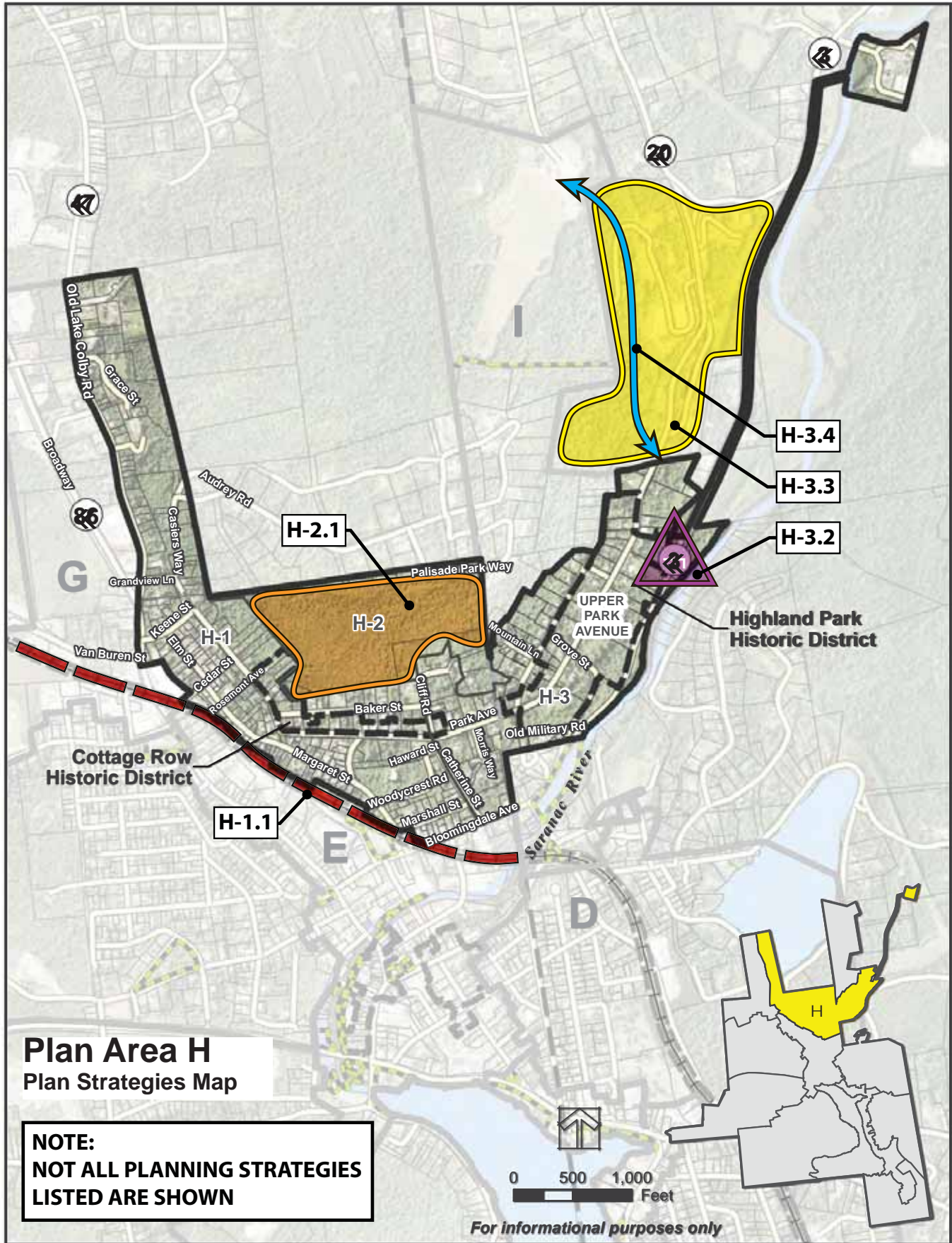
### Existing Characteristics: Built Environment:

- The land use of the area is predominantly residential with well-defined, cohesive neighborhoods with an exceptional concentration of cure cottages
- The residential buildings are comparatively larger with many historically significant features
- The neighborhoods are well connected by a network of pedestrian walkways
- The Village sewer treatment plant is located to the northeastern part of the area

### Recent Developments within the Area:

- Deteriorating conditions with some of the residential buildings
- Retaining wall along the north side of Bloomingdale Avenue (NYS Route 3) shows some signs of deterioration





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## Plan Area H:

### General Planning Strategies:

1. Maintain the character and integrity of residential areas
2. Discourage development of incompatible and/or mixed uses within established residential areas
3. Require use of proper stormwater management, erosion control, and maintenance of existing vegetation particularly in areas with steep slopes
4. Encourage new development that is architecturally compatible with the existing building elements
5. Encourage the formation of a neighborhood association/committee as a means for residents to communicate their needs for their respective neighborhoods
6. Consider well-planned signage and wayfinding to assist with the effective movement of people through this area
7. Consider allowance of limited home occupations
8. Apply proper screening in areas where institutional/commercial and residential uses are adjoining
9. Consider limited neighborhood scale commercial uses
10. Consider targeting housing rehabilitation efforts to correct substandard conditions
11. To the extent practicable encourage restoration of the historic elements of the cure cottages in the area
12. Consider allowance of expanded housing options within existing residential lots to meet the special needs of family members (i.e. elderly parents, persons with special needs, etc.)

### Planning Strategy for Sub-area H-1:

1. Establish a multi-modal rail/trail through the railroad corridor with connections and linkages to existing pathways where possible

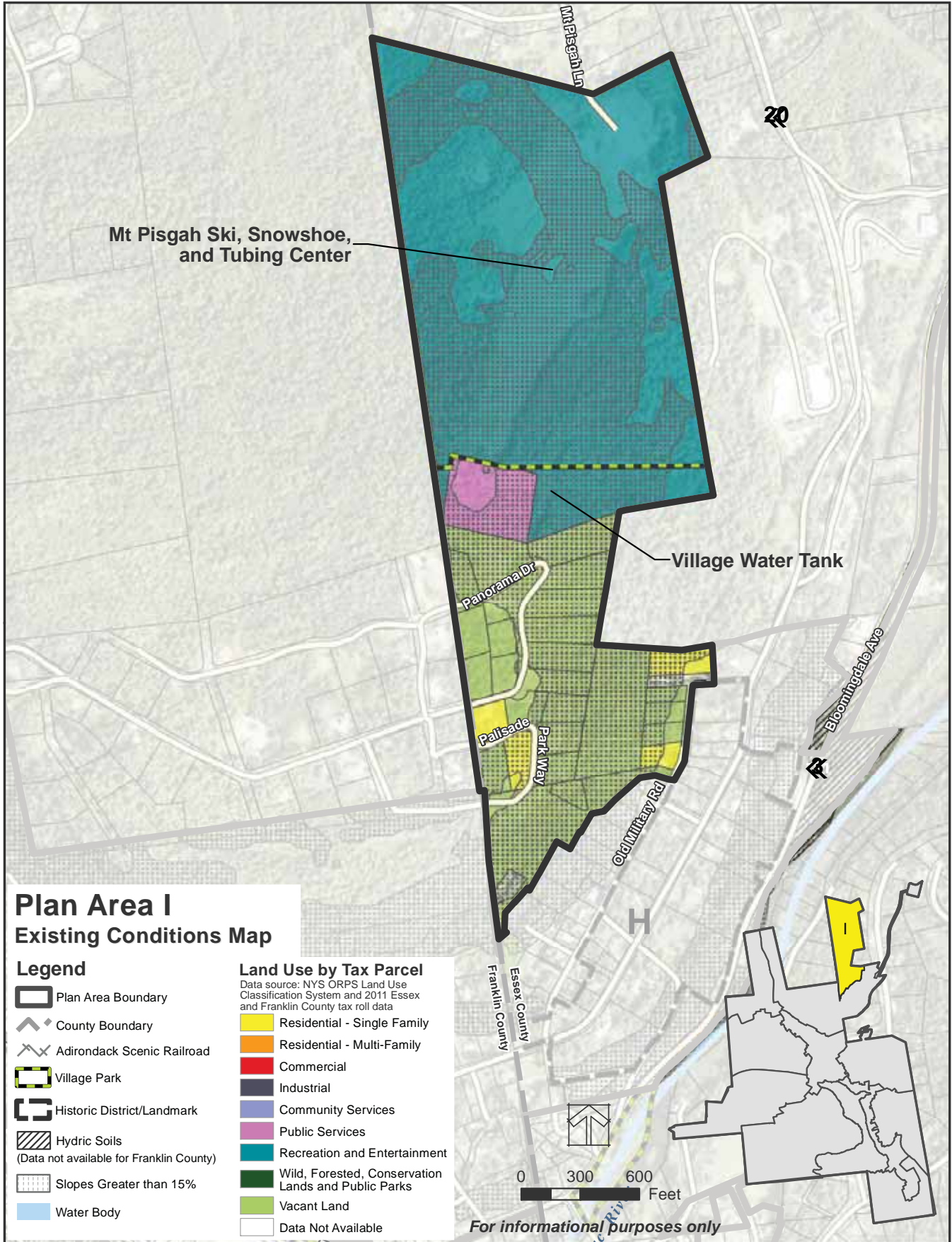
### Planning Strategy for Sub-area H-2:

1. Should a proposal be made for development, encourage considerations of mitigation measures for reducing impacts associated with altering the terrain and associated loss of vegetation through this sub-area

### Planning Strategies for Sub-area H-3:

1. Consider reaching out to the NYS Department of Transportation to investigate the condition of the retaining wall along Bloomingdale Avenue (NYS Route 3)
2. Bloomingdale Avenue (NYS Route 3) as a principal gateway to the Village should contain elements (improved entry signage, lighting, landscaping, streetscape design, etc.) that reflect a sense of arrival to the Village of Saranac Lake
3. As annexation and subsequent development of the parcels comprising the American Management Association (AMA) are considered, consideration should also be given to traffic calming measures through the sub-area, opportunities for mixed land use, conservation of historic characteristics within the area, and opportunities to effectively connect the properties through pedestrian linkages
4. Encourage the establishment of a bicycle/pedestrian path to the Mount Pisgah recreation area located to the north of this sub-area
5. Consider allowance of additional dwelling units within larger single-family homes within this sub-area





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## Plan Area I:

### Location and Features:

This area is located in the northerly-most section of the Village and is accessed from Mt. Pisgah Road and Panorama Drive.

Plan Area H - Parcel and Land Use Statistics: (Source: County RPS)

Total Acres	110		
Total Number of Parcels	28		
Single Family Residential Acres	3.1	Industrial Acres	0
Single Family Residential Parcels	4	Industrial Parcels	0
Multi-Family Residential Acres	0	Open Space Acres	0
Multi-Family Residential Parcels	0	Open Space Parcels	0
Commercial Acres	0	Other Parcels Acres	107
Commercial Parcels	0	Other Parcels	24
Institutional Acres	0		
Institutional Parcels	0		
Area Road Length (miles)	0.5		

### Existing Characteristics: Natural and Geological:

- Mount Pisgah
- Sloping topography associated with Mount Pisgah
- Densely wooded areas among the undeveloped areas
- Regionally significant views from Mount Pisgah and Panorama Drive (private road)

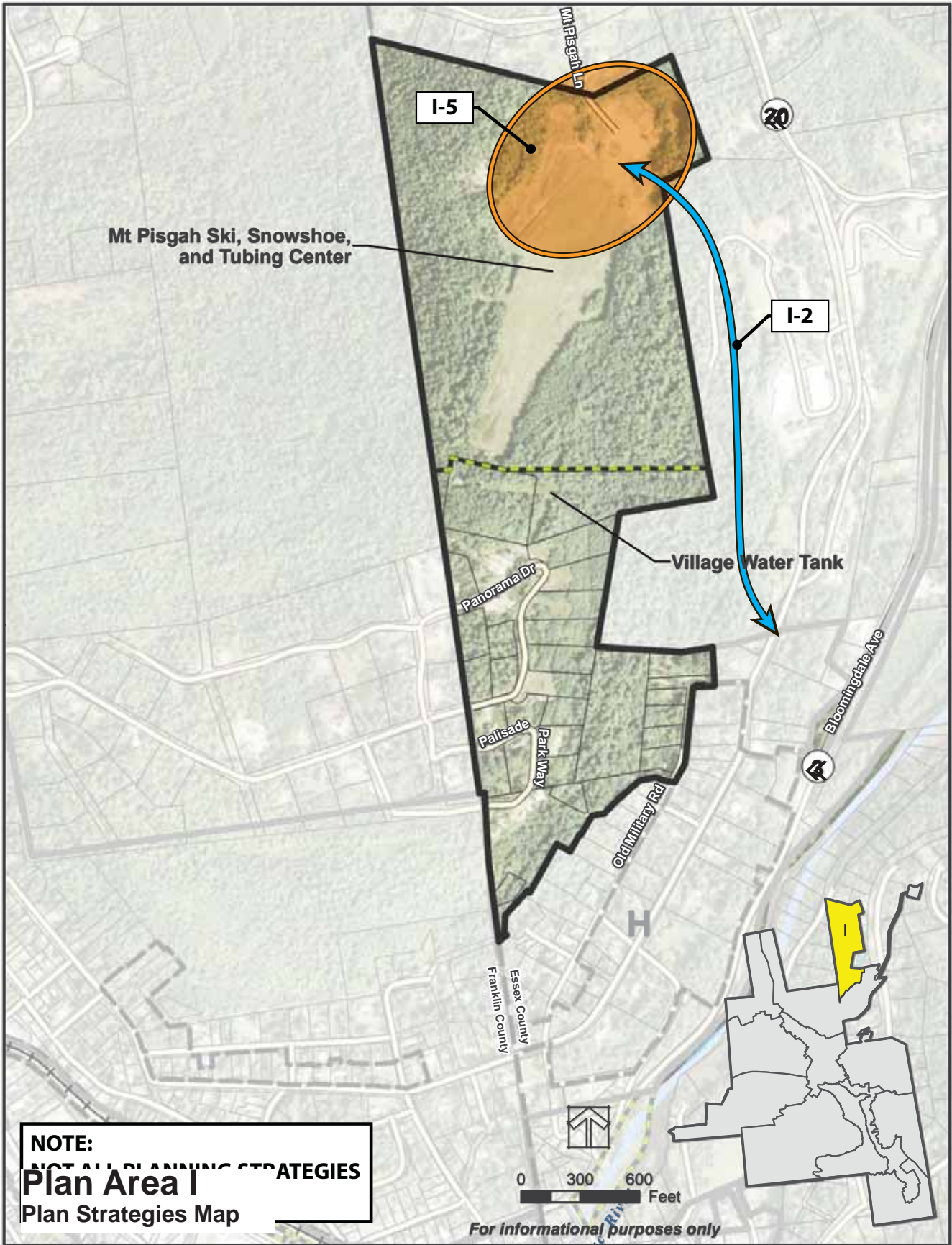
### Existing Characteristics: Built Environment:

- Mt. Pisgah Ski, Snow Shoe and Tubing Center and Veteran's Memorial
- Residential subdivision with limited development and some vacant lots

### Recent Developments within the Area:

- A municipal water storage tank and associated wells were installed to the east of the Mt. Pisgah Ski Center
- Installation of communication/cell towers on the site of the Mt. Pisgah Ski Center
- Subdivision of land on the west side of the plan area, south of the water tank referenced above





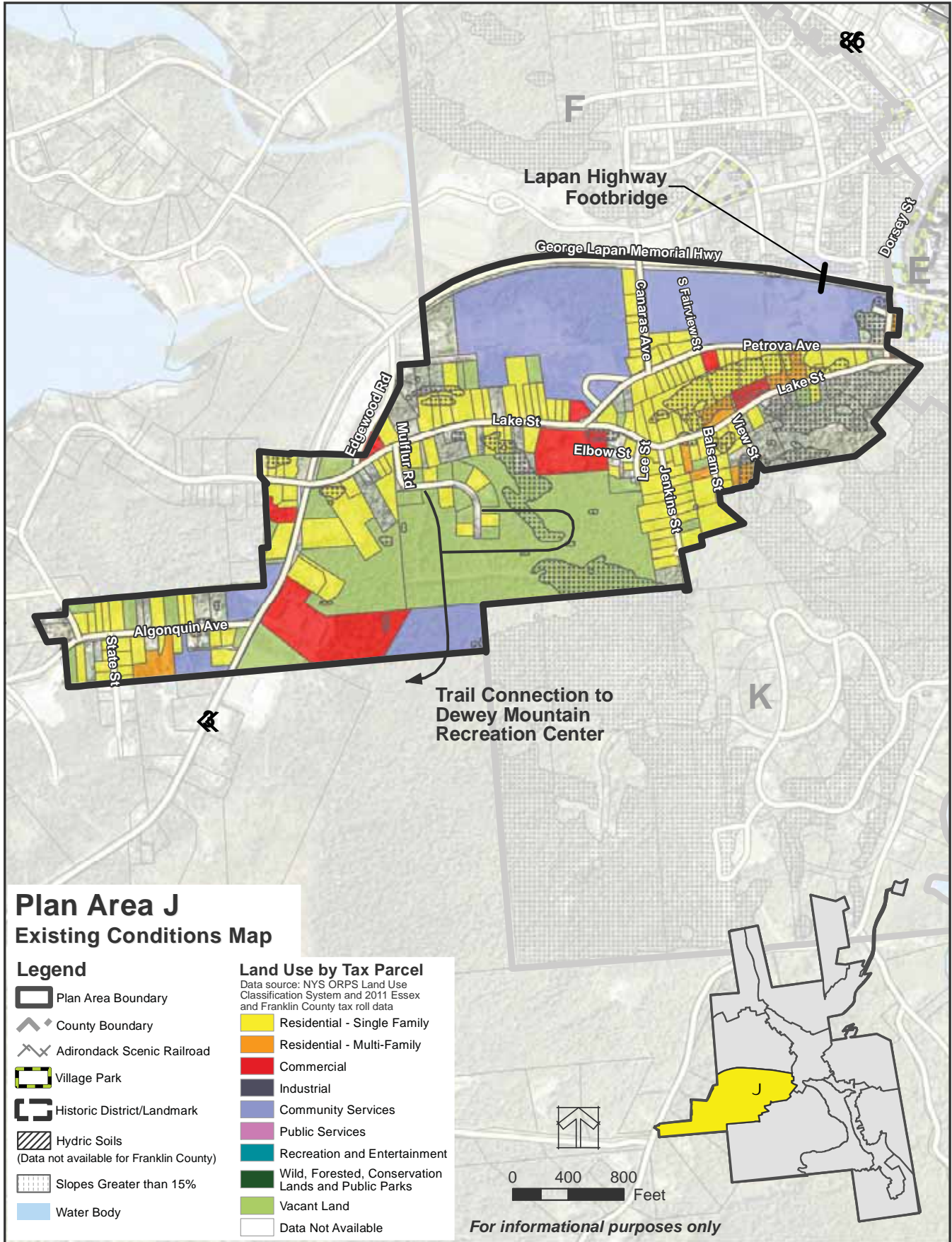
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## Plan Area I:

### Planning Strategies:

1. Maintain the recreational attributes of the Mt. Pisgah Ski, Snow Shoe and Tubing Center
2. Consider establishment of a bicycle/pedestrian path connecting the Mt. Pisgah Ski, Snow Shoe and Tubing Center with a trail extending through Plan Area H
3. Should a proposal be made for development/redevelopment, encourage considerations of mitigation measures for reducing impacts associated with altering the terrain and associated loss of vegetation through this area
4. Require use of proper stormwater management, and erosion control measures
5. Encourage year-round activities (mountain biking, foot races, expanded recreational facilities, etc.) at the Mt. Pisgah Ski Center to maximize the benefit of this facility to the Village and the residents
6. Consider well-planned signage and wayfinding to assist with the effective movement of people through this area
7. Encourage the formation of a neighborhood association/committee as a means for residents to communicate their needs for their respective neighborhoods





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## Plan Area J:

### Location and Features:

This area is located in the west central portion of the Village and with the presence of the LaPan Memorial Highway (NYS Route 3) serves as the westerly gateway to the Village.

