

**Business of the Village Board  
Village of Saranac Lake**

SUBJECT: Baldwin Park CFA

DATE: 6-27-2022

DEPT OF ORIGIN: Trustee Brunette

BILL # 105-2022

DATE SUBMITTED: 6/22/2022

EXHIBITS: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Village Attorney

\_\_\_\_\_  
Village Administration

EXPENDITURE  
REQUIRED

AMOUNT  
BUDGETED

APPROPRIATION  
REQUIRED:

Resolution for board consideration that would approve submission CFA that could support improvements to Baldwin Park

MOVED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

VOTE ON ROLL CALL:

MAYOR WILLIAMS \_\_\_\_\_

TRUSTEE BRUNETTE \_\_\_\_\_

TRUSTEE CATILLAZ \_\_\_\_\_

TRUSTEE SCOLLIN \_\_\_\_\_

TRUSTEE SHAPIRO \_\_\_\_\_



Whereas, the Village is finalizing detailed plans for significant renovations to Baldwin Park; and

Whereas, the Village desires to undertake these improvements in order to improve access to the Lake Flower waterfront and provide recreational opportunities to residents and visitors; and

Whereas, the New York State Consolidated Funding Application Round is open with applications due by July 29th; and

Whereas, there are several grant programs within the CFA that could support improvements to Baldwin Park

Therefore, Be it resolved, the Board of Trustees directs the Village Manager or his designees to:

1. prepare and submit a CFA application for improvements to Baldwin Park; and
2. whereas state grant programs require commitment of a local match towards overall project costs, recommend a project budget and plan for committing the required match to the board of trustees; and
3. prepare a resolution for board consideration that would approve submission of the grant application, commit to the required match, and that meets all other requirements of the grant programs for a municipal resolution.



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# Memo

**To:** Village of Saranac Lake Board of Trustees  
**From:** Jamie Konkoski, Community Development Director  
**Date:** June 24, 2022  
**Re:** Baldwin Park Project Update

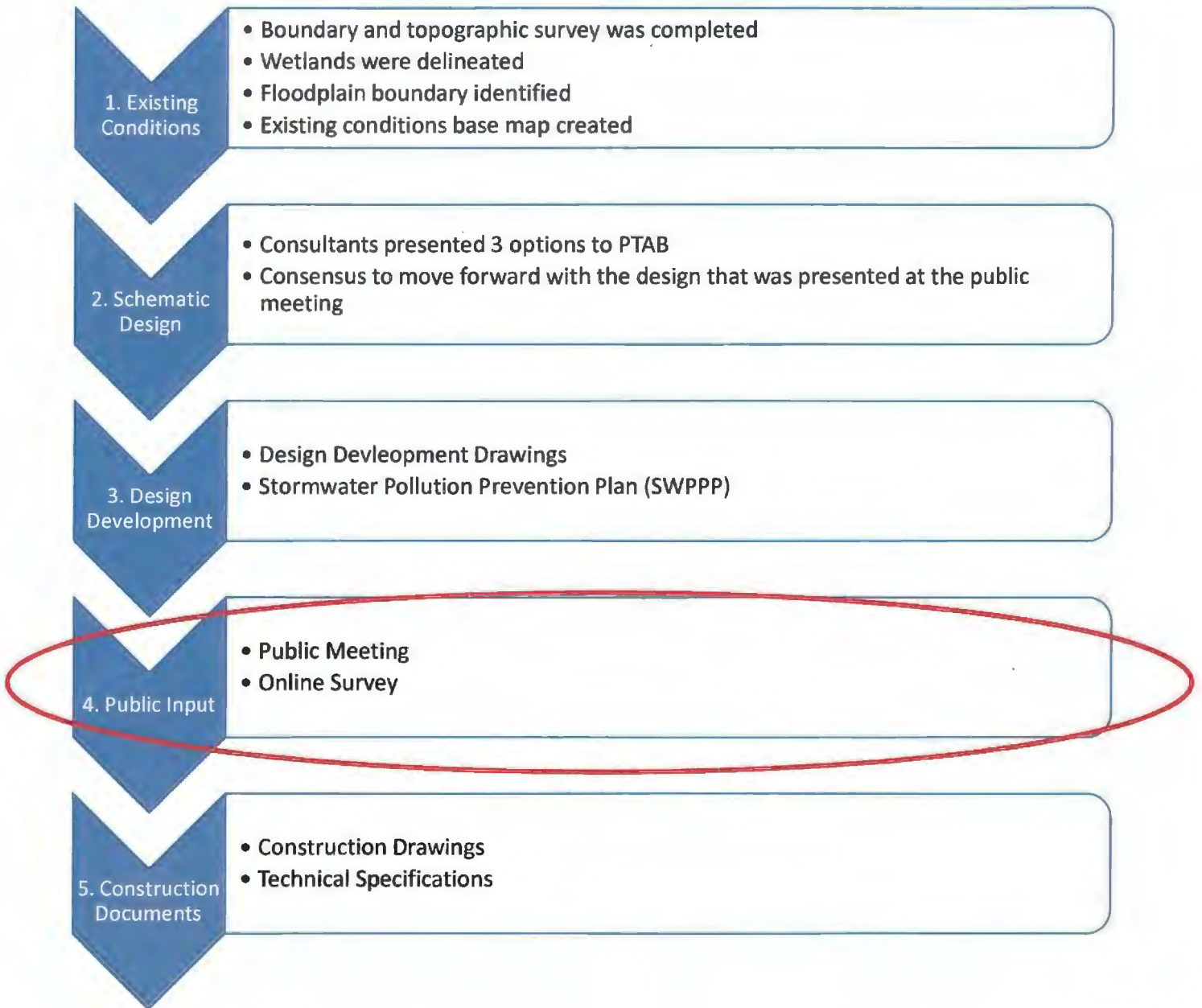
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## Introduction/Background