Plan Area J - Parcel and Land Use Statistics: (Source: County RPS)

Total Acres	223		
Total Number of Parcels	246		
Single Family Residential Acres	54	Industrial Acres	0
Single Family Residential Parcels	146	Industrial Parcels	0
Multi-Family Residential Acres	4.4	Open Space Acres	0
Multi-Family Residential Parcels	9	Open Space Parcels	0
Commercial Acres	15	Other Parcels Acres	82
Commercial Parcels	8	Other Parcels	78
Institutional Acres	47		
Institutional Parcels	5		
Area Road Length (miles)	3.6		

### Existing Characteristics: Natural and Geological:

- Varying topography
- Largely forested areas

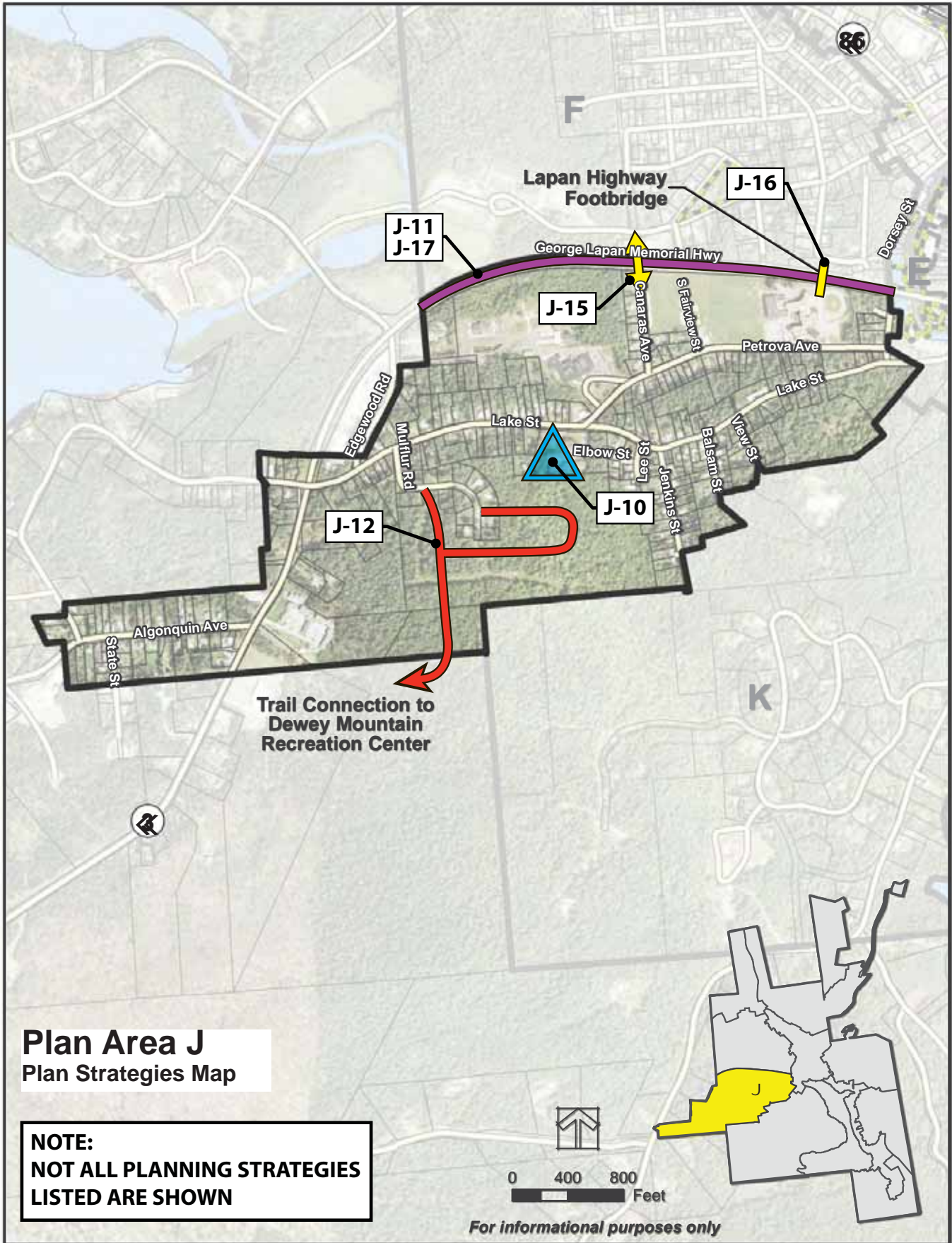
### Existing Characteristics: Built Environment:

- Linear residential neighborhoods
- Concentrations of institutional uses including the Petrova Elementary School, school district athletic fields, and a private adult rehabilitation facility
- The Trudeau Institute, a prominent employer with strong heritage in the community, is located on Algonquin Avenue just outside the area boundary
- Two (2) affordable housing complexes – Adirondack Apartments and the Algonquin Apartments

### Recent Developments within the Area:

- The Trudeau Institute decided to remain at their existing facility on Algonquin Avenue
- Plan Area J has been altered to include a portion of the former Plan Area L
- A residential subdivision known as “Dewey Mountain Village” with an access road (Mulflur Road) off Lake Street has several homes constructed. The plot plan for the Village includes 39 single-family lots, future townhomes, and a system of trails that connects to the Dewey Mountain Recreation Center in the Town of Harrietstown





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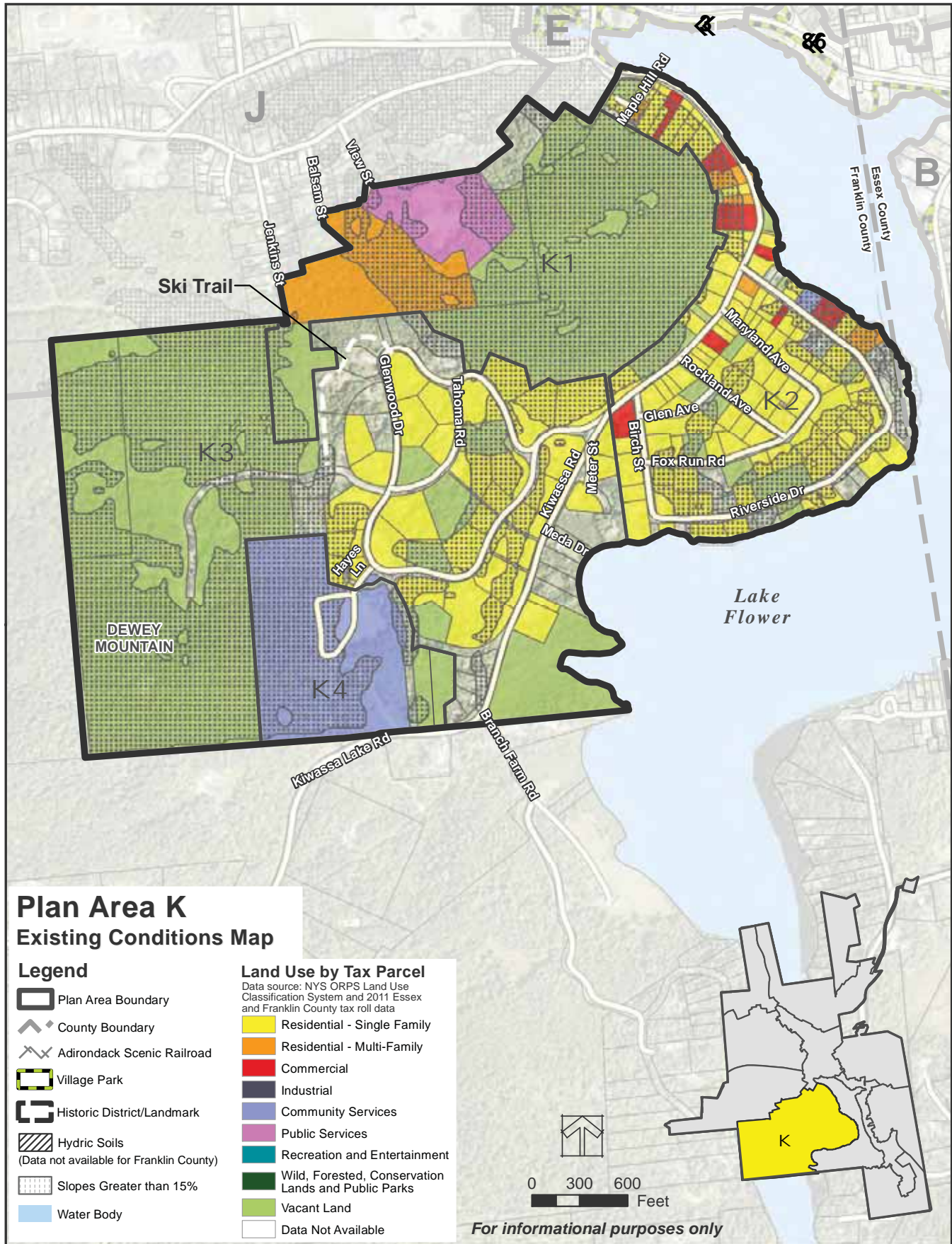
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## Plan Area J:

### Planning Strategies:

1. Plan Area K and the areas of the Town of Harriestown beyond are only reached via Kiwassa Road; consideration should be given to finding alternate route(s) to a public road or street to the northwest (Lake Street or NYS Route 3) which would provide emergency access and, if feasible, daily vehicular access to both Plan Area K and the Town lands beyond. Establishing an alternative route may involve extension of the route through Plan Area J. In determining an alternate route consideration should be given to mitigation measures for reducing impacts associated with altering the terrain and the associated loss of vegetation throughout this area
2. Maintain the character and integrity of residential areas
3. Discourage development of incompatible mixed uses within established residential areas
4. Maintain the character and integrity of existing institutional uses
5. Consider allowance of limited neighborhood-scale commercial uses
6. As infill of vacant lots occurs, encourage building size and orientation of primary and accessory buildings that are well-scaled to the dimensions of the parcel
7. Encourage the formation of a neighborhood association/committee as a means for residents to communicate their needs for the neighborhood
8. Consider allowance of expanded housing options within existing residential lots to meet the special needs of family members (i.e. elderly parents, persons with special needs, etc.)
9. Work with school district administrators to develop safe routes to school for students within walking distance of the elementary school and nearby athletic fields
10. Develop safe routes for multi-modal access to and from the Adirondack Apartments on Lake Street
11. LaPan Memorial Highway (NYS Route 3) as a principal gateway to the Village should contain elements (improved entry signage, lighting, landscaping, streetscape design, etc.) that reflect a sense of arrival to the Village of Saranac Lake
12. As new development/redevelopment is proposed consider a multi-modal access connection through to Plan Area K
13. Consider well-planned signage and wayfinding to assist with the effective movement of people through this area
14. As redevelopment and new development occurs apply proper buffering and screening in areas where institutional and residential uses are adjoining
15. Work with the NYS Department of Transportation where appropriate to improve pedestrian crossings at points along the LaPan Memorial Highway (NYS Route 3)
16. Work with the NYS Department of Transportation to ensure that the LaPan Highway footbridge is reopened
17. Accommodate of all modes of travel within the LaPan Memorial Highway (NYS Route 3) for all travelers as redevelopment of adjoining parcels occurs
18. Require use of proper stormwater management, erosion control, and maintenance of existing vegetation
19. Encourage new single family development that is architecturally compatible with the existing building elements
20. Encourage future subdivision at lot sizes that are compatible with the physical conditions in the area
21. Should a proposal be made for development/redevelopment, encourage consideration of mitigation measures for reducing impacts associated with altering the terrain and associated loss of vegetation throughout this area





## Plan Area K:

### Location and Features:

This area is located in the south central portion of the Village along the west shore of Lake Flower. The area is accessed by Kiwassa Road.

Plan Area K - Parcel and Land Use Statistics: (Source: County RPS)

Total Acres	331		
Total Number of Parcels	216		
Single Family Residential Acres	73	Industrial Acres	0
Single Family Residential Parcels	129	Industrial Parcels	0
Multi-Family Residential Acres	15	Open Space Acres	0
Multi-Family Residential Parcels	7	Open Space Parcels	0
Commercial Acres	4.2	Other Parcels Acres	189
Commercial Parcels	9	Other Parcels	69
Institutional Acres	22		
Institutional Parcels	2		
Area Road Length (miles)	3.9		

### Existing Characteristics: Natural and Geological:

- Lake Flower
- Sloping topography associated with Maple Hill
- Densely wooded areas among the undeveloped areas and residential neighborhoods
- Bedrock outcroppings around Glenwood Drive, Tahoma Road, and the Hawk Ridge subdivision
- Regionally significant views from and of Dewey Mountain and Maple Hill

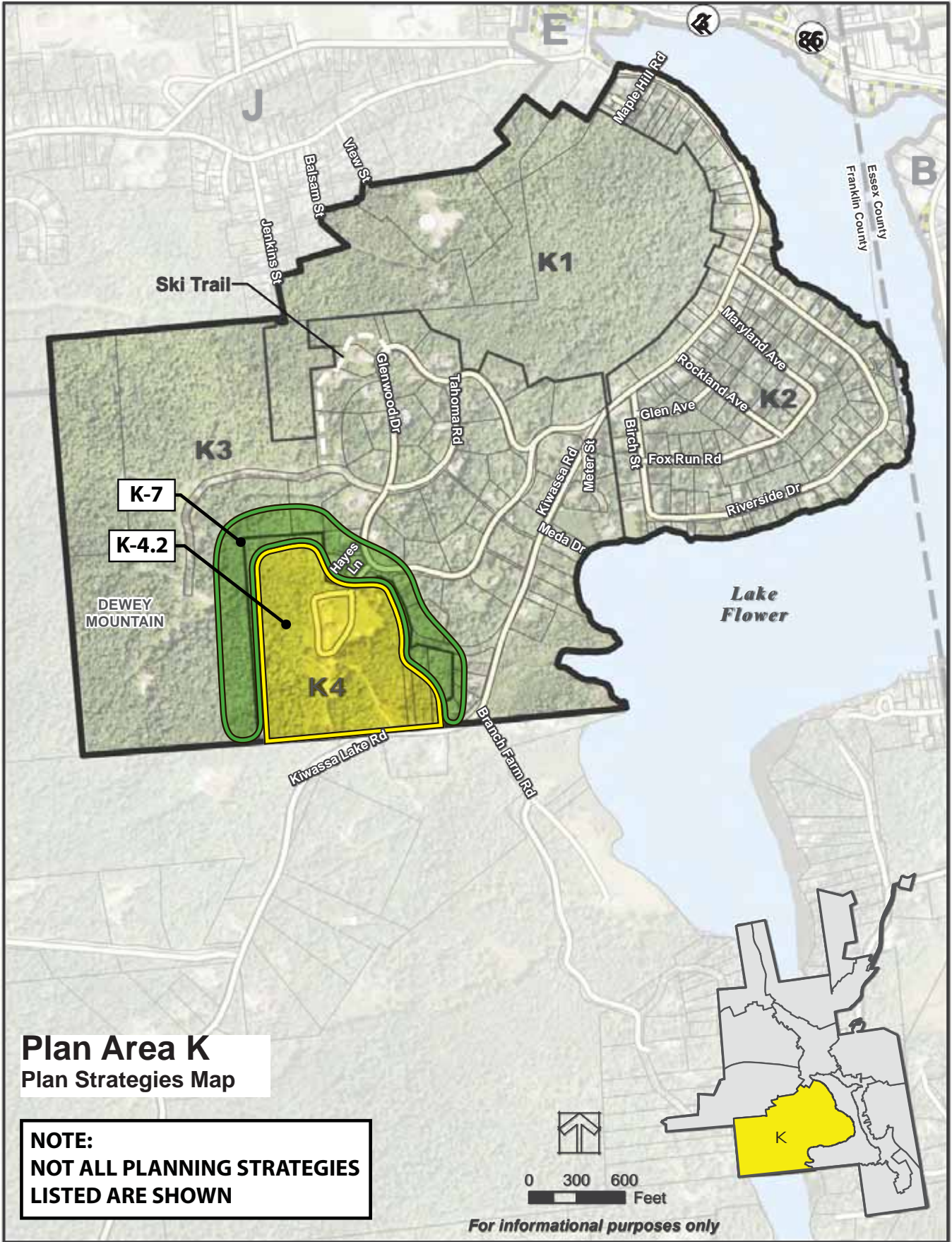
### Existing Characteristics: Built Environment:

- Single family homes on larger lots through the Glenwood Drive area
- Single family homes through Birch Street, Rockland Avenue, Riverside Drive, and Maryland Avenue
- Vehicular access to the area is limited to Kiwassa Road. Additionally, access to destination points in the Town of Harrietstown is also limited as Kiwassa Road is the only route in and out of that area of the Town
- Locally significant views from Kiwassa Road of the Village downtown area to the north and across Lake Flower
- Transitional area through the northern section of Kiwassa Road. Positioned between the more dense commercial development of the downtown area (Area E) and single family neighborhoods to the south, uses along this section of Kiwassa Road are mixed (professional office, multi-family, dwellings, etc.) on larger lots and within larger buildings
- St. Joseph's Addiction Treatment and Recovery Center on Glenwood Drive includes an expansion that is subject to a conditional approval with provision of a designated "no build" buffer zone in an area adjoining Sub-area K-3

### Recent Developments within the Area:

- Plan Area K has been altered to include a portion of the former Plan Area L
- Delineations for Sub-areas K1-K4 have been modified to better reflect existing characteristics of the variations of land use throughout the plan area
- A residential subdivision known as "Hawk Ridge" with an access road (Redskin Way) was constructed off Glenwood Drive





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## Plan Area K:

### General Planning Strategies:

1. Plan Area K and the areas of the Town of Harrietstown beyond are only reached via Kiwassa Road; consideration should be given to finding alternate route(s) to a public road or street to the northwest (Lake Street or NYS Route 3) which would provide emergency access and, if feasible, daily vehicular access to both Plan Area K and the Town lands beyond. In determining an alternate route consideration should be given to mitigation measures for reducing impacts associated with altering the terrain and the associated loss of vegetation throughout this area
2. Require use of proper stormwater management, erosion control, and maintenance of existing vegetation
3. Encourage new development that is architecturally compatible with the existing building elements
4. Encourage the formation of a neighborhood association/committee as a means for residents to communicate their needs for their respective neighborhoods
5. Consider well-planned signage and wayfinding to assist with the effective movement of people through this area
6. Consider allowance of limited home occupations
7. Apply proper screening in areas where institutional/commercial and residential uses are adjoining



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### **Planning Strategies for Sub-area K(1):**

1. Maintain the character and integrity of the adjoining residential area
2. Prohibit development of incompatible multi-family dwellings, development/extension/expansion of institutional uses or mixed uses
3. Should a proposal be made for development, encourage considerations or mitigation measures for reducing impacts associated with altering terrain and associated loss of vegetation through this sub-area

### **Planning Strategies for Sub-area K(2):**

1. Maintain character and integrity of the residential area
2. Continue neighborhood scale mixed uses along the northern section of Kiwassa Road
3. Discourage development of incompatible and/or moderately scaled mixed uses within established residential areas
4. Consider methods to manage installation or expansion of new docks and moorings along the shoreline of Lake Flower
5. Encourage future subdivision at lot sizes that are consistent with existing lot sizes

### **Planning Strategies for Sub-area K-3:**

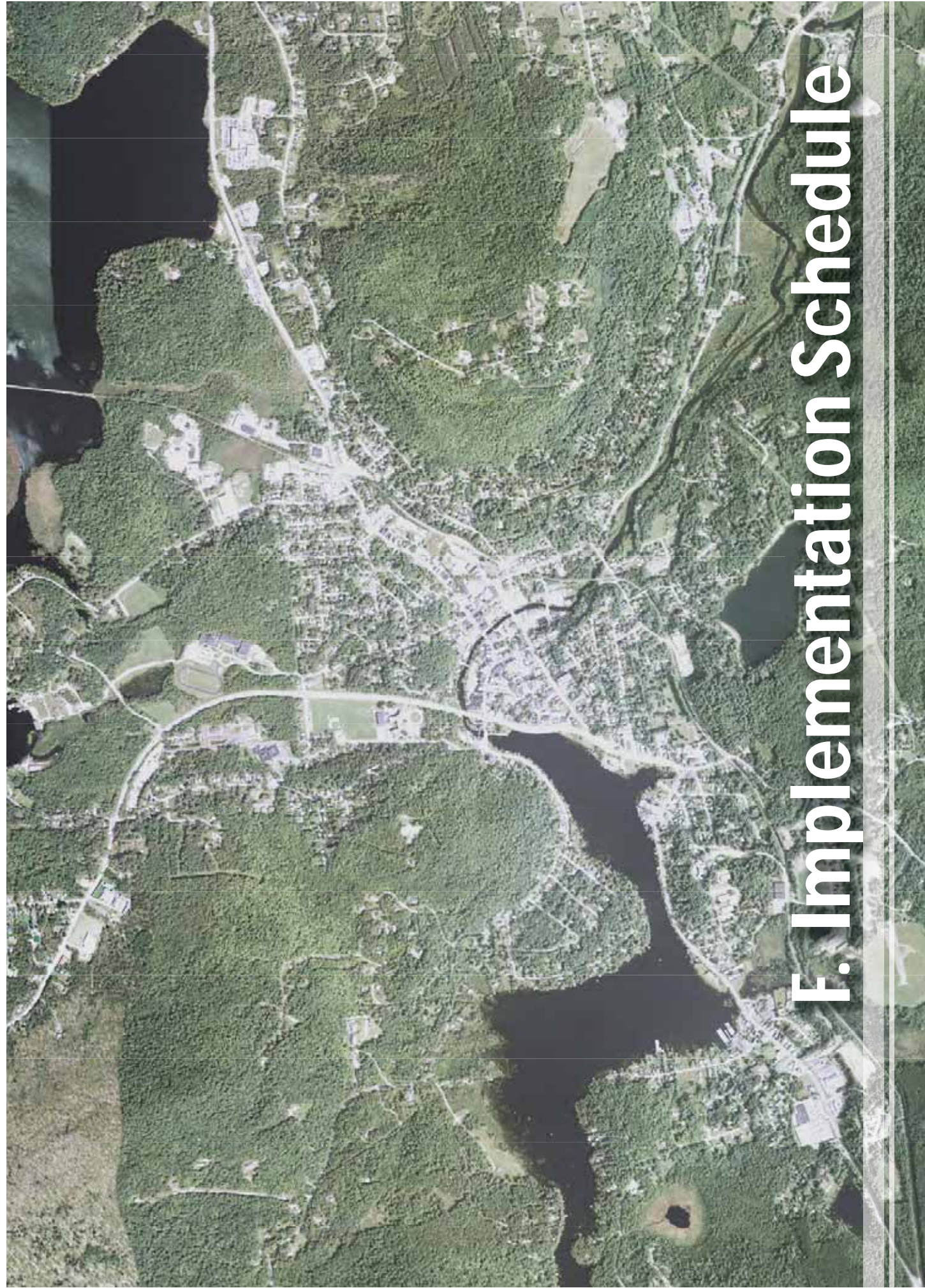
1. Maintain character and integrity of the residential area
2. Prohibit development of multi-family dwellings, development/extension/expansion of institutional uses or mixed uses
3. Encourage new single family development that is architecturally compatible with the existing building elements
4. Encourage future subdivision that considers suitability of roads – particularly alternate connections to the Village, sewer/septic, alternative means for emergency access

### **Planning Strategies for Sub-area K-4:**

1. Maintain the character and integrity of the institutional use in this sub-area and the services and the related employment that it provides
2. Encourage development of a long range plan for St. Joseph's Addiction Treatment and Recovery Center and use of a Planned Unit Development District (PUDD) or similar mechanism to realize the long range plan and important objectives of the institution
3. Actively coordinate the plans of St. Joseph's Addiction Treatment and Recovery Center and the Village to explore ways that the plan initiatives of each entity can be mutually pursued and the goals of each entity be achieved to the betterment of the entire community







# F. Implementation Schedule





Subject Matter:	Initiative:	Step(s) (if applicable):	Level of Priority:	Start Date:	Timeframe (Months/Years):	Primary Entity to Undertake Task(s):	Projected Cost (if known or applicable):	Potential Funding Source (if known):
<b>Community/ Economic Development</b>	Organization of a structure to support community/economic development	1.) SLLDC host meeting(s); and, 2.) Formalize organizational structure and appoint subcommittees as necessary	High	January 2013	Six (6) months	SLLDC	NA	NA
	Employment; Wages/Salaries; Business Retention/Attraction/Recruitment; Property Tax Stabilization/Reduction; and Retention of Youth	1.) Initiate business outreach; 2.) Initiate business incubator feasibility study; 3.) Undertake business recruitment program; and 4.) Undertake marketing strategy	High	January 2013	One (1) year	SLLDC; Village Board of Trustees; and designated subcommittee(s)	TBD	1.) NYSCDBG; 2.) ESDC 3.)US Dept. of Commerce; and, 4.) Private Sources
	Land Use Patterns – Maintenance and Future Modifications	Update Village Land Use Code	High	Upon plan adoption	One (1) year	PAC; Community Development Director; Village Board of Trustees; and, consultant	\$20,261	NYSDOS - funding secured
	Annexation	Develop policy for systematic assessment of annexation proposals	Moderate	January 2013	Six (6) months	Village Board of Trustees	NA	NA
	Event Planning and Execution	1.) Appoint Event Planning Sub-committee; and, 2.) Coordinate master calendar of events	High	January 2013	Six (6) months	SLLDC and designated subcommittee	NA	NA
<b>Recreational Resources/Facilities and the Arts</b>	Access/Linkage/Connectivity	1.) Implement "Village of Saranac Lake Bicycle and Pedestrian Plan"; 2.) Undertake signage and way-finding study; 3.) Coordinate study implementation; and, 4.) Incorporate study findings into marketing strategy	Moderate	April 2013	One (1) year	Village Board of Trustees; and Community Development Department	TBD	NYSDOS
	Improved and Expanded Recreation and Arts Facilities; Activities for Children and Young Adults; and, Complementary Administration/Marketing	1.) Undertake study of capacity; 2.) Undertake fund raising program to address needs; 3.) Investiage formation of a "Parks District"; and, 4.) Coordiante with marketing strategy	High	January 2013	One (1) year	Village Board of Trustees; and Community Development Department	± \$15,000	Private funding raising
	Variety and diversity; Reinforce and Grow Image of the Village as a "Healthy Community"; Complementary Administration/Marketing; Artisan Support and Expansion	Coordinate through Community/Economic Development - Next steps for Event Planning and Execution; Business Retention/Attraction/Recruitment; and, Agriculture - Initiatives and Next Steps	High	January 2013	Six (6) months	SLLDC and designated subcommittee	NA	NA
	Waterfront Access	1.) Undertake amendment of the Village LWRP; 2.) Appoint a project advisory committee to perform exploratory assessment for reestablishment of a public beach on Lake Flower; and, 3.) Pending a favorable assessment proceed with design and construction of the beach 4.) Construct canoe/kayak launch on Colby Lake beach	High	January 2013	Eighteen (18) months	Village Board of Trustees; and designated project advosry committee	NA for steps 1 and 2; ± \$125,000 for step 3	LWRP program; Village matching share; and, community fund raising

Village of Saranac Lake  
**Update of the Comprehensive Plan  
 Implementation Schedule**

November 2012

Subject Matter:	Initiative:	Steps (if applicable):	Level of Priority:	Start Date:	Timeframe (Months/Years):	Primary Entity to Undertake Task(s):	Projected Cost (if known of applicable):	Funding Source (if known):	(if known):
<b>Historical and Cultural Resources</b>	Conservation; Outlook and Perception	1.) Meet to discuss incentivized investment program and coordinate with business recruitment and retention efforts; 2.) Coordinate with Historic Saranac Lake to develop a cure cottage rehabilitation and restoration program as called for under the Housing initiatives; 3.) Review Village Land Use Code for methods to incentivize reuse of historic buildings	High	January 2013	Six (6) months	Village Board of Trustees; and Community Development Department	NA for step 1; Costs for steps 2 and 3 will vary with building condition	NYS CDBG, HOME and AHC programs; stae and federal historic tax credits	
<b>Commercial and Industrial Facilities</b>	Scale/Use/Location; Employment; Occupancy; and Opportunities	1.) Update building inventory and analysis; 2.) Rehabilitate substandard buildings; 3.) Coordinate business recruitment and expansion efforts with restoration and reutilization of existng buildings	High	January 2013	Step 1 - Six (6) months; Step 2 - Two (2) years; and, Step 3 - Ongoing	Village Board of Trustees; and Community Development Department	Step 1 - ± \$25,000; Step 2 - TBD; Step 3 - NA	Step 1 NYSDOS/LWRP; Step 2 - Main Street Program	
<b>Institutional, Government and Educational Resources/Facilities</b>	Efficiency/Expenditures/Revenues and Infrastructure Maintenance	1.) Implement capital improvement planning program; 2.) Formation of the " <i>Tri-Lakes Governmental Council</i> "	High	January 2013	Step 1 - Nine (9) months; Step 2 - Four (4) months	Village Board of Trustees; Village Manager; Department Heads; and,Community Development Department	NA	NA	
	Planning	1.) Commit to regular plan update; 2.) Establsih plan update reserve account; 3.) Incorporate status update of comprehensive plan initiatives and strategies into Village Board agendas	Moderate	November 2012	Upon plan adoption	Village Board of Trustees	Steps 1 and 3 - NA; Step 2 - ± \$10,000/year	Step 2 - Village General Fund	
	Land Use Code and Related Laws	1.) Undertake review of the current code; 2.) Begin modification process; 3.) Review schedules and districts; 4.) Review densities, bulk and height requirements, form/design guidelines, dimensuonal requirements, etc. 5.) Review supplementart regulations 6.) Review administrative sections; 7.) Review defined words and phrases; and, 8.) Review complementary forms and guidance documents	High	Upon plan adoption	One (1) year	PAC; Community Development Director; Village Board of Trustees; and, consultant	\$20,261	NYSDOS - funding secured	

Village of Saranac Lake  
**Update of the Comprehensive Plan  
 Implementation Schedule**

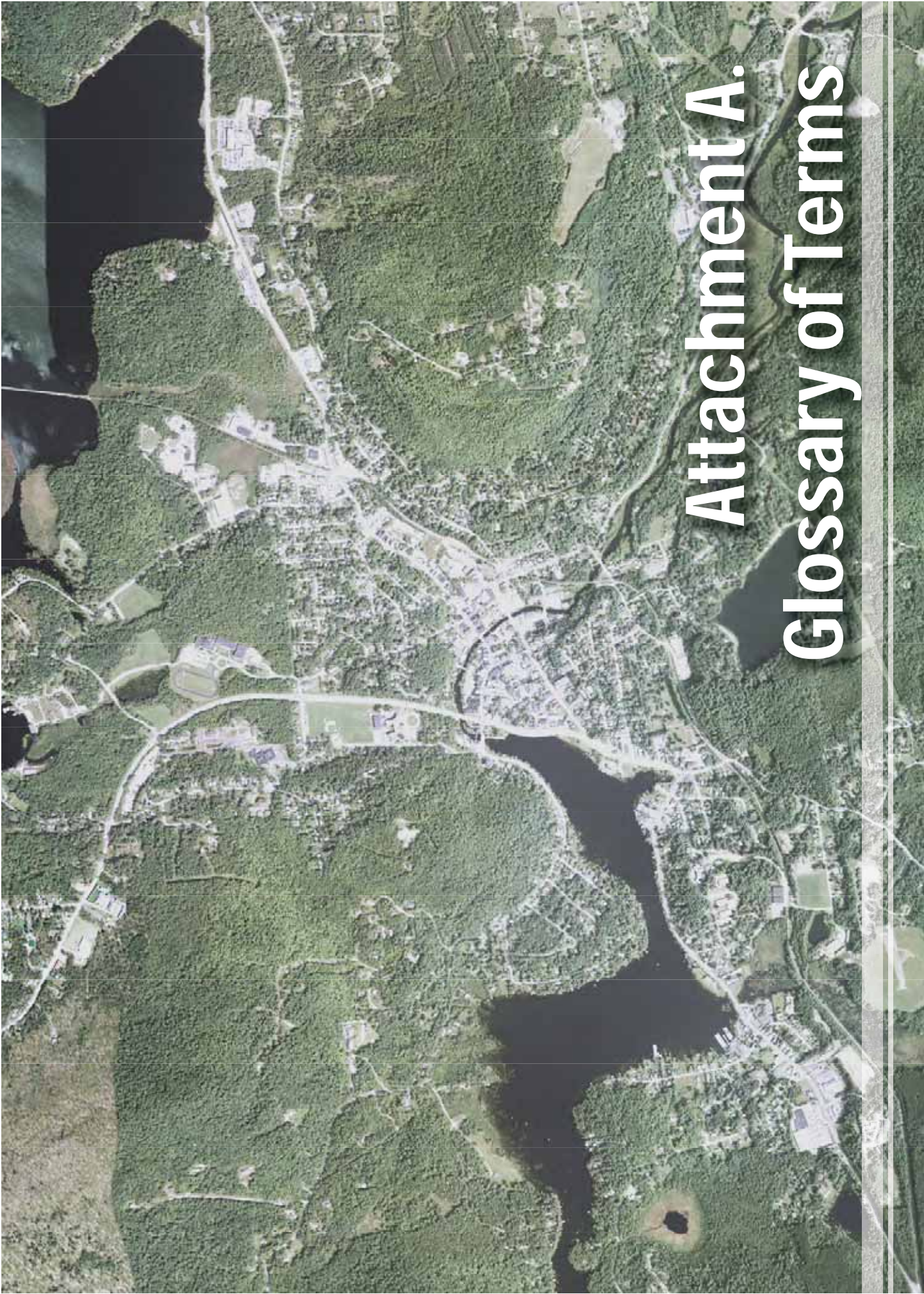
November 2012

Subject Matter:	Initiative:	Steps (if applicable):	Level of Priority:	Start Date:	Timeframe (Months/Years):	Primary Entity to Undertake Task(s):	Projected Cost (if known of applicable):	Funding Source (if known):	(if known):
<b>Infrastructure and Utilities</b>	Overall Maintenance, Sustainability and Long-term Planning	Implement capital improvement planning program	High	January 2013	Nine (9) months	Village Board of Trustees; Village Manager; Department Heads; and, Community Development Department	NA	NA	
	Sidewalks and Pathways	Undertake priority projects as listed in the "Village of Saranac Lake Bicycle and Pedestrian Trail Plan"	High	January 2013	Ongoing	Village Board of Trustees; and, Community Development Department	TBD	TBD	
	Public Restrooms	1.) Undertake feasibility analysis; 2.) Present feasibility findings; and, 3.) If feasible, include restroom construction project in the Village Capital Planning Program	Moderate	April 2013	Three (3) months for feasibility study	Village Board of Trustees; DPW Director; and, Community Development Department	Step 1 - to be prepared by Village staff; Step 2 - NA; and, Step 3 - TBD depending upon findings of feasibility study	Step 3 - Village General Fund	
	Signage and Way-finding	1.) Prepare plan; 2.) Retain qualified transportation engineer to develop signage and way-finding program; 3.) Work collaboratively with NYSDOT; and, 4.) Incorporate findings into the Village Capital Planning Program	Moderate	April 2013	Six (6) months for steps 1-3	Village Board of Trustees; DPW Director; and, Community Development Department	Steps 1 and 2 - ± \$20,000; Step 3 - NA; Step 4 - TBD	Steps 1 and 2 - NYSDOT UPWP	
	Telecommunications and Data Transmission	Reach out to agencies and groups sponsoring system expansion	Moderate	April 2013	TBD depending upon response received	Village Board of Trustees; and, Community Development Department	NA	NA	
	Retaining Walls	Schedule meeting to explore remedial and rehabilitative measures	Moderate	Summer-fall 2013	TBD depending upon response received	Village Community Development Department	NA	NA	
<b>Natural/Environmental Resources and Interface</b>	Conservation and Sustainability and Economic Implications	1.) Update Village Land Use Code accordingly; 2.) Explore options as non-tadional MS-4; 3.) Explore options for energy conservation through updates to the Village Code 4.) Develop comprehensive educational program; and, 5.) Continue enforcement of NYS Uniform Fire Prevention and Building Code and the NYS Energy Conservation Code	High	Upon plan adoption	One (1) year	PAC; Community Development Director; Village Board of Trustees; and, consultant	NA	NA	
	Functional Use, Recreational Enjoyment and Interface	1.) Explore options for water quality monitoring; 2.) Update monitoring strategies as needed; 3.) Use best management practices in performing maintenance practices on Village-owned facilities and property; and, 4.) Work with the staff of appropriate state agencies to collaboratively monitor conditions among state-owned lands surrounding the Village	High	January 2013	Four (4) months for steps 1-3 and then outgoing for ste 4	Village Board of Trustees; Community Development Department; state agency staff; and, appropriate private groups	NA	NA	

Village of Saranac Lake  
**Update of the Comprehensive Plan  
 Implementation Schedule**

November 2012

Subject Matter:	Initiative:	Steps (if applicable):	Level of Priority:	Start Date:	Timeframe (Months/Years):	Primary Entity to Undertake Task(s):	Projected Cost (if known of applicable):	Funding Source known):	(if
<b>Housing</b>	Availability, Affordability, Location and Condition	1.) Form exploratory committee regarding rehabilitation of cure cottages in the Village; 2.) Form an entity to undertake restorative and rehabilitative efforts among the cure cottages in the Village; and, 3.) Access available funding sources to finance restorative and rehabilitative efforts	High	Upon plan adoption	Step 1 - Three (3) months; Step 2 - Six (6) months; and, Step 3 - Ongoing	Village Board of Trustees; and, Community Development Department	Steps 1 and 2 - NA; Step 3 - Cost will vary depending on the level of condition encountered with each building	Step 3 - CDBG, HOME, AHC funds	
<b>Transportation</b>	Intra-Village Transportation	1.) Continue and complete sidewalk restoration program; 2.) Implement the improvement as suggested in the "Village of Saranac Lake Bicycle and Pedestrian Trail Plan"; 3.) Discuss with NYSDOT officials the planned improvements for the Lake Flower Avenue corridor as part of NYSDOT reconstruction project PIN 716105; and, 4.) Gather information relating to the formation of a Village transit system	Moderate	Step 1 - Ongoing; Step 2 - January 2013; Step 3 - Upon Plan adoption; and Step 4 - May 2013	Step 1 - One (1) year; Step 2 - Ongoing; Step 3 - Three (3) months; and, Step 4 - one (1) month	Village Board of Trustees; and, Community Development Department	NA	NA	
<b>Agricultural Resources and Interface</b>	Amend the Land Use Code as per the description in the Institutional, Government and Educational Resources/Facilities	Update Village Land Use Code accordingly	High	Upon plan adoption	One (1) year	PAC; Community Development Director; Village Board of Trustees; and, consultant	\$20,261	NYSDOS - funding secured	
	Support Farmers Markets	When practicable access/sponsor applications for state and federal funds to support farmers markets	Moderate	As needed	TBD	Village Board of Trustees	TBD	USDA and NYS Agriculture and Markets	
<b>Health and Emergency Services</b>	Support development of pedestrian and bicycle infrastructure	See initiatives listed under Recreational Resources/Facilities and the Arts							
	Recruit physicians and affiliated technicians into the Village	See initiatives listed under Community/Economic Development							



# Attachment A. Glossary of Terms

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## Attachment A. Glossary of Terms:

**Agriculture:** The production, storage, keeping of, harvesting, grading, packaging, processing, boarding, or maintenance, for sale, lease, or personal use, of plants and animals useful to humans, including , but not limited to: forages and sod crops, grains and seed crops,; dairy animals and dairy products, poultry and poultry products, livestock including beef cattle, sheep, swine, horses, ponies, mules, or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all such animals; bees and apiary products; fur animals; trees and forest products; fruits and vegetables of all kinds; greenhouse products; or lands devoted to a soil conservation or forestry management program.

**Bio-technology:** the manipulation (as through genetic engineering) of living organisms or their components to produce useful usually commercial products (as pest resistant crops, new bacterial strains, or novel pharmaceuticals).  
**Business Incubator:** is a program designed to support the successful development of entrepreneurial companies through an array of business support resources and services, developed and orchestrated by incubator management and offered both in the incubator and through its network of contacts.

**Capital Improvement Program:** is a short-range plan, usually five (5) years in term, which identifies capital projects and equipment purchases, provides a planning schedule for acquisition and/or dispenses and identifies options for financing the plan.

**Capital Investment:** money used to purchase fixed assets, such as land, machinery, or buildings.

**Commercial:** occupied with or engaged in commerce or work intended for commerce.

**Community:** The people with common interests living in a particular area; an interacting population of various kinds of individuals in a common location; a group of people with a common characteristic or interest living together within a larger society.

**Community Development Department:** a function of a municipal government with focus on enhancing employment opportunities and housing conditions; assisting with public facilities; grant writing; and planning and zoning administration.

**Compatibility:** the relationship between sites or projects in consideration of their characteristics. Such characteristics include the type and intensity of primary and accessory land uses; building coverage, mass, architecture, orientation and setbacks; areas of permeability and impermeability; vegetative cover by area and type; accessibility and type of access (i.e. pedestrian, vehicular and bicycle); and vehicular traffic generation.

**Comprehensive Plan:** the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of the Village.



**Conservation Area:** a tract of land that has been awarded protected status in order to ensure that natural features, cultural heritage or biota are safeguarded.

**Co-terminus Town/Village:** municipalities have coincident boundaries.

**Culture:** the act of developing the intellectual and moral faculties especially by education.

**Cure Cottages:** residential buildings with features (exterior porches, decks, patios, etc.) specifically designed to afford inhabitants a “rest cure” through maximum exposure to the healing benefits of outside air.

**Develop:** To work out the possibilities of; to create or produce especially by deliberate effort over time; to make active or promote the growth of.

**Economics:** A social science concerned chiefly with description and analysis of the production, distribution, and consumption of goods and services.”

**Ecosystem:** the complex of a community of organisms and its environment functioning as an ecological unit.

**Education:** the field of study that deals mainly with methods of teaching and learning in schools.

**Environment:** the complex of physical, chemical, and biotic factors that act upon an organism or an ecological community and ultimately determine its form and survival.

**Environmental Interface:** the points of contact with elements of the natural setting.

**Facility:** something that is built, installed, or established to serve a particular purpose.

**Farmers Market:** a place where farmers sell their products directly to consumers.

**Forest Area:** an area that frequently lacks the sense of remoteness of wilderness, primitive or canoe areas and that permits a wide variety of outdoor recreation.<sup>25</sup>

**Government:**

a : the organization, machinery, or agency through which a political unit exercises authority and performs functions and which is usually classified according to the distribution of power within it;

b : the complex of political institutions, laws, and customs through which the function of governing is carried out.

**Healing Community:** is a geographic area with shared characteristics that result in the betterment of the health.

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<sup>25</sup> New York State Department of Environmental Conservation: <http://www.dec.ny.gov/lands/>





**Healthy Community:** a body that is continuously creating and improving those physical and social environments and expanding those community resources that enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential.

**Healthy Infrastructure:** the connection between facilities for walking, bicycling, and physical fitness as an integrated part of transportation, recreation, community quality of life and economic vitality.

**Household Income:** is a measure of the combined incomes of all people sharing a particular place of residence.

**Hydrogeology:** a branch of geology concerned with the occurrence, use, and functions of surface water and groundwater.

**Hydrology:** a science dealing with the properties, distribution, and circulation of water on and below the earth's surface and in the atmosphere.

**Industrial:** used in or developed for use in industry

**Industry:** manufacturing activity as a whole.

**Industry/Business Sector:** is a group of companies that operate in the same segment of the economy. A sector is one of a few general segments in the economy within which a large group of companies can be categorized.

**Infrastructure:** The underlying foundation or basic framework (as of a system or organization).

**Institution:** an established organization or corporation (as a bank or university) especially of a public character.

**Local Development Corporation (LDC):** is private, not-for-profit corporation often created by, or for the benefit of, local governments for economic development or other public purposes.

**Local Waterfront Development Plan:** is a document prepared by a community, as well as the program established to implement the plan. The Program may be comprehensive and address all issues that affect a community's entire waterfront or it may address the most critical issues facing a significant portion of its waterfront.<sup>26</sup>

**Mixed-use:** the development of a neighborhood, tract of land, building or structure with a variety of complementary and integrated uses.

**Multi-family Residential:** a building containing three (3) or more dwelling units.

**Multi-modal Transportation:** the combination of two or more modes of movement of people or goods, such as pedestrian, bicycle and/or vehicular.

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<sup>26</sup> New York State Department of State: <http://www.dos.ny.gov/communitieswaterfronts/>



**Multiple Listing Service (MLS):** is a database of real property that is available for sale.

**Natural:** occurring in conformity with the ordinary course of nature.

**Nature:** the external world in its entirety.

**Neighborhood Association:** is a group of residents or property owners who advocate for or organize activities within a neighborhood.

**Overlay Zone:** a zoning district that encompasses one or more underlying zones and that may allow additional uses and imposes additional requirements beyond those required for the underlying zone.

**Planned Growth:** growth and development that are guided and managed to achieve a defined vision for the future.

**Planned Unit Development:** an area of a minimum contiguous or non-contiguous size, planned, developed, operated, and maintained as a single entity and containing one or more structures and/or buildings to accommodate a mix of complementary uses and appurtenant common areas and accessory uses customary and incidental to the predominant uses.

**Planned Unit Development District:** a designated regulatory area in which, a Planned Unit Development may occur.

**Planning Board:** a duly designated body created by ordinance with the responsibility for reviewing and approving applications for development, subdivisions of land and other duties as specifically provided for in the state enabling act.

**Real Property Tax Roll:** is a numerical list of property within a defined jurisdiction that provides data relating to assessed valuation.

**Recreation:** To create a new, refresh, restore; restoration of health; refreshment of strength after work.”

**Recreational Interface:** the points of contact with recreational facilities and/or leisure time activities.

**Register of Historic Places:** is the official list of federal and/or state historic places worthy of preservation.

**Return on Investment:** is an amount of money ended in a business or other venture and the return realized based on the net outcome of revenue minus expenses.

**Tax Levy:** is the tax liability imposed on a taxpayer’s property.

**Utility:** Something useful or designed for use; a service (as light, power, or water) provided by a public utility; equipment or a piece of equipment to provide such service or a comparable service.



## Attachment A - Glossary of Terms

**Wayfinding:** consists of signs, maps, and other graphic or audible methods used to convey location and directions to travelers.

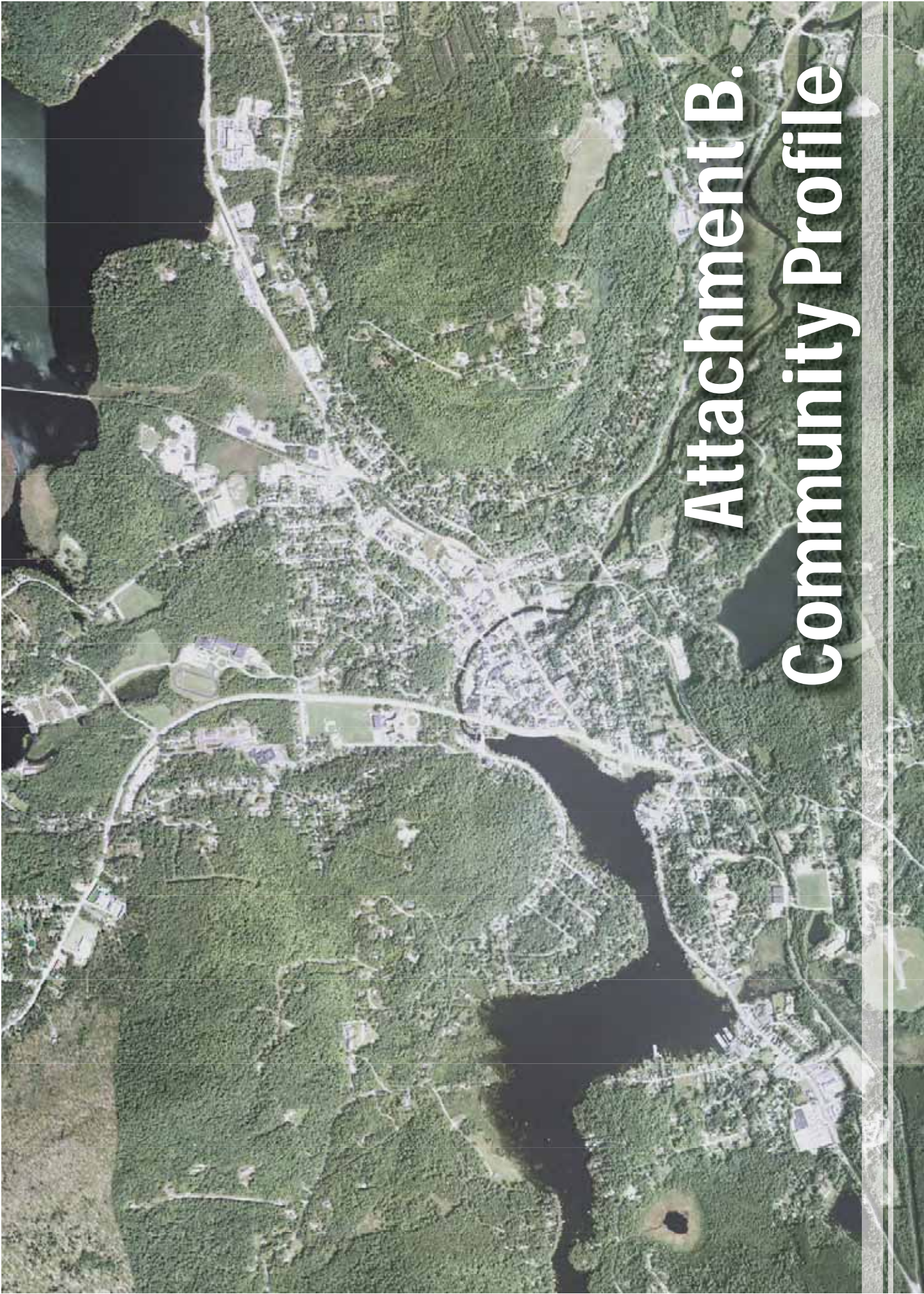
**Wilderness Area:** an area of state land or water having a primeval character, without significant improvement or protected and managed so as to preserve, enhance and restore, where necessary, its natural conditions, and which generally appears to have been affected primarily by the forces of nature, with the imprint of man's work substantially unnoticeable; has outstanding opportunities for solitude or a primitive and unconfined type of recreation; has at least ten thousand acres of contiguous land and water or is of sufficient size and character as to make practicable its preservation and use in an unimpaired condition; and may also contain ecological, geological or other features of scientific, educational, scenic or historical value.<sup>27</sup>

**Work Force:** the total number of people within a defined area who are sufficient age to be employed.

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<sup>27</sup> New York State Department of Environmental Conservation: <http://www.dec.ny.gov/lands/>





# Attachment B. Community Profile

## Attachment B. Community Profile

The community profile describes the natural, cultural, economic and recreational resources in the village. The profile is intended as an overview of the resources and conditions in the project area which will be used to determine the compatibility of proposed uses and projects to be developed through the planning process. The community profile is based on existing plans and other sources of information including past local plans, regional plans such as the scenic byway corridor management plans, Unit Management plans and the Adirondack Park Agency's Geographic Information System.

### Section 1. Demographic Status and Trends

In 1856 Saranac Lake had a residential population of approximately 80 people. Population steadily grew over the next 60 years by between 100-200 people per year to its believed peak population of 8,020. The Village reversed a 70 year period of population decline between 1930 and 2000. After losing over 27 percent, or 1,878 of its residents between 1950 and 2000, the Village has finally begun to grow again at a rate of an average of 37 people, or approximately 15 families, per year. See Table 1, "Village of Saranac Lake, Population 1930-2010". The population increase is not reflected in the school's student population which is trending lower. Soft data obtained through informal interviews indicate that people continue to move into the area because of the high

Year	Population	Percent Change	Number Change
1930	8,020	-	-
1940	7,138	-11.0	(882)
1950	6,919	-3.1	(219)
1960	6,292	-9.1	(627)
1970	6,086	-3.3	(206)
1980	5,578	-8.4	(508)
1990	5,377	-3.6	(201)
2000	5,041	-6.2	(336)
2010	5,406	+7.2	365
<b>1930 - 2010 Change</b>	<b>8,020 - 5,406</b>	<b>-32.6</b>	<b>(2,614)</b>

Source: US Census Bureau

quality of life bringing retirees and professional couples into the area plus the availability of broadband that enables them to telecommute.

The regional perspective on population is provided in the Table 2, "Historic and Projected Regional Populations". Census statistics for Essex and Franklin Counties and the Adirondack Park indicate that over the last 50 years population rose by 4,070 people in Essex County and 6,857 in Franklin County. An estimate of the population of the Adirondack Park (completely within the Blue Line) was calculated by the LA Group as part of the "Adirondack Park Regional Assessment Project (APRAP)" and confirmed by the Adirondack Park Agency. Park population rose by 65,350 between 1960 and 2010. Between 2000 and 2010 the population rose by 2,479 people. An estimated 47 communities experienced a rise in population and 56 communities experienced a loss in population. See the following map as excerpted from APRAP and titled "Population Change within the Adirondack Park 2000-2010":



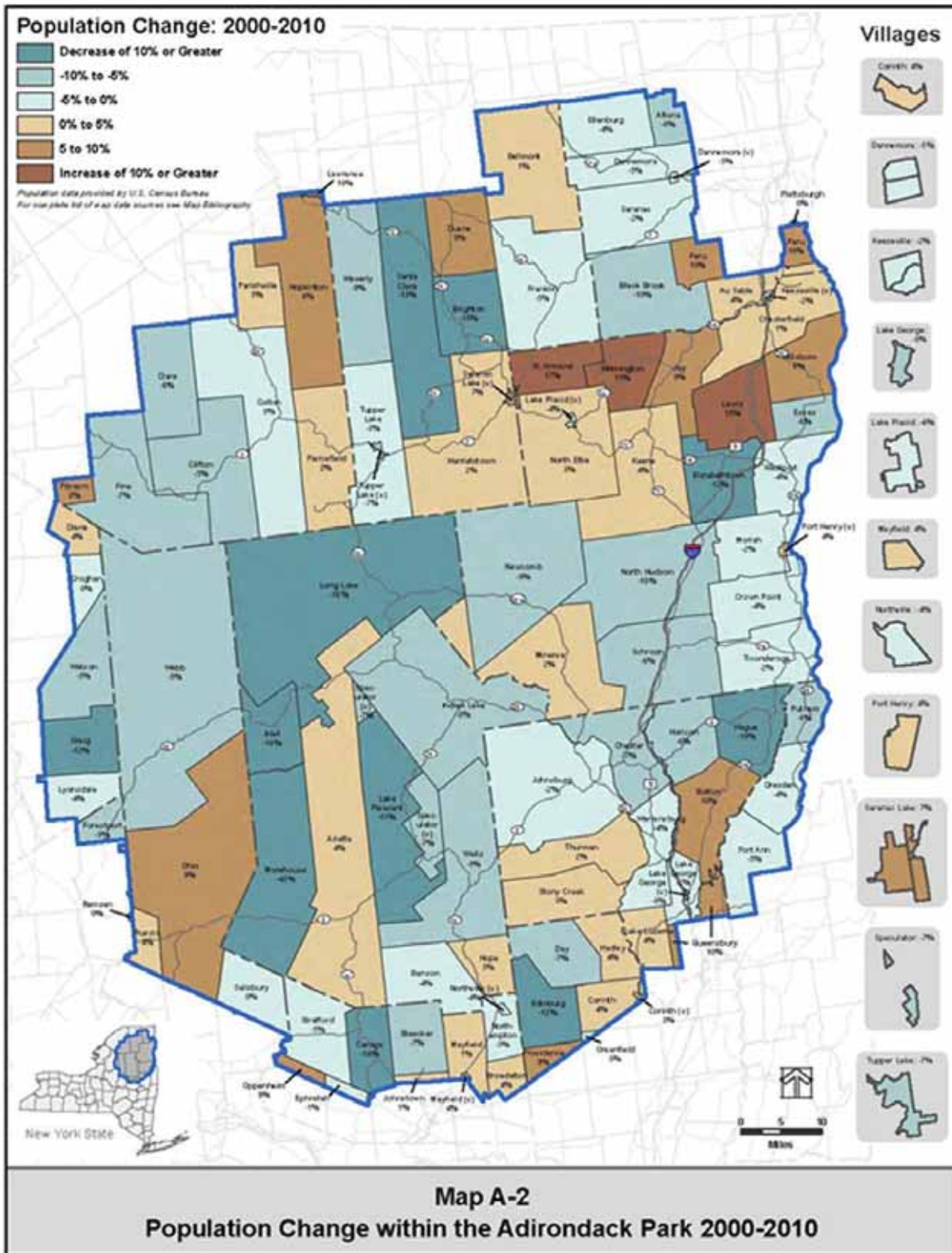


Figure 1: APRAP Map of Population Change

Year	Essex County	Franklin County	Adirondack Park
1900	30,707	42,853	100,000 Estimated
1950	35,086	44,830	147,625
1960	35,300	44,742	169,444
1970	34,631	43,931	188,288
1980	36,176	44,929	208,485
1990	37,152	46,540	223,333
2000	38,851	51,134	232,315
2010	39,370	51,599	234,794
2020 Projected	39,014	51,907	NA
2040 Projected	36,390	49,709	NA

Source: Saranac Lake Region Comprehensive Economic Development Strategy, Cornell University Program on Applied Demographics, APRAP 2011 Update.

The Saranac Lake Central School District covers the largest geographic area of any school district in New York State. After an 11-year upward trend, total enrollment in elementary and secondary schools has been declining since 2001-02 (with the exception of 2002-2003). See Table 3, “Saranac Lake Central School District Enrollment Trends K-12”. The 12 year change in enrollment indicates a loss of 381 students or down 22 percent from its high of 2000 of 1,729. According to the Report of Examination, July 1, 2008 to March 31, 2010 from the Office of the New York State Comptroller, based upon current grade level enrollment figures this trend is expected to continue at least through 2014-2015 when it is projected that total enrollment will drop to 1,295, a loss of an additional 50 students.

School Year	Total Students	Percent Change	Numerical Change
2000-2001	1,729	-	-
2001-2002	1,658	-4.1	(71)
2002-2003	1,673	+0.9	15
2003-2004	1,616	-3.4	(57)
2004-2005	1,608	-0.5	(8)
2005-2006	1,590	-1.1	(18)
2006-2007	1,505	-5.4	(85)
2007-2008	1,488	-1.1	(17)
2008-2009	1,422	-4.4	(66)
2009-2010	1,390	-2.2	(32)
2010-2011	1,374	-1.1	(16)
2011-2012	1,348	-1.9	(26)
<b>2000-2012 Change</b>	<b>1,729-1,348</b>	<b>-22.0</b>	<b>(381)</b>

Source: NYSED

Following an evaluation of the District’s operating costs and enrollment trends, the Division of Local Government and School Accountability recommended the closure of Lake Clear Elementary School, one of four of the district’s elementary schools.

According to a statewide ranking of school districts published in the business newspaper, Business First of Buffalo reported in 2011 that the Saranac Lake Central School District is the second-best school system in Clinton, Essex and Franklin counties and 90th best in the state. The rankings were developed by analyzing state testing data from 2007 through 2010.



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## Section 2. Existing Conditions

### A. Land Use

Based on a visual land use survey, the primary land uses in Saranac Lake are residential, commercial, mixed-use (predominantly residential), mixed use (predominantly commercial), institutional and recreational. These classifications are defined by the characteristics listed below.

Residential uses radiate road corridors away from the Village center in all directions, and along shorelines and are limited in some areas by steep slope conditions. Two residential development patterns exist within the Village: a traditional grid pattern and a linear pattern. Residential development extends out from the Village's commercial center in a traditional grid pattern, which gives way to a linear pattern following the edges of Lake Flower.

The commercial uses occur in the Village's center and radiate out along NY Route 86 towards Lake Placid and Lake Colby. The Village center contains the most intense commercial uses. Uses within the Village center are not focused towards the river or lake waterfront areas. Marinas, boat launches, hotels and seasonal businesses located along NY Route 86 focuses on Lake Flower's waterfront.

The mixed use land use classification is generally comprised of residential and commercial uses. Occasionally a small building itself is a mixed use with commercial activities on the ground floor and residential use on the second floor. Other instances have commercial establishments next door to a residence. These areas serve as a transition from the intense commercial areas along Main Street to the surrounding residential areas.

Institutional uses consist of public buildings and community service buildings, which tend to be spread throughout the Village. Administrative functions tend to be located in the central business district and other functions, which require larger spaces, are located in the periphery.

Recreational uses and a substantial portion of the Village's public parks are located along the river, lakes and ponds providing water based recreational opportunities. The Village also abuts State Forest Lands which provide access to hiking, cross-country skiing and snowmobile trails. Private recreational facilities, such as marinas and camps on lakes and ponds, also take advantage of the area's waterfront.

### B. Existing Water Uses

The Village is rich with water resources that have remarkably high scenic values and offer a diverse mix of recreational opportunities. Water uses are primarily limited to recreation and residential. Both permanent and second homes exist on the shores of Lake Flower and Lake Colby. The Saranac River flows from south to north out of the Upper Saranac Lake through Oseetah Lake and Lake Flower to the dam at Riverside Park in the heart of the Village. Once the river flows over the dam it winds through the





commercial district and out into the countryside north along NY Route 3. The dam at the outflow of Lake Flower helps maintain water levels in upstream water bodies. The Saranac River provides fly fishing, canoeing, and whitewater kayaking opportunities.

Lake Flower is the destination point for many motor boaters and canoeists who launch upstream into the Saranac Chain of Lakes where canoe and kayak travelers can explore innumerable islands and secluded ponds. Boat travel through both Lower and Middle Saranac Lake is available through two locks, one hydraulic-powered and one manually-powered. There are two private marinas and a State Boat Launch that offer docking and launching facilities on Lake Flower. There are various levels of boating activity on the lake, many of which, at times, are in conflict. Residents are primarily concerned about issues related to boat speed, boat noise, shoreline erosion from boat wakes and general lake safety. Lake Colby is an exceptional resource for fishing, swimming and use of small boats (10 horsepower or less). The Village owns and operates the beach facility at William J. Wallace Park and has an adjacent parcel on Moir Road. Moody Pond, partially located in the Village, is almost entirely surrounded by private land and residences, except for a small piece of state-owned property along its northern shore. Turtle Pond, also partially located within the Village, is bordered by state land on its eastern shore. Both are used for swimming and fishing and are limited to canoe or kayak access.

**C. Existing Zoning and Other Relevant Local Development Controls**

Village land use has been shaped by an early planning initiative at a time in which

Olmstead Plan	1910
Comprehensive Master Plan for the Village of Saranac Lake and the Town of Harrietstown	1967
Saranac Lake Master Plan	1988
Saranac Lake 2001: A Five-Year Strategic Plan for Downtown Revitalization	1996-2001
Saranac Lake Local Waterfront Revitalization Program	2003
Saranac Lake Vision Concepts	2007
Saranac Lake Master Plan Update	2000-2012

Source: the LA Group

urban planning was beginning to be instituted in cities only (see Table 4, “Planning Initiatives and Documents”).

**Olmsted Plan**

In 1908 the Village of Saranac Lake drafted its master plan developed by Edward Clark Whiting, a Landscape Architect for the firm of Olmstead Brothers. The plan, known as the 1910 Olmstead Plan, encouraged riverbank acquisition for engineering purposes and future parkway development.



**Comprehensive Master Plan for the Village of Saranac Lake and the Town of Harrietstown**

This plan was completed in 1967 under HUD “701” funding by consultants Tuemmler, Johnson and Dickens. The effort provided a voluminous and comprehensive collection of information about the community. It identified the acreages and other statistics associated with all community activities and uses including population projections, future trends and related projected land use patterns. Analysis was provided for core and outlying areas, neighborhoods and special areas.

The future land use section went on to describe acreages by land use. This technical description was followed by a textual vision of what the visitor would see as one approached the Village downtown, being inspired by the new development, especially the newly developed riverfront, no longer characterized by the ‘downtrodden, ugly appearance’ of the rears of buildings. This and other visitor reactions relate to improvement efforts that are still underway today.

The plan identified six land use categories for projections of the amount of land to be reserved for each: residential, commercial, industrial, recreational, public and institutional. Each use category was assigned an amount of land to be eventually occupied by that use with the concept being that with a finite amount of land it was important that the use pattern be balanced and account for projected needs.

The plan identified directions for recreational, tourism, and industrial land uses and related necessary acreages. There was a proposal to triple the size of Saranac Lake (2.9 to 9.4 square miles), to recognize demands to extend sewer and water service, integrate logical parts of the Village including outlying recreational facilities, and simplify boundaries among other reasons.

This inter-municipal plan was apparently drafted by both planning boards, as opposed to being produced by a single integrated body. Nevertheless, even though land use patterns are separately described, it appears that the document is fairly well blended together. Obviously not all of the goals are realized but it seems that the plan laid a good foundation for public and private future efforts.

**Saranac Lake Master Plan of 1988**

This plan was developed by consultants Lane/Frenchman with local planning assistance from the APA and local funds. It includes a greater emphasis on the physical fabric and design of the Village. The “planning areas” of the Village, which turn into zoning districts and sub districts, are described in terms of assets and problems and each has a name denoting its function or location, essentially a neighborhood. The plan describes the decline of population after the 1967 plan, which had predicted growth and development, and the need to deal with vacant and abandoned buildings. The 1988 Village plan identifies planning and management principles to guide the future with the following policies:

- To encourage a wide range of locational choice for developers and private individuals,
- To conserve the special character of the neighborhoods,
- To promote new kinds of development which can have direct economic benefits, increasing the tax base and maximizing disposable income spent in the Village, and



- Controls which accomplish the policies but allow maximum choice in the form of new development.

The Plan defined specific planning areas and sub areas which are the on-the-ground structure of the plan. This section is really the basis of the plan and although it needs updating remains valid for the Village in many ways. Four characteristics were used to define the areas: Land use (similar or typical uses which are suitable for the future), Dimensional characteristics (common plot size), Topographic features (strong natural or man-made boundaries which separate areas from one another), and Access (all of a planning area is accessible from within). Each of the twelve planning areas, essentially neighborhoods, is broken down into 36 sub-areas. Planning concerns are identified for each of the areas or neighborhoods. These include short and long term development conflicts and potentials unique to each area. General objectives are then defined for each planning area followed by objectives for each sub-area, including what types of development should be discouraged and encouraged, and design criteria to be used.

Perhaps the most unique aspect of the Village plan was that it integrated the plan and zoning regulations in one document. The transition from the plan to the implementation tools is almost indistinguishable. This aspect reduces one of the pervasive issues associated with long range planning: the inability to retain ‘institutional memory’, or the reasons for adopting particular tools and standards.

**Saranac Lake 2001: A Five-Year Strategic Plan for Downtown Revitalization**  
The Plan began in 1996 and is a compilation of information recorded during public forums. The primary objectives identified in the Plan form the basis of the goals listed in the latest 1988 plan update. The objectives identified in this plan include:

- Address Village Uncleaness,
- Improve and Enforce Building Planning and Zoning Code,
- Develop Saranac Lake as an Arts, Culture, Architecture and Historic Center,
- Promote and Enhance Saranac Lake as an Outdoor Recreation Hub,
- Promote Downtown Beautification,
- Promote Economic Development and Diversification of the Commercial Base,
- Enhance Inter-Community Support and Cooperation, and
- Promote Downtown Infrastructure Improvements.

A detailed list of action steps was created for each of the above objectives. Each step lists Lead Agency/person, Funding Source/Sponsor, Start and Completion Dates. Many of the plan’s action steps are either directly or indirectly related to development and improvement of Saranac Lake’s waterfront areas.

**Local Waterfront Revitalization Plan (LWRP)**

The updated Comprehensive Plan and approved LWRP will provide coordinated guidance relating to waterfront projects and initiatives. Completed in 2003, the LWRP focused on waterfront redevelopment and land use, historic resources, scenic resources, flooding and erosion, water quality, fish and wildlife habitats, public access and recreation, water dependent uses, surface water uses, and agriculture.

The LWRP refined the community’s vision for the waterfront into a plan of action that identifies what are the key issues and opportunities, the projects that are a priority for the community and the zoning and other laws that are necessary to effectively imple-



ment the programs, projects and actions defined in the LWRP. This planning effort will serve as an update to the 2003 LWRP.

**Saranac Lake Vision Concepts**

This 2007 document is a visual representation for the future of the downtown business district. It is designed to highlight the opportunities for improvement and a clear vision for the future of the Village.

**Saranac Lake Master Plan Update**

An update of the 1988 Master Plan began in 2007. The process undertaken to perform the update included an extensive public outreach effort inclusive of a community survey and focused outreach meetings. The update effort concluded with a draft document with goals and objectives outlined across a spectrum of subjects. The draft plan was under review in 2010 when a consensus decision was reached to restart the update process.

Other regional plans that are relevant to an effort to update the Village Comprehensive Plan are as follows:

**Saranac Lake Region Comprehensive Economic Development Strategy**

The Comprehensive Economic Development Strategy (CEDS) for the Saranac Lake region was developed through the Village of Saranac Lake Office of Community Development with support from its Economic Development Advisory Committee. The objective of the Strategy was to build on the prior planning efforts of the Saranac Lake Area Chamber of Commerce and Red Carpet Team to establish economic development goals and related initiatives, programs and policies that support a new vision for the region's future. Market opportunities were identified for the Saranac Lake region and opportunities are accompanied by a number of economic development initiatives.

**DEC Unit Management Plan for the Saranac Lakes Wild Forest Area**

The Department of Environmental Conservation is completing a Unit Management Plan (UMP) for the Saranac Lakes Wild Forest located adjacent to the Village of Saranac Lake in the towns of Harrietstown, Santa Clara, Altamont, Brighton, and St. Armand representing approximately 79,000 acres of state land in Franklin and Essex Counties. This UMP will assess the natural and physical resources present and identify opportunities for use and recreation as well as the ability of the lands to accommodate new uses. The unit offers many recreational opportunities including but not limited to hiking, snowmobiling, snowshoeing, skiing, mountain biking, canoeing, hunting, and fishing. Popular hiking attractions include Scarface and Panther Mountains, Fernow Nature Trail, and the Lake Placid Peninsula Nature Trails. Boating and camping on Upper, Middle and Lower Saranac Lakes is extremely popular in the Saranac Lakes Wild Forest Area.

**Olympic Trail Scenic Byway Corridor Management Plan**

A Corridor Management Plan has been developed for the Olympic Trail Scenic Byway (NY Route 86/3/9N) from Keeseville to Sackets Harbor. The intent of this project is to protect, promote, and enhance important resources in the Adirondack region and to create economic, recreational and tourism opportunities for area residents and visitors. The Olympic Trail traverses east and west for 170 miles from Lake Champlain to Lake Ontario while passing through the High Peaks region of the Adirondack Park in Northern New York.



## D. Adirondack Park Agency Land Use Classifications

Private lands in the Adirondack Park are classified in six categories. The classifications were assigned following the basic land pattern in 1973 when the Adirondack Park Land Use and Development Plan were adopted. Hamlet areas, which are reserved as growth and service centers of the Park, represent the predominant APA land use classification in the Village. Just over two acres is in intensive use where low and moderately concentrated housing is encouraged. A small amount of the remaining acreage in the Village is classified Resource Management with the most suitable uses being agriculture, forestry and recreational pursuits. Public lands in the Adirondack Park are also classified into a variety of categories. Wild Forest areas are those where the resources permit a somewhat higher degree of human use than in wilderness, primitive or canoe areas, while retaining an essentially wild character. They account for less than an acre in the Village. Table 5, “Village of Saranac Lake Adirondack Park Land Use Classifications 2009”, summarizes the acreage for each of the categories that exist in the Village.

Land Classification	Acreage	Amount
Hamlet	1,752.8	90.83%
Resource Management	10.5	0.54%
Wild Forest	0.4	0.02%
Intensive Use	2.1	0.11%
Open Water	164	8.50%
<b>Total</b>	<b>1,930</b>	<b>100%</b>

Source: Adirondack Park Agency

## E. Land Ownership Patterns

Land ownership in the Village includes properties that are private, public, institutional, not-for profit, and state-owned. The pattern of land ownership is predominantly private commercial where it would be expected in the core of the downtown and scattered along NY Route 86 both south and north of the main business district. Residential land ownership occurs throughout the Village, along Lake Flower, Moody Pond and the Saranac River. Public services such as water and sewage treatment plants are generally located on the outskirts of the Village while community services including schools are scattered throughout. Just beyond the Village’s border to the south and east, large portions of the land is state-owned and are classified as the Saranac Lakes Wild Forest. To the north and west of the Village, large portions of the land are privately owned and are classified as Resource Management. These large tracts of land offer both recreational opportunities for residents and tourists and natural resources for local industries. Table 6, “Village of Saranac Lake Land Classification by Parcel”, summarizes the areas of each land use type and number of parcels for each in the Village. Figure 2, “Village of Saranac Lake – Existing Land Use,” illustrates the location of each land use type. Table 7, “Land Use Change 1967-2011”, indicates a comparison of how land uses have changed over the past forty years. While not all land use classes are comparable, increases are evident in the residential and commercial land classes and decreases were seen in acreage dedicated to industrial lands.



Class	Acres		Parcels	
	Franklin County	Essex County	Franklin County	Essex County
100: Agricultural	0	0	0	0
200: Residential	310	179	810	464
300: Vacant Land	266	195	141	188
400: Commercial	87	41	201	62
500: Recreation & Entertainment	3	78	5	13
600: Community Services	160	38	129	16
700: Industrial	0	11	0	1
800: Public Services	12	33	4	8
900: Wild, Forested, Conservation Lands & Public Parks	4	2	7	7
Data Not Provided	135	0	227	0
<b>Totals</b>	<b>977</b>	<b>577</b>	<b>1,524</b>	<b>759</b>

Source: 2011 Essex County and Franklin County Real Property Departments. Data represents lands in both Franklin County and Essex County.

Class	Acres	
	2011 Comp Plan Update	1967 Comp Master Plan
Residential	489	336
Vacant Land	461	181
Commercial	128	46
Recreation & Entertainment	81	118
Community Services/ Public Services	198 45	191
Industrial	11	50
Wild, Forested, Conservation Lands & Public Parks	6	478
Data Not Provided	135	-
Data Water/Roads	-	443
<b>Totals</b>	<b>1,554</b>	<b>1,676</b>

Source: 1967 Comprehensive Master Plan; 2011 GIS Data

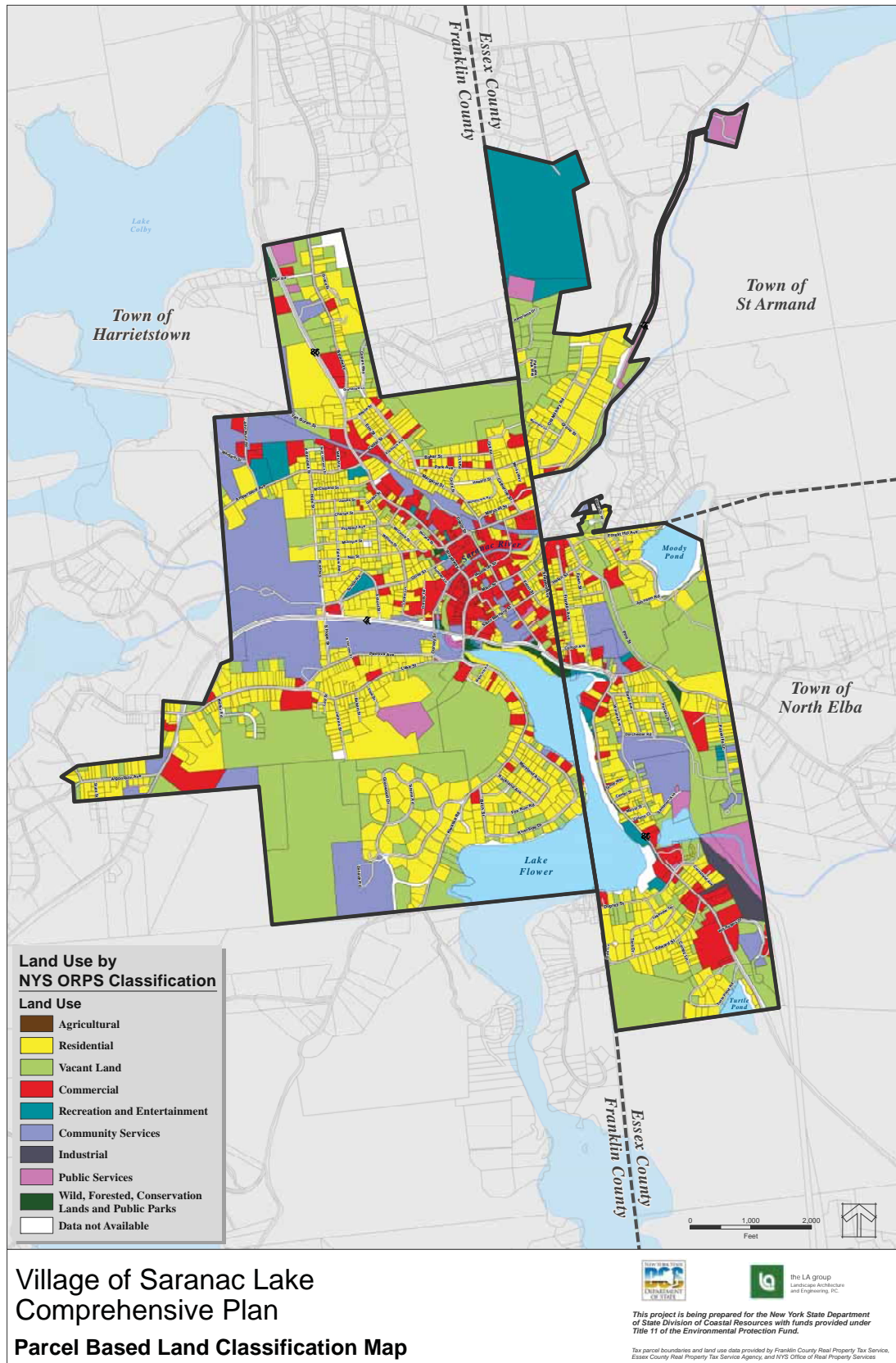


Figure 2: Village of Saranac Lake - Existing Land Use



## F. Public Access and Recreational Resources

There is excellent public access to water resources in the Village and area including Lake Flower, Lake Colby, Lower Saranac Lake, and the Saranac River. Other recreational resources include Mount Pisgah, Baker Mountain, and Dewey Mountain. All of these resources support a wide array of recreational activities. Public access points include the Lake Flower State Boat Launch, Ampersand Bay Launch, and Lake Colby. Characteristics for these facilities are presented in Table 8, “Boat Launches in the Vicinity of Saranac Lake”, below:

Place	Type	Parking	Handicap Accessible	Ownership
Lake Flower	Hard Surface Ramp	21 cars/trailers	Yes	DEC
Lake Colby	Hand Launch 10hp motor restriction	30 cars/trailers	Yes	DEC
Lower Saranac Lake: Ampersand Bay Site	Hand Launch	10 cars	No	DEC
Baldwin Park	Hand Launch	3 cars	No	Village

Canoeists and kayakers use Lake Flower as the starting point for trips into the Saranac Lakes Chain through Lake Oseetah. Boaters also have the opportunity to portage around the dam at the end of Lake Flower and into the Saranac River.

### **Lake Flower**

Lake Flower is a 300±-acre water body that was formed in 1827 by damming the Saranac River to power a new sawmill. Originally called Old Mill Pond, it was cleared of tree stumps in 1910 and renamed Lake Flower in honor of New York Governor Roswell P. Flower. Lake Flower is most famous as the terminus of the annual Adirondack Canoe Classic, a three-day 90 mile race for guide boats, canoes and kayaks from Old Forge to Saranac Lake. For nearly 30 years this event has brought over 500 participants to the region.

The Lake Flower State Boat Launch in Prescott Park offers parking and docking. No overnight docking or parking is allowed. The facility is busy since it is centrally located to the Village and represents the only public launch access to Lake Flower and Oseetah Lake. Local issues regarding the State Boat Launch include the lack of formal public restrooms, parking for non-boaters, temporary docking for boats not using the launch itself and long-term parking for extended stay users. Public docking has become a premium since improvements were made to the public docks in Riverside Park. The Village installed public docks at Baldwin Park. There are two private marinas that service boaters on Lake Flower.

There are four (4) public parks located on Lake Flower. Riverside Park is a gathering place, popular local fishing site, and a place to listen to concerts and hold community festivals in and around the Anderson Bandstand. The seawall and public docking have recently been completely upgraded. Prescott Park is also located adjacent to Lake





Flower along River Street.

The vision for the park was originally discussed in the 1908 Olmstead Plan and, therefore, has special meaning to the community. Presently, the park is primarily being used as community green space and a walking area. It is a year-round focal point in which to participate in the annual Saranac Lake Winter Carnival and view the summer and winter fireworks celebrations. There are picnic areas and open green space but no provision for public parking. Mountain Mist Park is a very small Village-owned “pocket park” located adjacent to the Mountain Mist food stand on Lake Flower Avenue. There are several picnic tables at this location. There is no public parking at the site. Most users are patrons of the adjacent privately-owned Custard Stand which provides boat access to the site. Baldwin Park is located adjacent to Lake Flower along Lake Flower Avenue. The Park has two tennis courts and three half basketball courts and a picnic table with a cooking grill. There is a Vietnam Veterans’ Memorial located in the Park. There is no formal designated parking at this location; therefore, very limited parking occurs on the street along Lake Flower Avenue. Baldwin Park is a highly desirable location from which to view Lake Flower and its surrounding environs. Access by cars and boats are issues of high priority. Since spring flooding tends to impact this area, careful consideration should be given regarding project design along the waterfront.

### **Lake Colby**

Lake Colby is part of the Lake Champlain network and feeds into Lower Saranac Lake and the Saranac River. Lake Colby has a number of public facilities including DEC’s Camp Colby Environmental Education Camp, the Town of Harrietstown’s Latour Park, the Village of Saranac Lake’s only public swimming facility, several public camp sites, and a DEC boat launch. The Lake hosts only seven private shore owners with the remainder of the Lake being surrounded by public-use or forever wild lands.

William. J. Wallace Memorial Beach, located just north of the Village on NYS Route 86, offers users a beach, picnic area, and canoe access. The site has high scenic values and is the only public swimming area in the Village of Saranac Lake. There is the potential to improve the physical facility and programs that service the public. During the winter months, Lake Colby is actively used for ice fishing and has hosted winter ATV races and public ice skating in the past. Resources at Wallace Memorial Beach are supplemented by an adjacent strip of park land owned by the Town of Harrietstown and the DEC Boat Launch. Regarding the continued viability of the Lake as a recreational resource the primary issue at Lake Colby is invasive aquatic vegetation which consists primarily of Eurasian water-milfoil (EWM). In response the Lake Colby Association in 2002, initiated the Lake Colby Milfoil Eradication Project as a non-chemical control method for EWM.

### **Saranac River**

The Saranac River is the forming influence of the downtown area as its location and orientation shaped the development pattern. It exits Lake Flower at Hydro Park and weaves through the Village through and behind the buildings of Main Street providing opportunities for fishing and watching whitewater canoe/kayak racing events. A pedestrian bridge linking Hydro Park and the Village parking lot was completed in 2002. The parking lot is also being considered as a location for a skate board park. A pedestrian path along the Saranac River links riverine habitats, cultural landscapes, historic sites and public parks to the main business district. The Saranac River Walk follows the



river's southeastern bank behind the buildings along Main Street and continues along Woodruff Street intersecting both Broadway and Church Streets. It offers spectacular river views, a boardwalk, benches, and a canoe/kayak launch which is the primary access point to the Saranac River canoe/kayak course.

Beaver Park, located on the corner of River Street and Dorsey Street, offers good public access to the Saranac River for both picnicking and fishing. Dorsey Park is a quiet park next to the Dorsey Street Bridge offering a fishing area and benches. "Parklette" is tucked away in a small-underutilized Village parking area between Broadway and Church Street along the Saranac River. Triangle Park includes a small bench for seating and green space surrounded by cedar trees. Located on the corner of East Main and Pine Streets, this small park offers visitors a garden containing a variety of perennials and herbs and a bird's eye view of the Saranac River. Parking is limited to two spaces. Denny Park is a pocket park just north of the Village Center at the corner of Bloomingdale Avenue and Pine Street. It provides visitors an opportunity for passive pursuits such as picnicking. It also has a point of access for canoes and kayaks.

### **Public Parks**

Saranac Lake was way ahead of its time in terms of planning where parks should be located and making sure they get built. The Village Improvement Society, formed in 1910 with the goal of improving the infrastructure of the village which included implementing the 1908 Olmsted Plan, is credited with this significant effort. The Village Improvement Society continues to be active and continue to own and manage seven of the parks in the Village (Village Improvement Society HSL Wiki). These parks include:

- Four parks located along the Saranac River - Beaver, Dorsey, Triangle and Denny Parks - are owned by the Village Development Society (VIS) and are maintained by VIS volunteers; and,
- Beaver Pond on the Saranac River at the corner of Lapan Highway and Dorsey St; Herb Garden on the intersection of Main and Pine Streets, near the Adirondack Railroad tracks; Sunset park at the intersection of Olive and School Streets and Sunset Road; Vest Pocket Park on Main Street next to the Saranac Lake Library.

Other Village-owned parks include:

- Riverside Park, on the site of the old Riverside Inn;
- Prescott Park, on Lake Flower near Pontiac Bay;
- Prospect Corner, a small triangular garden, at the junction of Prospect Avenue and Virginia Street;
- Veterans' Triangle, at the intersection of Church Street and River Street;
- Baldwin Park, tennis courts and Korean Memorial on River Street;
- Seymour Park, a small strip across from St. Bernard's convent;
- Mullen Park, corner of River Street and Lake Flower Avenue;
- Welcome Garden on Lake Colby Drive; and,
- No Man's Land, between the back of the Vest Pocket Park and the parking lot on the site of the Pontiac Theatre.
- William Morris Park

### **Mt Pisgah Ski, Snow Shoe and Tubing Center**

Mt Pisgah is a 100± acre public facility owned by the Village. The mountain offers downhill skiing, snowboarding, a high caliber terrain park, gate training for alpine



racers and snow tubing. It has snowmaking on a majority of its trails and is fully-lighted. An extensive upgrade and expansion of Mount Pisgah is currently underway.

### **Saranac Lakes Wild Forest**

The Saranac Lakes Wild Forest (SLWF) includes 79,000 acres of state land in Franklin and Essex Counties. Situated near the communities of Saranac Lake, Tupper Lake, and Lake Placid, these state-owned lands offer hiking, snowmobiling, snowshoeing, skiing, mountain biking, canoeing, hunting, and fishing. Wilderness camping on Upper, Middle and Lower Saranac Lakes is extremely popular. McKenzie Mountain Wilderness Area in western Essex County abuts the Village and includes State Forest Preserve lands in the Towns of North Elba, St. Armand and Wilmington. The 36,200-acre area is known for hiking trails on McKenzie, Moose and Haystack mountains, hunting, camping and fishing the brook trout streams and interior border waters and camping on their shores. The Department of Environmental Conservation is currently developing a Unit Management Plan for both the Saranac Lakes Wild Forest and McKenzie Mountain Wilderness areas. Figure 3, “*Saranac Lake Area – Forest Preserve Land Classifications*”, illustrates the location of these areas in relation to the Village of Saranac Lake.

## **G. Transportation**

### **The New York Central Railroad – Adirondack Division**

According to Historic Saranac Lake, railroad service to the Village of Saranac Lake was instrumental to the development of the Village and the surrounding region:

“The former New York Central Adirondack Line runs from Remsen to Lake Placid. The Adirondack Division was originally a branch on the New York Central that ran between Remsen, NY and Malone, NY, with a branch diverging at Lake Clear Junction which ran to Saranac Lake and connected to Lake Placid. The tracks going north from Lake Clear were removed in the early 1960’s. There are extant stations in Lake Clear Junction, Saranac Lake and Lake Placid; the Adirondack Scenic Railroad runs a tourist train between Lake Placid and Saranac Lake. The Saranac Lake Union Depot was built around 1904 by the Delaware and Hudson Railway. The name Union Depot refers to the fact that it was shared by the D & H and the New York Central Railroad.

The Adirondack Division played a significant role in support of the 1932 Winter Olympic Games at Lake Placid. With few highways into the region, the railroad transported many contestants and spectators to the games. Many special trains were run to Lake Placid from Utica and New York. Since housing was at a premium, the railroad constructed special sidings for Pullman sleeping cars to accommodate approximately 500 visitors. The winter of 1932 had an unusually light snowfall, and Lake Placid lacked sufficient snow at the time the games were to begin. Boxcars of snow were rushed from Old Forge to Lake Placid along the Adirondack line so that the Olympic Nordic events could take place.

By the late 1940s, passenger traffic on the Adirondack Division had declined to two trains daily in each direction, with most of the patronage to Lake Placid. Ridership continued to diminish throughout the 1950s. The last passenger train to Lake Placid ran April 24, 1965 and Union Depot was closed shortly thereafter. The station was restored in 1997-98 with federal funds in anticipation of renewed tourist rail service. The summer of 1965 saw drastic cutbacks in both the plant and



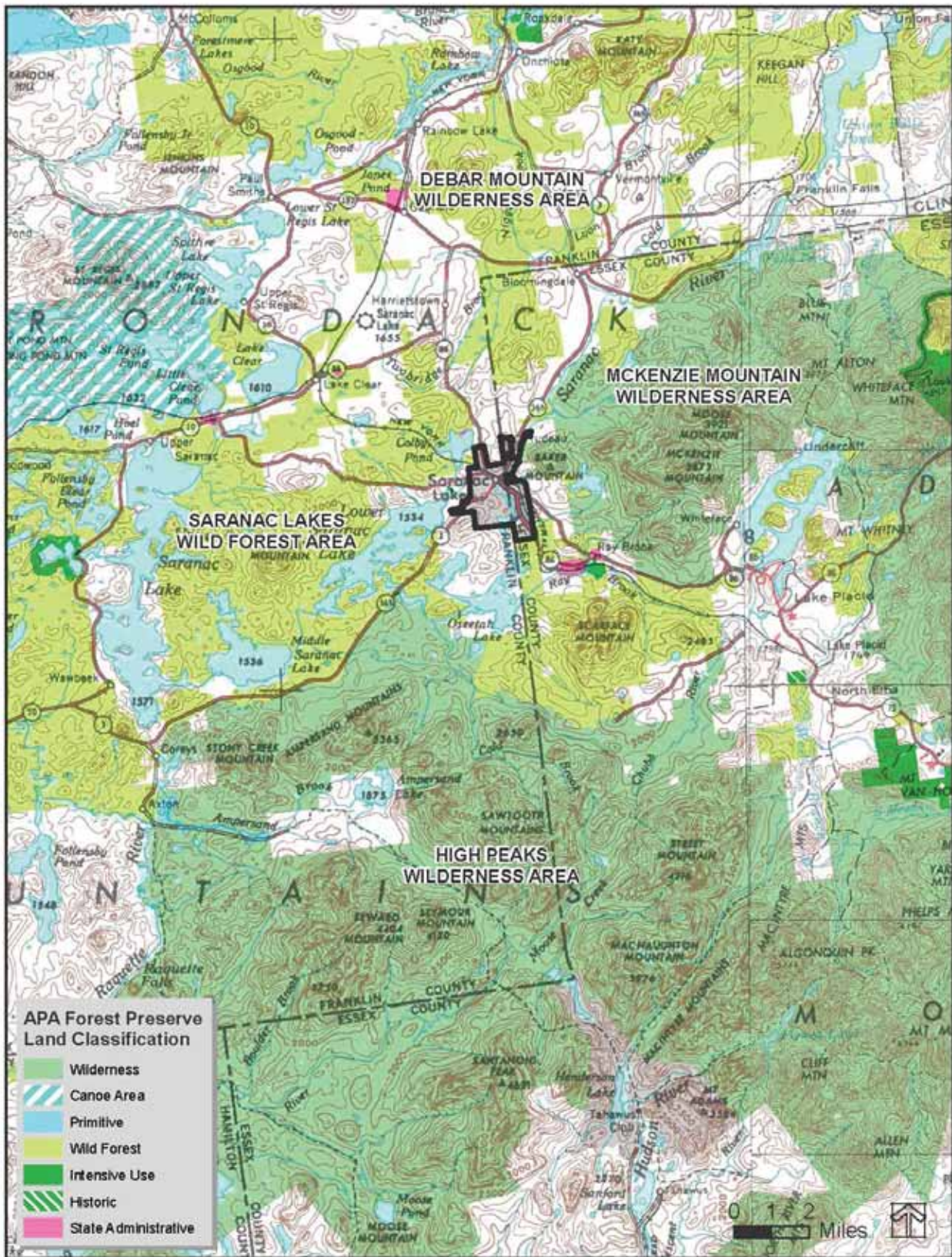


Figure 3: Saranac Lake Area - Forest Preserve Land Classifications

personnel of the Adirondack Division. With passenger depots no longer needed, all stations were closed except Tupper Lake, where a freight agency was maintained for a few more years.

The State of New York became interested in acquiring the abandoned Adirondack Division in the early 1970's, and entered into negotiations with the debt-ridden Penn-Central Corporation. In 1978, the state acquired the right-of-way. As the Adirondack Railroad (operated by a private contractor), the line enjoyed a brief resurgence in 1980, providing short-term passenger service to Lake Placid in conjunction with the 1980 Winter Olympic Games. A number of proposals to rehabilitate and operate the line were submitted throughout the mid-1980s; all lacked proper financing or realistic plans of operation. In 1989, the New York State Departments of Transportation and Environmental Conservation purchased the remainder of the lease.

The former New York Central Adirondack Division line between Remsen and Lake Placid is currently abandoned. Vegetation, vandalism and the elements continue to take a toll on the neglected roadbed, ties and rails. Despite this lack of maintenance, the Adirondack Division Historic District remains a significant transportation system that profoundly influenced the growth and development of the Adirondack region from the 1890s to the 1940s” .

The entire length of the Adirondack Division of the New York Central Railroad is listed on the National Register of Historic Places including the rails, rail bed, and stations as contributing features to the resource. The section of the railroad (approximately 11 miles) from the Village of Saranac Lake to the Village of Lake Placid is utilized by the Adirondack Scenic Railroad as tourism and visitor attraction from early summer through fall.

### **Saranac Lake Bicycle and Pedestrian Trails Plan**

A Bicycle and Pedestrian Trail Master Plan has recently been completed that includes recommendations for a wide range of trail uses, including walking, hiking, road biking, mountain biking, skiing, running, water trails, equestrian trails and others. This project will connect Saranac Lake with a new, four-season system of healthy infrastructure improvements that will be a legacy for the community's future. Critical elements of this plan will include linkages to existing trails (Lake Flower Trail, Riverwalk, Saranac/Lake Placid Trail, Dewey Mountain Recreation Center, Mount Pisgah Ski Center and mountain bike trails, etc.) to connect the Village's neighborhoods with the downtown business district and key destinations such as the Union Station and the Adirondack Carousel; Easy-to-navigate trails, way-finding and linkages at connection points and road crossings to enhance safety, heritage education, environmental interpretation and comfort for all trail users; careful consideration of design guidelines and material choices (such as paved vs. soft surface trails) and needed trail amenities; minimization of impacts on natural habitats and be consistent with the environmental policies set forth in the 2002 Local Waterfront Revitalization Program.

### **Olympic Byway Recreational Path**

A Federal Highway Administration grant awarded to the Adirondack North Country Association (ANCA) will go toward the design and development of a recreational path from Lake Placid to Saranac Lake within New York State's Department of Transportation's rail corridor. The grant will be used for the first phase of the Olympic Byway



Recreational Path project, an 8-to-10-foot-wide multi-use path to be built along existing rail tracks connecting the Village of Lake Placid with the Hamlet of Ray Brook. Figure 4, “Adirondack Scenic Byways”, illustrates the location of this path (see highlighted pathway on Figure 4).



Figure 4: Adirondack Scenic Byways

### **Adirondack Scenic Railway**

The Adirondack Scenic Railway runs from the Saranac Lake Union Depot, 11 miles southeast to Lake Placid. The State of New York owns the 119± mile long rail corridor from Lake Placid to Utica and plans are underway to reestablish rail service along the entire corridor. This train runs during the summer and fall months only.

### **Sidewalk Inventory and Improvement Project**

As part of its infrastructure restoration program, the Village conducted an inventory and cost estimate for the abandonment, removal, replacement and addition of sidewalks. There are a total of 15.6± miles of sidewalk in the Village. Under the plan, just less than 2 miles of sidewalk would be abandoned and removed, another 4.7 miles would be replaced, and approximately 1.3 miles of new sidewalk will be added. The Village completed installation of new, replacement sidewalks along Main Street in 2012.

### **Roadways**

The Village will be accepting to a Village street and assuming all maintenance for approximately 0.4 miles of the road known as American Management Way starting at the American Management Association gate on Park Avenue and ending at Trudeau Road.



Another capital project in the Village is a Street Assessment which will assess street conditions and develop a street re-paving schedule that is coordinated with the Sidewalk Inventory and Improvement Project.

**Public Transportation Services**

Adirondack Regional Airport, located seven (7) miles northwest of the Village, serves as a regional airport for the North Country. The airport was officially dedicated to the service of the people of the Adirondacks on July 10, 1949. Since 1960, the Town of Harrietstown has operated the airport. The Saranac Lake Airport was renamed in 1989 to the Adirondack Regional Airport. Day to day operations are under the jurisdiction of the airport manager who is appointed by the Town Board. The airport manager supervises a staff of five (5) full-time and one (1) part-time employee. The airport is open 365 days per year. Cape Air currently serves the airport and offers flights to Boston.

Adirondack Trailways offers daily bus services from Saranac Lake to New York City and points in between. The bus depot is located at the Hotel Saranac.

**Parking**

There are eight municipal parking lots offering a total of 238 parking spaces in the vicinity of the downtown business district: former Village offices (40 spaces); Lake Street (8 spaces); Kiwassa Road (47 spaces); Church Street (40 spaces); HSBC Lot (25 spaces); Bloomingdale Avenue and Broadway (18 spaces on 3 lots); Union Depot (40 spaces); Upper Broadway (20 spaces).

**H. Tourism Destinations and Tourism Support Facilities**

There are a number of activities being undertaken by governmental and private groups in the region that could have significant economic impacts on the Village and the region. In addition, institutional facilities such as Adirondack Medical Center provide steady employment to a large number of residents. The Adirondack Medical Center offers the latest medical technology and draws patients from an extensive region. The presence of many state and federal agencies provides significant employment as well as the purchase of goods and services from the community. The presence of the NY State Police, Adirondack Park Agency, NYS DEC, and one State and one Federal prison, all play an important role in stabilizing the local economy. Other important tourism initiatives that support the local economy include the re-establishment of the Adirondack Scenic Railway, an important component of the region's tourism industry. The Adirondack Carousel is an active piece of art that serves as a centerpiece for downtown tourism and provides opportunities in the form of community workshops in the traditional arts. Its presence so close to the Adirondack Scenic Railway provides an immediate and unique destination for train riders of all ages coming from Lake Placid. By far, however, it is the combination of natural resources plus the charming small town character that attract visitors to the Village of Saranac Lake.

**I. Infrastructure**

**Water Services**

The Village of Saranac lake public water system serves approximately 5,800 individuals through 1,900 service connections. The total water produced in 2010 was 327 million-gallons with an average usage rate of 891,000 gallons per day.



McKenzie Pond served as the municipal water source for the Village system from its initial development in 1900 through 2012. However, the system was found to be in violation of the Surface Water Treatment Rule as McKenzie Pond was an unfiltered source. The Village of Saranac Lake was granted avoidance from filtration in 1991 and was under NYS Department of Health (DOH) mandate to upgrade its water system. In response to the DOH mandate, the Village elected to undertake a water system improvement project which included the development of drilled wells and upgraded distribution lines throughout the Village. The project also included construction of a treatment control building, the installation of well pumps, a new water transmission main, a new storage tank, and general water distribution system upgrades. The new water supply tank located near Mount Pisgah will enable the Village to increase capacity and accommodate new growth in the future. The project was funded through a 2011 Federal Funding Authorization Request, a low interest loan through the NYS Environmental Facilities Corporation, and a grant from the Green Innovation Grant Program of the American Recovery and Reinvestment Act. The Village completed the construction of these improvements and the installation of 1,900 new water meters in 2012. It is anticipated that this improvement will result in a 20 percent reduction in water use.

### **Sanitary Sewer Services**

The Village of Saranac Lake Water Pollution Control Plant, located on NYS Route 3 on the east side of the Saranac River one mile northeast of the Village, was built in 1932 and serves as a primary treatment facility. The plant was rebuilt in 1996 to increase its capacity which allowed the plant to handle the high rate of infiltration that occurs during periods of high water and wet weather. The plant was sized to handle an average daily load of 5 million gallons with an overflow capacity of 8.5 million gallons per day. Currently the daily average loading is approximately 1.2 million gallons per day; therefore, the plant has adequate capacity to accommodate reasonable growth in the Village of Saranac Lake. Sludge is accepted at the Franklin County landfill. The Village continually updates the facility and conducted extensive inflow and infiltration studies along its sewer main from the wastewater treatment plant to the end of the line on Riverside Drive. Sewer line replacements are also being coordinated with the NYS Department of Transportation (DOT) as roadway improvements within the Village occur. The Village received an interest free loan from the New York Environmental Facilities Corporation to upgrade the sewer collection and transmission system, upgrade a major sewage pump station and install monitoring devices.

### **Stormwater Collection System**

The majority of the Village's stormwater collection system is separated from the sewer system. The system is equipped with drainage inlets with sumps, which are used to separate sediment from stormwater before it is released from two locations near the dam. A vacuum truck regularly empties the drainage inlets. A 1400-foot section of the system is scheduled for replacement by NYSDOT on River Street. The replacement of this section may alleviate some of the worst sanitary sewer infiltration and contributing flooding problems. While a large portion of the Village is serviced by the stormwater system, many nearby developed areas are not. Protection and improvement of the water quality of Lake Colby and Lake Flower will require modification of the existing stormwater system discharging into the lake. The Village completed a capital salt and sand storage shed project in 2011. This facility was built large enough to be shared with multiple municipalities.





### **Solid Waste Disposal**

Solid waste is presently disposed of in the Franklin County Landfill facility located in Lake Clear, approximately 10 miles north of Saranac Lake. The original Saranac Lake Landfill was a 20± acre site off McKenzie Pond Road near the end of Payeville Road. An incinerator was used on the property until 1960 and open burning was permitted until 1977. Monitoring includes ground water systems, explosive gas, erosion control, and visual inspections to verify the integrity of the membrane system used in the closure process. This site is presently being considered for conversion to athletic fields and could be easily linked to the recreational trail. NYSDEC is evaluating the site presently. The Village operates a compost facility for the deposition of leaves and brush and is investigating the potential to construct a multi-municipal composting system with the support of the New York Power Authority.

### **Lake Flower Water Power Dam**

The Village owns and operates a hydroelectric dam on Lake Flower located adjacent to the former Village offices on Main Street. The concrete dam operates two turbines, with a combined generating capacity of 240 kilowatts and associated facilities. Their FERC License specifies that the project will run in an “instantaneous run-of-river mode” to protect the fish and wildlife resources in the Saranac River and Lake Flower. “Run-of-river” means that outflow over the dam and through the bypass channels should approximate the sum of the inflows to the impoundment (Lake Flower). In addition to generating electricity, pumping facilities located at the dam are used to assist in filling the Village water supply reservoir. This function can result in additional draining of Lake Flower beyond “run-of-river” requirements. Although this activity is not regulated by the FERC license, the same environmental concerns for river and lake levels apply.

## **J. Cultural and Historic Resources**

The Village has a rich historic character which serves as an important cultural and economic resource. The Village’s numerous historic buildings are assets to the region’s tourism industry, providing a distinctive element indigenous to turn-of-the-century Adirondack life. Considering the Village’s size, it has an unusually high percentage of both historic districts and places listed on the State and National Register of Historic Places. There are six historic districts in the Village that are listed on the State and National Registers:

- Highland Park Historic District;
- NY Central Railroad Adirondack Division Historic District (Note: Includes the entire length of the railroad);
- Berkeley Square Historic District;
- Church Street Historic District;
- Cottage Row Historic District; and
- Trudeau Sanatorium Historic District.

*Historic Saranac Lake* is an organization dedicated to preserving the Village’s unique architectural and cultural heritage. Through their advocacy, approximately 74 individual properties in the Village have been added to the State and National Registers of Historic Places. Prominent properties include Will Rogers Memorial Hospital, Bartok Cottage, Union Depot and the Robert Louis Stevenson Cottage, the author’s home in Saranac Lake during the winter of 1887-88.





*The July 4th Concert at Riverside Park*

Cultural resources in the Village include the Pendragon Theatre Company, North Country Community College, and the Saranac Lake Free Library. Additionally, the Saranac Lake Area Chamber of Commerce sponsors a July 4th concert held in Riverside Park.

## **K. Scenic Resources and View Corridors**

Virtually all of Saranac Lake retains high scenic value. These values exist from the roadsides, from the water, and from the mountain peaks themselves. These multiple perspectives not only provide extraordinary scenic qualities of the area but also make it extremely hard to protect those vistas.

The road entrances into the Village from the east expose the visitor to exquisite views of Lake Flower, Mount Baker and the surrounding landscape. The natural centerpiece for the Village itself is the Saranac River which cuts through the business district and is visible from multiple vantage points throughout downtown and the gateway corridor along Route 3. Route 3 north out of the Village gives travelers a different perspective of the river as it winds and turns in the valley below Little McKenzie Mountain. Route 3 running southwest out of the Village presents peaks of the Saranac chain of lakes and dramatic vistas of the Sawtooth and Ampersand Mountains.

## **L. Topography, Hydrology, Soils and Stream Bank Conditions**

The topography of the Village has played a large role in setting the land use pattern and contributes significantly to its character. Land elevations in the Village generally range between 1,600 and 1,700 feet above sea level. The extremes are Lake Flower at 1,528 to Mt. Pisgah at 2,519. Slopes of 10 to 25 percent are common in the Village which presents both physical challenges to development and subsequent issues managing stormwater runoff and soil erosion especially along the banks of Lake Flower and the Saranac River. Stream banks are varied but tend to be medium to large boulders. The Village is contained within the Saranac River watershed. Soils primarily originate from glacial till and glacial outwash left from the most recent geologic period. These soil types are derived from crystalline rocks with low lime content. They are typically well-drained and are of largely stony quality.

## M. Water Quality

Based upon the results of the 2007 Adirondack Lakes Assessment Program, Lake Flower is considered to be a mesotrophic water body. Five years of data is sufficient to begin to detect water quality trends. In 2007, the color and chlorophyll-a values decreased from 2006. The total phosphorus, Secchi disk transparency, conductivity, pH, alkalinity, and nitrate values increased when compared to 2006. Over the last five years the water quality for Lake Flower has remained virtually unchanged with a few year to year variations. The biggest exceptions are that the alkalinity has been increasing in recent years. This could be due to an overall improvement in acid rain levels in the Adirondacks over the last decade as reported by the Department of Environmental Conservation. Also, conductivity levels seem to be quite high the last few years and this could be due to the use of road salt by the NYS Department of Transportation along the road that is adjacent to the lake.

The water quality rating of “AA” has been established for both Lake Flower and Lake Colby. This classification is the second highest water quality level allowing all uses except as a potable drinking water source. A Class “A” rating is established for Moody Pond and that portion of the Saranac River that flows through the Village. The Saranac River’s additional standard of (TS) means that it meets the criteria for trout spawning. Turtle Pond has a Class “B” water quality rating. All of these classifications are compatible general land and water uses. There are several issues pertaining to water quality in all water bodies in the Village. All water resources are close to urban roadways and are, therefore, subject to stormwater runoff which carries various pollutants. Stream bank erosion, which causes sediment to enter the lake covering fish spawning areas and introduces chemicals and other pollutants, plus the long-term use of road salt, is a significant problem along several areas of River Street and Lake Flower Avenue. Non-native aquatic vegetation, particularly Eurasian water milfoil, is a growing concern in both Lake Flower and Lake Colby.

## N. Natural Resources

The natural resources surrounding the Village are perhaps its most-notable attribute. The numerous mountains, lakes, ponds and streams and forests provide diverse recreational opportunities and an aesthetically setting for Village residents and visitors alike.

Mountains in close proximity to the Village include, but are not limited to:

Scarface Mountain	Dewey Mountain
Seymour Mountain	Mont Pisgah
Baker Mountain	Haystack Mountain
Little McKenzie Mountain	Ampersand Mountains
Mont Tamarac	Mont Colburn
Shingle Bay Mountain	Spruce Ridge
Big Burn Mountain	Little John Mountain
Hennessy Mountain	Moose Mountain

Lakes in close proximity to the Village include, but are not limited to:

Lower Saranac Lake	Kiwassa Lake
Oseetah Lake	Lake Flower
Lake Colby	



Ponds in close proximity to Village include, but are not limited to:

Moody Pond	McCauley Pond
Little Pine Pond	McKenzie Pond
Owl Pond	Pine Pond
First Pond	Second Pond
Little Ampersand Pond	Little Colby Pond
Lily Pad Pond	Moose Pond
Alford Pond	

Rivers, creeks and brooks in close proximity to the Village include, but are not limited to:

Saranac River	Chubb River
Moose Creek	McKenzie Brook
Ray Brook	Little Ray Brook
McKenna Brook	Roger Brook
Fish Creek	Two Bridge Brook
Grass Pond Outlet	Cold Brook
Halfway Brook	

The Saranac River is classified as a “recreational river” in the Wild, Scenic and Recreational Rivers System. Guidelines for recreational rivers are not restrictive as long as intensive uses do not adversely affect the recreational character of the river and the river area. The natural character of the river and its immediate shoreline must also be preserved and enhanced and the visibility of proposed structures along the shoreline must be considered in their permit review process. The Saranac River is considered a “navigable waterway” and, as such, is subject to Section 10 of the Federal Code. Any development or disturbance of the shoreline below the mean high water mark is, therefore, subject to US Army Corps of Engineers jurisdiction.

Figure 6, “Wetlands within the Village of Saranac Lake”, identifies APA regulated wetland areas. These are primarily located adjacent to the Saranac River and Turtle Pond. A small wetland exists along Lake Flower adjacent to Baldwin Park. The US Army Corps of Engineers may have jurisdiction over some of these wetlands as well. Other resource inventories indicate an unconfined aquifer located adjacent to the eastern boundary line of the Village. This high quality aquifer is likely part of the Bloomingdale sands deposit. Typically, such aquifers have a capacity of 100 gallons per minute or more (US Geological Survey). Because of this reason, the Village of Saranac Lake has constructed new water supply wells to tap into this aquifer.

## O. Flooding and Erosion

Spring flooding is a problem along the shoreline of Lake Flower, particularly the area just north of the State Boat Launch and at Baldwin Park. The most recent event occurred in April of 2011 as heavy rains combined with spring snowmelt caused the waters to rise from Upper Saranac Lake through to Lake Flower and the Saranac River. Damage estimates from the flood in April 2011 were in excess of \$5 million.

Any future planning and designs must consider flooding as an issue at these locations. Erosion is a significant issue for Lake Flower in two areas. The lack of land between the highway and the lake allows for unfiltered stormwater to directly entering the lake from River Street and generally undermines the stability of the banks of Lake Flower.



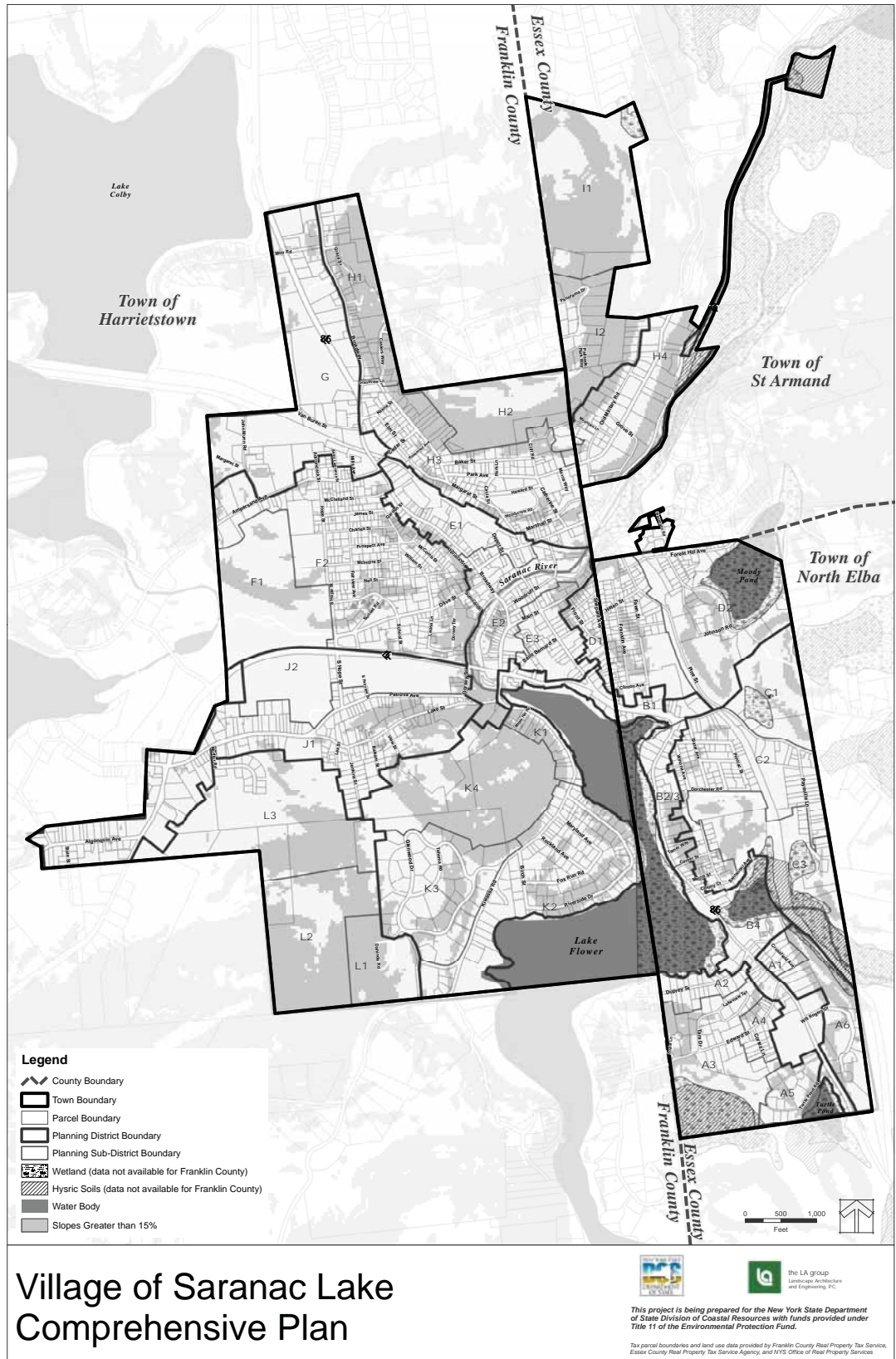


Figure 6: Wetlands within the Village of Saranac Lake



Stabilizing the banks and providing a vegetative buffer, where possible, should be a priority when projects are considered for these areas. The shoreline area along River Street between Riverside Park and Prescott Park is extremely vulnerable and in immediate need of bank stabilization. The shoreline area between Lake Flower and the road south of Mountain Mist Park is very narrow and presently experiences bank erosion problems. In addition, there are a number of areas along the Saranac River where the natural banks are seriously eroded and manmade retaining walls are in need of repair. Flooding and erosion has impaired the use of the public parks along the river.

## **P. Significant Fish and Wildlife Habitats**

Fish and wildlife in the Waterfront Revitalization Area are supported by the natural resources listed above. The Village, its natural resources, and other nearby forests, lands, and waters, support a tremendous diversity of fish and wildlife. The Lake Flower, Saranac River and Lake Colby fisheries provide exceptional habitats and require long-term protection. The Common Loon, a Species of Special Concern in New York, inhabits Lake Colby and other area water bodies. Peregrine falcons and bald eagles are often seen flying overhead or perched on village buildings. Regional birding festivals draw many out-of-town visitors to this area to see and hear nationally-rare birds. Bear and moose sightings are increasingly common in and near the Village.

## **Q. Agricultural Lands**

The compact setting of the Village is not conducive to large-scale agricultural operations but residents expressed interest in flower and vegetable gardens and the keeping of “backyard chickens”. Additionally, there is interface with agricultural uses through community gardening at several locations just outside the Village and there are farmer’s markets (“Farm-to-Fork” and “Farmer’s Market”) conducted during the growing and harvesting seasons.

## **R. Environmental Issues**

Environmental issues in the Village include:

- Shoreline erosion, stormwater runoff, and invasive aquatic species, such as the growth of Eurasian Watermilfoil in area lakes;
- Extreme flooding events, such as those experienced in spring 2011, exacerbate issues related to erosion and sedimentation;
- Terrestrial invasive species, such as Japanese Knotweed have been identified and, in some cases, mapped within the Village; and,
- The spread of forest pests and pathogens, such as Emerald Ash Borer, and the potential for dead and dying hazard trees
- High heating fuel prices have been identified as an issue for Village residents leading to expressions of interest in alternative and renewable sources of energy, particularly bio-mass.

## **S. Navigation and Dredging**

The only issue related to navigation is the potential for the continued growth of non-native aquatic vegetation beds, in this case Eurasian water milfoil, to impede recreational boat traffic on Lake Flower, particularly near the Lake Flower Boat Launch and the Village docks. There are no known issues associated with dredging in the Village.



## T. Analysis of Planning Issues

The planning and land use areas in the Village are being reviewed for adjustments to the possible land use pattern and boundaries for this update to the comprehensive plan and zoning. Some of the Village planning areas and sub areas boundaries have already been updated in recent years. The Village areas are primarily guided by development features, In particular, the planning issues and objectives of the Village planning areas need to be reviewed for possible contemporary application.

Some special aspects need to be more integrated into the plan. Recreational and cultural features, including walking routes, historic areas and other features could be identified in the plan and on the ground, with review criteria designed to protect and encourage their use. While the current Village plan has a reference list of historic properties, the larger historic character of the street and open space pattern and the general historic urban character of the downtown need to be recognized. The design criteria currently in the Village plan should be reviewed for this and other aspects which help new development 'fit in' to the current context.

Consider the uses lists, particularly in the Village plan, as a reference for the future plan, rather than starting from scratch. In many Village districts, there is either one, two or three lot sizes for single family homes which may be used; this is in addition to cluster development, which should also be considered. Obviously, the use definitions themselves need to be considered, in terms of contemporary meaning and scope.

The most recent draft of the Master Plan suggests that there have been few major changes in land use within the Village since the 1967 Master Plan. This is primarily due to the Village's slow rate of growth. As a result, approximately one-third of the land within the Village boundaries remains undeveloped. These vacant or underutilized parcels have varying levels of constraints associated with them, which in some cases explains why they have remained undeveloped.

Residential infill developments have been occurring on vacant lots and existing subdivision lots. A significant portion of the newer infill housing development has consisted of manufactured housing. New single family housing has been constructed in Rockledge Estates, Hawk Ridge, and Glenwood Estates and along Riverside Drive. Four (4) multifamily developments have recently been constructed. Of these new developments, two (2) provide housing for the elderly, one (1) provides low-income housing and one provides market-rate housing.

Much of the recent commercial development may be characterized as auto-oriented strip development and has occurred along NYS Route 86 at either end of the Village. In contrast, several buildings located in the central business district have been remodeled or updated to accommodate reuse.



Several institutional buildings have been or are in the process of being updated and improved. These improvements include the expansion of the High School, Petrova Elementary/Middle School, major expansions to both the Adirondack Medical Center and Trudeau Institute, total restoration and adaptive reuse of Will Rogers Institute, development of the historic tuberculosis laboratory on Church Street as a museum, and restoration of the train depot and rail line. The major, park and recreational improvements include the redevelopment of Riverside Park, Berkeley Green and the River Walk.

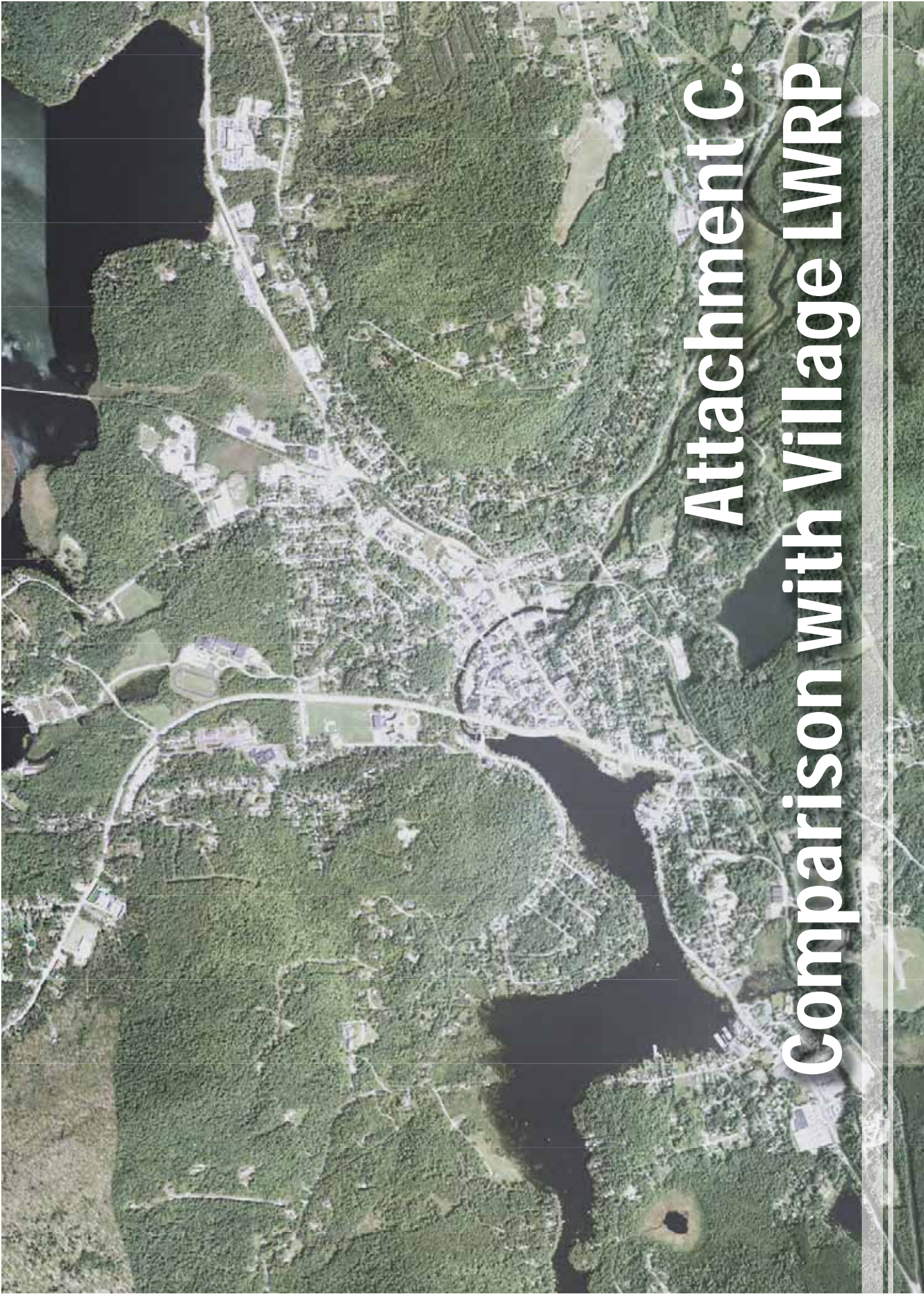
Saranac Lake has many opportunities for recreational public access and the potential to develop many more along the waterfront. Many of the existing facilities, such as Riverside Park, are in poor condition and no longer serve the community to their fullest potential. Saranac Lake remains highly dependent on the tourist industry. This is a very competitive industry with a demanding public sector that has become accustomed to a wide variety of recreational amenities. It is important for the Village to continue to upgrade recreational facilities and maintain the high standards demanded by residents and visitors.

One of the ways to improve access and usage of community waterfront resources is to provide residents and visitors better knowledge of these resources through careful directional and interpretive signage. Another way is through connecting water and other natural resources to each other through recreational opportunities. Saranac Lake has begun this process by developing the Saranac River Walk and the Saranac Lake – Lake Placid Recreational Path.









**Attachment C.  
Comparison with Village LWRP**

Attachment C - Comparison with Village LWRP

The Village of Saranac Lake LWRP – 2002		The Village of Saranac Lake Update of the Comprehensive Plan – 2012	
Proposed Projects/initiatives:		Proposed Projects/initiatives:	
Land Use	Described as stable and not likely to change	Land Use	No change suggested.
Areas Suitable for Development/ Redevelopment	Most suitable – areas along River Walk. References support for the Village's "Rear Facade Plan".	Areas Suitable for Development/ Redevelopment	<p>No change suggested. Additionally, the Planning Strategies for Plan Area E which include the downtown and the Riverwalk are consistent with the LWRP as referenced strategies include:</p> <ul style="list-style-type: none"> <li>• Maximizing reuse of existing building stock;</li> <li>• Incorporate planned maintenance of the Riverwalk into a Village Capital Improvement Program;</li> <li>• Improve directional way-finding along the Riverwalk;</li> <li>• Complete the Riverwalk;</li> <li>• Require use of proper stormwater management and erosion control measures along the shoreline area;</li> <li>• Encourage reuse of the existing building stock</li> </ul>



Attachment C - Comparison with Village LWRP

<p>Sensitive Development Areas</p>	<p>Areas along the Saranac River and Lake Flower are referenced.</p>	<p>Sensitive Development Areas</p>	<p>No change suggested. Additionally, the Update to the Comprehensive Plan reinforces this initiative through requiring use of proper stormwater management and erosion control measures along the shoreline area</p>
<p>Proposed Water Uses</p>	<p>Public docking facilities for small, non-motorized boats on Lake Colby, public parking in proximity to waterfront uses, commercial enterprises such as a public boat tour on Lake Flower,</p>	<p>Proposed Water Uses</p>	<p>No change suggested.</p>
<p>Proposed Public and Private Projects</p>	<p>Lake Flower Trail – envisioned for three phases connecting existing park areas. Est. total cost = \$900,000.</p>	<p>Proposed Public and Private Projects</p>	<p>No change suggested. In accord with public comments received during the development of the update to the comprehensive plan, routing for the planned shoreline pathway will be limited to parcels currently under public ownership or across private lands once access is negotiated with willing landowners. Also, the update further suggests development of other multi-modal pathways and linkages through implementation of the “Village of Saranac Lake Bicycle and Pedestrian Trail Plan” that will provide improved access throughout the Village.</p>
	<p>Riverside Park – improvements to connect the park area to downtown (see page IV-6 for detailed list). Est. total cost =</p>		<p>No change suggested – the Update to the Comprehensive Plan reinforces this initiative.</p>



Attachment C - Comparison with Village LWRP

	Prescott Park – Improve and continue as a passive park. Est. total cost = \$150,000.		No change suggested.
	Lake Flower State Boat Launch – Improvements including handicapped accessibility. Est. total cost = \$150,000.		No change suggested.
Investigate feasibility of reestablishing a public beach along Lake Flower	The LWRP makes reference to “moving the swimming beach back to Lake Flower”. However, further reference is made to “too many impediments to development of such a facility” at that time (see page II-10).	Investigate feasibility of reestablishing a public beach along Lake Flower	The public sentiment concerning a public beach on Lake Flower has changed since the development of the LWRP in 2001-02. Public input received during the development of the update to the comprehensive plan in 2011-12 documents strong support the initiative. Therefore, the update suggests appointment of project advisory committee to begin investigation of the feasibility of reestablishing a public beach on Lake Flower. Furthermore, should the feasibility prove to be favorable the update further suggests pursuit of design and construction of the beach.
	Mountain Mist Park – improvements including shoreline stabilization. Est. total cost = \$75,000.		No change suggested.
	Baldwin Park – Improvements including expanded parking and fishing platform. Est. total cost = \$200,000.		No change suggested.

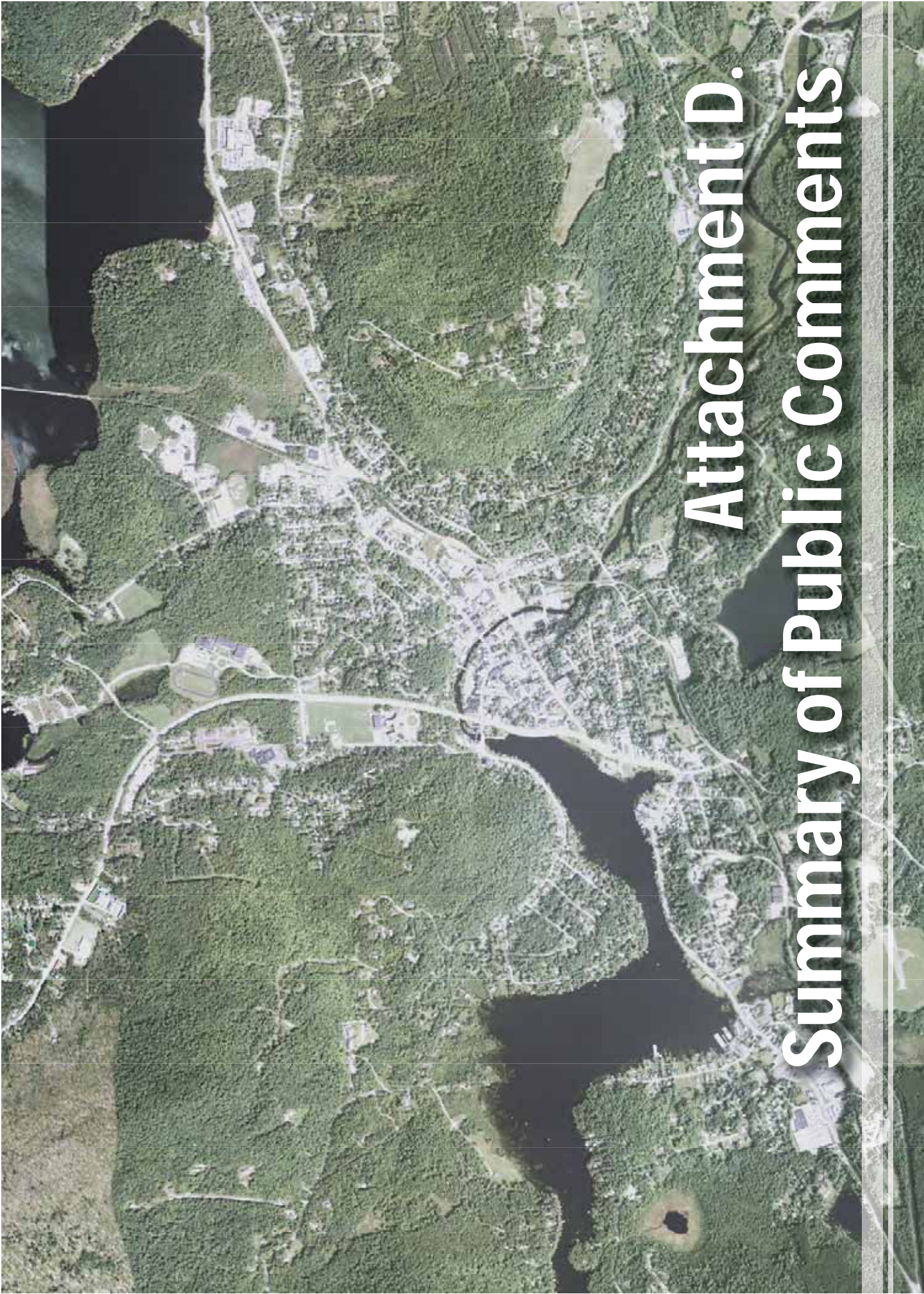


**Attachment C - Comparison with Village LWRP**

<p>Lake Colby</p>	<ul style="list-style-type: none"> <li>• Picnic pavilion</li> <li>• Handicapped fishing access</li> <li>• Formalize launching site</li> <li>• Landscaping</li> <li>• Develop four season plan</li> <li>• Enhance sidewalk and trails, etc.</li> </ul> <p>Est. total cost = \$325,000</p>	<p>Lake Colby</p>	<p>No change suggested.</p>
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# Attachment D. Summary of Public Comments



**Introduction and Explanation:**

In preparation of an update to the Village of Saranac Lake Comprehensive Plan a series of three (3) public workshops were held in October of 2011 at the Saranac Lake Central School District High School for the purpose of gathering input regarding five (5) basic questions:

1. What do you feel is the most important issue facing the residents of Saranac Lake today?
2. What do you feel will be the most important issues for Saranac Lake over the near term (within the next five years)?
3. What are the most notable features and attractive qualities of Saranac Lake?
4. How are these qualities trending? Improving, maintaining or in decline?
5. Other issues?

The format of the public workshops consisted of randomly dividing attendees into smaller workgroups with discussions focused on the questions listed above. Workgroup discussions were overseen by the Project Steering Committee members and comments were recorded on large pads and shared with all attendees and at the conclusion of the meeting attendees were asked to mark the top five comments made. These marks are indicated by an (\*) as the comments were compiled retyped for review. Following the conclusion of the three workshops 373 comments as recorded from the workshops were reviewed by the Steering Committee and categorized among the eleven plan categories as outlined in NYS Village Law. Those comments found to be outside of one of the plan categories were listed under “Other Issues”. The comments, including those listed under “Other Issues”, were then distilled into goals for each of the plan categories as follows:



## Commercial and Industrial Facilities

**Topic: What do you feel is the most important issue facing the residents of Saranac Lake today?**

1. Attract conference center
2. Loss of building stock.
3. Need more employers.
4. High energy costs.
5. Access to broadband.
6. Mixed-use downtown needs to be maintained. \*\*\*
7. Create diverse and better job opportunities. \*
8. Food outlets.
9. Sustainable employment. \*\*\*\*\*
10. Primary issue livable wage job.
11. Control big boxes and well-known stores direct to downtown.

**Topic: What do you feel will be the most important issues for Saranac lake over the near term (within the next five years)?**

**Topic: What are the most notable features and attractive qualities of Saranac Lake?**

1. Still good local restaurants.

**Topic: How are these qualities trending? Improving, maintaining or in decline?**

1. Village is improving visually
2. Condition of Hotel Saranac
3. Grocery store situation.
4. Need a movie theater.
5. Grow local businesses/avoid big boxes. \*

**Topic: Other Issues**

**Note: 17 comments under this topic.**

## Institutional, Governmental, and Educational Resources/Facilities

**Topic: What do you feel is the most important issue facing the residents of Saranac Lake today?**

1. Property taxes too high.
2. Redundant layers of government.
3. Reduce layers of government. \*
4. Efficient functioning government.
5. Streamlined communication between government entities.
6. Good projects need a champion within government.
7. Better communication between government, its residents and businesses. \*
8. More support from village for volunteers. \*
9. Village Board disconnected from residents and businesses. \*\*
10. Lack of quality rental housing. \*\*\*
11. Regulatory environment suppresses much potential development. \*
12. Property taxes reasonable.
13. Many positive projects moved forward.
14. Divided village among multiple jurisdictions. \*
15. Cooperation and complementary with neighbors and region.
16. Larger zoning district needed.
17. Attitude how far we need to go.

**Attachment D – Summary of Public Comments**

18. Need to work together.
19. Educational attainment.
20. Lack of community involvement.
21. Red lined items need to be discussed.
22. Non-red lined items good starting point for consensus.
23. Saranac Lake at tipping point – short-term decisions may mean long-term impacts.
24. Concerned about loss of school-aged children and ability to support schools.
25. Churches and schools excel.
26. Maintain non-environmental quality to retain tourist economy and residents.

**Topic: What do you feel will be the most important issues for Saranac lake over the near term (within the next five years)?**

**Topic: What are the most notable features and attractive qualities of Saranac Lake?**

1. Good schools.
2. Local government needs to be empowered.
3. Safety.
4. Access to good health care.

**Topic: How are these qualities trending? Improving, maintaining or in decline?**



#### Attachment D – Summary of Public Comments

1. Because we are planning, we are improving.
2. New AMA units may compete with older housing that needs rehabbing. ↓
3. Change in leadership has negative impacts and saps motivation. ↓

#### Topic: Other Issues

1. Coordination of government services
2. Partnership with institutions

**Note: 35 comments under this topic.**



## Housing

Topic: What do you feel is the most important issue facing the residents of Saranac Lake today?

1. Decline in quality housing stock.
2. Difficulty finding quality year-round housing.
3. Value of architectural character. \*\*
4. Newer year-round homes. \*
5. Revitalize existing structures. \*\*\*
6. Loss of building stock.
7. High energy costs.
8. Lack of quality rental housing. \*\*\*
9. Lack of workforce rental housing.
10. Mixed-use downtown needs to be maintained. \*\*\*
11. Affordable living.
12. Economic security lacking.
13. Affordable housing.
14. Housing costs outpaced by ability to pay.
15. Condition and variety of housing a problem.
16. Keep vitality of downtown.
17. Housing in the Village lack of quality. \*\*

**Topic: What do you feel will be the most important issues for Saranac lake over the near term (within the next five years)?**

**Topic: What are the most notable features and attractive qualities of Saranac Lake?**

1. Vitality of downtown/people that live there.

**Topic: How are these qualities trending? Improving, maintaining or in decline?**

1. Housing trending downward.
2. People move because more affordable than Lake Placid.
3. Some things like housing conditions are unchanged.
4. Architectural heritage.
5. Home vacancies (20% v 10% usage). ↓
6. Decline of buildings. ↓
7. New AMA units may compete with older housing units that need rehabbing. ↓

**Topic: Other Issues**

**Note: 25 comments under this topic.**

## Transportation



**Topic: What do you feel is the most important issue facing the residents of Saranac Lake today?**

1. Condition of road infrastructure.
2. High energy costs.
3. Is there enough public transportation?
4. Aging infrastructure needs to be addressed.
5. Access most important issue. \*\*\*\*\*
6. Transportation options – alternative means.
7. Traffic access – movement – parking.
8. Strong, safe pedestrian environment to downtown and school and recreation links. \*

**Topic: What do you feel will be the most important issues for Saranac lake over the near term (within the next five years)?**

**Topic: What are the most notable features and attractive qualities of Saranac Lake?**

1. Compact setting.
2. Very walk-able.
3. Control transportation.

**Topic: How are these qualities trending? Improving, maintaining or in decline?**



Attachment D – Summary of Public Comments

1. Road bikeway potential.

**Topic: Other Issues**

1. Connectivity to railroad tracks.

**Note: 13 comments under this topic.**



## Infrastructure and Utilities

Topic: What do you feel is the most important issue facing the residents of Saranac Lake today?

1. Infrastructure – age need/planning.
2. Long-term sustainability. \*\*
3. Water quality – pH issues.
4. Tourist/resident foot traffic.
5. Condition of road infrastructure.
6. Access to broadband.
7. Stonewalls are a unique attribute.
8. Housing and infrastructure to promote healthy living.
9. High speed internet sustains some jobs.
10. Is there enough public transportation?
11. Downtown deteriorated.
12. Aging infrastructure needs to be addressed.
13. Complete streets.
14. Access most important.
15. Sustainable employment. \*\*\*\*\*
16. Traffic access – movement – parking.

**Topic: What do you feel will be the most important issues for Saranac lake over the near term (within the next five years)?**

1. Maintenance and growth of infrastructure

**Topic: What are the most notable features and attractive qualities of Saranac Lake?**

1. Very walk-able.
2. In-town mountain biking, skate park, downhill skiing, x-country skiing. \*\*\*\*
3. Great community gathering places.

**Topic: How are these qualities trending? Improving, maintaining or in decline?**

1. Infrastructure – long ways to go.
2. Water system improvements are good.
3. Downtown improving.

**Topic: Other Issues**

**Note: 23 comments under this topic.**

## Natural/Environmental Resources and Interface

**Topic: What do you feel is the most important issue facing the residents of Saranac Lake today?**

1. Protection of visual environment. \*\*\*\*
2. Quality of life.
3. Housing and infrastructure to promote healthy living.
4. Maintain high level of environmental quality. \*
5. Maintain improve recreational access.
6. Awareness and address climate change.
7. Pride—take pride in the resources we have here. \*\*\*
8. Appreciate the sense of pride/what we have.
9. Maintain high environmental quality to retain tourist economy and residents. \*\*\*

**Topic: What do you feel will be the most important issues for Saranac lake over the near term (within the next five years)?**

**Topic: What are the most notable features and attractive qualities of Saranac Lake?**

1. Lake access/openness.
2. Views.
3. Outdoor quality of life.
4. Beauty.

Attachment D – Summary of Public Comments

5. Water.
6. Expand Main Street to face waterfront. \*
7. Outdoor opportunities. \*
8. Variety of recreation. \*

**Topic: How are these qualities trending? Improving, maintaining or in decline?**

1. Recreation is good – more potential

**Topic: Other Issues**

1. Connectivity to railroad tracks.

**Note: 19 comments under this topic.**



## Agricultural Resources and Interface

**Topic: What do you feel is the most important issue facing the residents of Saranac Lake today?**

1. The 90-miler, Mayor’s Cup, Can-am, Farmer’s Market.

**Topic: What do you feel will be the most important issues for Saranac lake over the near term (within the next five years)?**

**Topic: What are the most notable features and attractive qualities of Saranac Lake?**

**Topic: How are these qualities trending? Improving, maintaining or in decline?**

**Topic: Other Issues**

**Note: 1 comment under this topic.**

## Recreational Resources/Facilities and the Arts

**Topic: What do you feel is the most important issue facing the residents of Saranac Lake today?**

1. Quality of life.
2. Amenities for youth.
3. Need more events. \*
4. Attract conference center.
5. Loss of beach.
6. Loss of events.
7. Tourism – year-round. \*\*
8. Community needs to be more supportive of youth.
9. Housing and infrastructure to promote healthy living.
10. Cooperation and complementary with neighbors and region.
11. Maintain/improve recreational access.
12. Support amenities for young people.
13. Need a dog park.
14. Take pride in the arts. \*\*\*
15. Access most important issue. \*\*\*\*\*
16. Strong, safe pedestrian environment to downtown, school and recreation links. \*
17. The 90-miler, Mayor’s Cup, Can-am Rugby, Farmer’s Market.



**Topic: What do you feel will be the most important issues for Saranac lake over the near term (within the next five years)?**

1. River walk.
2. River walk:
  - Finish it – who does the work? Who pays for it?

**Topic: What are the most notable features and attractive qualities of Saranac Lake?**

1. Recreational opportunities.
2. Lake access.
3. Strong arts community – somewhat new.
4. Water.
5. Healthy place.
6. Arts community.
7. Recreation (low key).
8. Outdoor opportunities. \*
9. Active arts community.
10. Variety of recreation. \*
11. Mount Pisgah/Dewey Mountain.
12. Art community, antiques, used treasures attract people and should be fostered.
13. In town maintain biking, skate park, downhill skiing, x-country skiing. \*\*\*\*

14. Great community gathering places.

**Topic: How are these qualities trending? Improving, maintaining or in decline?**

1. Recreation is good – more potential
2. State Park situation
  - Needs attention
3. Road bikeway potential.
4. Need a movie theater.
5. Community events supported by young families.

**Topic: Other Issues**

1. Connectivity to railroad.
2. Recreation tournaments.
3. Need tourism bureau.

**Note: 41 comments under this topic.**

## Historical and Cultural Resources

**Topic: What do you feel is the most important issue facing the residents of Saranac Lake today?**

1. Preservation of high quality/historic buildings. \*\*\*
2. Quality of life.
3. Value of architectural character. \*\*
4. Revitalize existing structures. \*\*\*
5. Loss of building stock.
6. ID as a health community. \*
7. Trudeau heritage.
8. Stone walls are a unique attribute.
9. Mixed-use downtown needs to be maintained.
10. Downtown deteriorated.
11. Pride—take pride in resources we have here. \*\*\*
12. Appreciation of what is here—taking pride in it.
13. #1 priority – harder and harder to preserve.
14. Maintaining the uniqueness of the community. \*\*\*\*
15. Concentrate compact development in existing centers. \*\*\*\*
16. Keep Main Street viable. \*\*

**Topic: What do you feel will be the most important issues for Saranac lake over the near term (within the next five years)?**

1. Preserve feel and character of downtown.

**Topic: What are the most notable features and attractive qualities of Saranac Lake?**

1. Interesting history.
2. Historic buildings.
3. Compact setting.
4. Historic buildings.
5. Historic/older Adirondack hamlet.
6. Healthy place. \*
7. Arts community. \*\*\*
8. Small town/Mom and Pop stores.
9. Historic downtown.
10. Keep the vitality – mixed use.
11. Great architecture.
12. Very walk-able.
13. Active arts community.
14. Great community gathering places.
15. Depot events resulting in new development.

**Topic: How are these qualities trending? Improving, maintaining or in decline?**

1. Village is improving visually
2. Condition of the Hotel Saranac – concerning.
3. Historic buildings need attention
4. Historic buildings are incrementally improving.
5. Community events supported by young families.
6. Grow local businesses/avoid big boxes.
7. Architectural heritage – residential specifically is declining, these features are important to the future.
8. Decline of buildings. ↓

**Topic: Other Issues**

**Note: 40 comments under this topic.**

## Health and Emergency Services

**Topic: What do you feel is the most important issue facing the residents of Saranac Lake today?**

1. Housing and infrastructure to promote healthy living.
2. Complete streets.

**Topic: What do you feel will be the most important issues for Saranac lake over the near term (within the next five years)?**

**Topic: What are the most notable features and attractive qualities of Saranac Lake?**

1. Healthy place. ✱
2. Great health care.
3. Safety.
4. Very walk-able.
5. Access to good health care.

**Topic: How are these qualities trending? Improving, maintaining or in decline?**

**Topic: Other Issues**

**Note: 7 comments under this topic.**



## Community/Economic Development

**Topic: What do you feel is the most important issue facing the residents of Saranac Lake today?**

1. Long-term sustainability. \*\*
2. Loss of resident youth. \*\*
3. Services demand on local taxes.
4. Tourist/resident foot traffic.
5. Loss of events.
6. Need more events. \*
7. How can entrepreneurial spirit be created? \*\*
8. Tourism – year-round.
9. Property taxes too high. \*\*\*\*
10. Increase tax base.
11. Need more employers.
12. Pay a living wage.
13. High energy costs.
14. Community needs to be more supportive of youth.
15. Jobs/quality jobs. \*\*\*\*



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16. People working multiple jobs.
17. Access to broadband.
18. Mixed-use downtown needs to be maintained. \*\*\*
19. Affordable living. \*
20. Create diverse and better job opportunities. \*
21. Economic security lacking.
22. Housing costs outpaced by ability to pay.
23. Keep vitality of downtown.
24. Downtown deteriorated.
25. Consider private money investment into public development – public/private partnership.
26. Larger zoning districts needed.
27. Being engaged in the solution to meet community needs. \*
28. Food outlets.
29. Sustainable employment. \*\*\*\*\*
30. #1 priority – harder and harder to preserve.
31. Bi-modal distribution of wealth.
32. Primary issue livable wage jobs.
33. Maintaining the uniqueness of the community. \*\*\*\*\*
34. Need to be both a desirable destination and great place to live. \*\*\*
35. Saranac Lake at tipping point – short-term decisions may mean long-term impacts. \*
36. Concerned about loss of school-aged children and ability to support schools. \*



Attachment D – Summary of Public Comments

37. Make it more attractive for year-round residents.
38. Concentrate compact development in existing centers. \*\*\*\*\*
39. Keep Main Street viable. \*\*
40. The 90-miler, Mayor’s Cup, Can-am, Farmer’s Market.
41. Control big boxes and well-known stores – direct to downtown.

**Topic: What do you feel will be the most important issues for Saranac lake over the near term (within the next five years)?**

1. River walk.
2. Start projects and finish them.
3. Increasing household incomes.

**Topic: What are the most notable features and attractive qualities of Saranac Lake?**

1. Attractive downtown.
2. Strong arts community.
3. Small town/Mom and Pop stores.
4. Vitality of downtown/people live there.
5. Keep the vitality/mixed use.
6. Still good local restaurants.
7. Relatively healthy local economy.



Attachment D – Summary of Public Comments

8. Art community, antiques and used treasures, attract people and should be fostered.
9. Year-round events.
10. Look for balance to live here – jobs.
11. Depot events – resulting in new development.

**Topic: How are these qualities trending? Improving, maintaining or in decline?**

1. Village is improving visually.
2. Condition of the Hotel Saranac – concerning.
3. Grocery store situation.
4. Economic challenges.
5. Village in a precarious state. \*\*
6. Cost of living downward trend.
7. Improving even through economic distress.
8. Grow local businesses, avoid big boxes. \*
9. Downtown improving.
10. Because we are planning we are improving.

**Topic: Other Issues**



**Attachment D – Summary of Public Comments**

1. Economic issues/opportunities.
2. Recreation tournaments.
3. Need tourism bureau.

**Note: 68 comments under this topic.**



## Other Topics

**Topic: What do you feel is the most important issue facing the residents of Saranac Lake today?**

1. Intangible – who we are – community identity.
2. Who we are.
3. Good place to raise a family.
4. Changing world not going to be what it used to be.
5. Who is Saranac Lake?
6. How can entrepreneurial spirit be created? \*\*
7. I.D. as a healthy community. \*
8. High energy costs.
9. Community needs to be more supportive of youth.
10. Aesthetics – attribute maintaining public spaces. \*\*
11. Plan should accommodate future potential uses.
12. Larger zoning districts needed.
13. Red line items need to be discussed.
14. Non-red line items good starting point for consensus.
15. Attitude – how far we need to go.
16. Pride—take pride in resources we have here, and in community events/arts, community center.  
\*\*\*
17. Being engaged in the solution to meeting community needs.

Attachment D – Summary of Public Comments

\*

18. Appreciate the sense of pride/what we have.
19. Segment of the population alienated – negative.
20. Figure out how to get alienated segment back to having sense of community. \*
21. Need to work together.
22. Young people with where-with-all to leave have left.
23. Appreciation of what is here – taking pride in it.
24. #1 priority – harder and harder to preserve.
25. Maintaining the uniqueness of the community. \*\*\*\*
26. What it is our image? Intimate community, amenities, accessible. \*\*\*
27. Need to be a desirable destination and great place to live. \*\*\*
28. Lake Placid different from Saranac Lake, Olympic connection rather than Adirondack connection.
29. Saranac Lake – middle class of the Tri-lakes.
30. Saranac Lake not a one horse town.
31. Dynamic community.

**Topic: What do you feel will be the most important issues for Saranac lake over the near term (within the next five years)?**

1. Preserve feel and character of downtown.

**Topic: What are the most notable features and attractive qualities of Saranac Lake?**



Attachment D – Summary of Public Comments

1. Small town feel.
2. Friendliness.
3. Family-feel to it.
4. Compact setting.
5. Openness.
6. People.
7. Everyone knows each other.
8. Genuine community.
9. Potential to recognize our sense of community.
10. Character of community/quality of life. **\*\*\*\*\***
11. Remoteness.
12. Genuine place that feels like home. **\*\***
13. System is polarized – lack of communication.
14. Anger at outsiders coming in.
15. Many positive projects moved forward.
16. Self-reliance is strong.
17. Real working unpretentious people.
18. Natural/real.
19. Comfortable in own skin.
20. Good balance of new/old residents.



#### Attachment D – Summary of Public Comments

21. People choose to live in Saranac Lake.
22. Healthy place. ✱
23. One person can make a difference.
24. Sense of community. ✱
25. Small town charm.
26. Positive spirit.
27. Intangible to describe what makes Saranac Lake special.
28. Where you go to get the cure.
29. No sprawl.
30. Norman Rockwell.
31. Consider those not here
32. Some may feel process is elitist
33. How (to) engage partners into the planning process.
34. Hometown quality of life.
35. Volunteerism.
36. Energy of the residents.
37. Safety.
38. Intangible community spirit.
39. Volunteerism – tremendous base.
40. Open/welcoming community.
41. Year-round community events.
42. Feels like home.





43. Strong sense of place and community. \*

**Topic: How are these qualities trending? Improving, maintaining or in decline?**

1. Things are trending upward (2)
2. Village qualities are maintaining.
3. Village in a precarious state. \*\*
4. Qualities are tending to improve.
5. Overall trending better.
6. Improving even though some economic distress
7. Holding its own.
8. Improving – taken some hits.
9. Generally improving. ↑

**Topic: Other Issues**

**Note: 84 comments under this topic.**

An aerial photograph of a town, likely in a rural or semi-rural area. The town is situated along a river that flows through the center. The surrounding landscape is heavily forested with green trees. There are several buildings, roads, and what appears to be a school or large institutional building in the center. The river is dark and winding, with some smaller tributaries. The overall scene is a mix of urban development and natural environment.

# Attachment E. Listing of Civic Clubs, Associations & Groups

## Listing of Civic Clubs, Associations, and Groups

The high quality of life found in the Village and the pride that the residents hold for their community is perhaps best reflected in the civic clubs, associations and groups that contribute to improving the day-today life of the residents. These groups are captured in the list that follows:

1. Adirondack Animal Welfare Society
2. Adirondack Boat Building Association
3. Adirondack Fair Association
4. Adirondack Guides' Association
5. Adirondack Hotel Men's Association
6. Bartlett Club
7. Boat and Waterways Club
8. Boys' Club
9. Curling Club
10. Elks Club
11. Fish and Game Club
12. Girls' Community Club
13. Good Roads Association of Saranac Lake (1922)
14. Ice Guessers' Association
15. Interbrook Club
16. Knollwood Club
17. Ladies Guild of St. Luke's
18. Lake Colby Skating Association
19. Last Man's Club
20. Mandolin Club
21. Mary R. Prescott Auxiliary
22. Mt. Baker Club
23. Mountaineers Rugby Club
24. Odd Fellows Hall
25. Oratorio Society
26. Oseetah Lake Club
27. Paint and Palette Art Association
28. Pines Club
29. Pontiac Club
30. Post 621 of the Grand Army of the Republic
31. Reviewers Club
32. St. Bernard's Club
33. St. Regis Golf Club
34. St. Regis Yacht Club
35. Saranac Club
36. Saranac Lake Art League
37. Saranac Lake Association of Private Sanatoria
38. Saranac Lake Bobsled Club
39. Saranac Lake Board of Trade
40. Saranac Boat and Waterways Club



## Attachment E - Listing of Civic Clubs, Associations, and Groups

41. Saranac Lake Boys' Band
42. Saranac Lake Boys' Club
43. Saranac Lake Carnival Association
44. Saranac Lake Club
45. Saranac Lake Concert Society
46. Saranac Lake Curling Club
47. Saranac Lake Driving Association
48. Saranac Lake Elks Club
49. Saranac Lake Fish and Game Club
50. Saranac Lake General hospital Auxiliary
51. Saranac Lake Golf Club
52. Saranac Lake Hare and Beagle Club
53. Saranac Lake Lions Club
54. Saranac Lake Medical Society
55. Saranac Lake Riding Club
56. Saranac Lake Rotary Club
57. Saranac Lake Rugby Club
58. Saranac Lake Skating Club
59. Saranac Lake Ski Club
60. Saranac Lake Sports Association
61. Saranac Lake Sports Council
62. Saranac Lake Voluntary Health Association
63. Speed Skating Association
64. Teen Canteen
65. Tent Platform Association
66. Thursday Evening Club
67. Tri-Lakes Humane Society
68. Turtle Pond Club
69. Upper Saranac Association
70. Veteran's Club
71. Village Improvement Society
72. Voluntary Health Association

In addition to the civic clubs, associations and groups as referenced in the Historic Saranac Lake "wiki" webpage. The following groups are also acknowledges for the contributions made to improving the quality of life in the Village:

73. The Adirondack North Country Association
74. The Adirondack Economic Development Corporation
75. The Saranac Lake Chamber of Commerce
76. The Saranac Lake Local Development Corporation
77. The Village of Saranac Lake Healthy Infrastructure Advisory Board
78. The Village of Saranac Lake Planning Board
79. The Village of Saranac Lake Zoning Board of Appeals