The goal of the project is to transform Baldwin Park into a unique waterfront amenity that provides access to fishing, paddling, and boating and provides unobstructed views of the lakes and mountains for anyone in the park or passing by.

Year	Activity
2018	A concept plan for the Baldwin Park is contained in the <a href="#">Park Vision Plan</a> adopted by the Village Board. The concept plan calls for a redesign of the park to enhance views and waterfront access to create a unique gateway experience for visitors.
Feb 2021	Village Board of Trustees authorized the submission of the LEAF grant application. The grant would be used to develop construction documents based on the concept plan.
Apr 2021	Village awarded \$57,700 for the project.
Jul 2021	Village released an RFP for engineering/site design and architectural services for Baldwin Park.
Oct 2021	LaBella (formerly Chazen) hired for the project.

## Project Tasks

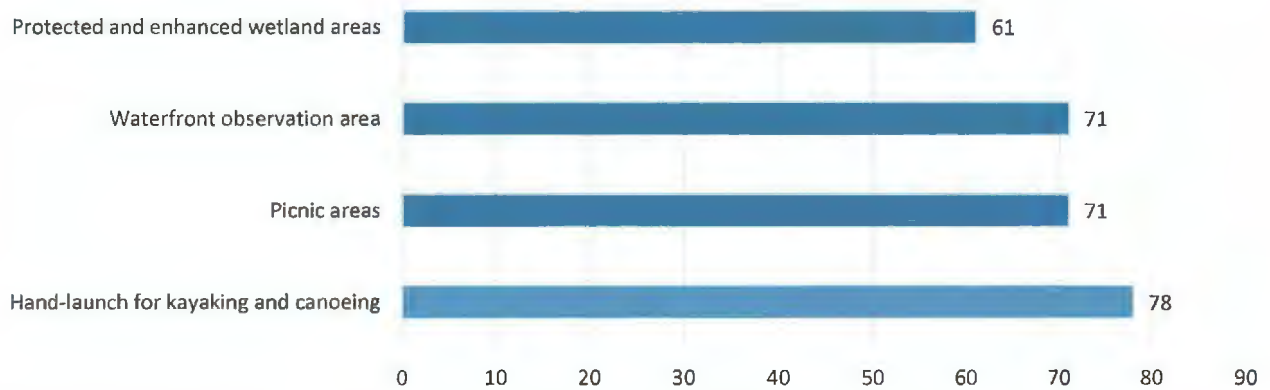


## Public Input Summary – Key Takeaways

There is support for the redesign of the park as proposed and there is also support for keeping a tennis/pickleball court. There is demand for tennis/pickleball court, but there is not consensus on whether to restore the courts at Baldwin Park or add new courts at an alternate location.

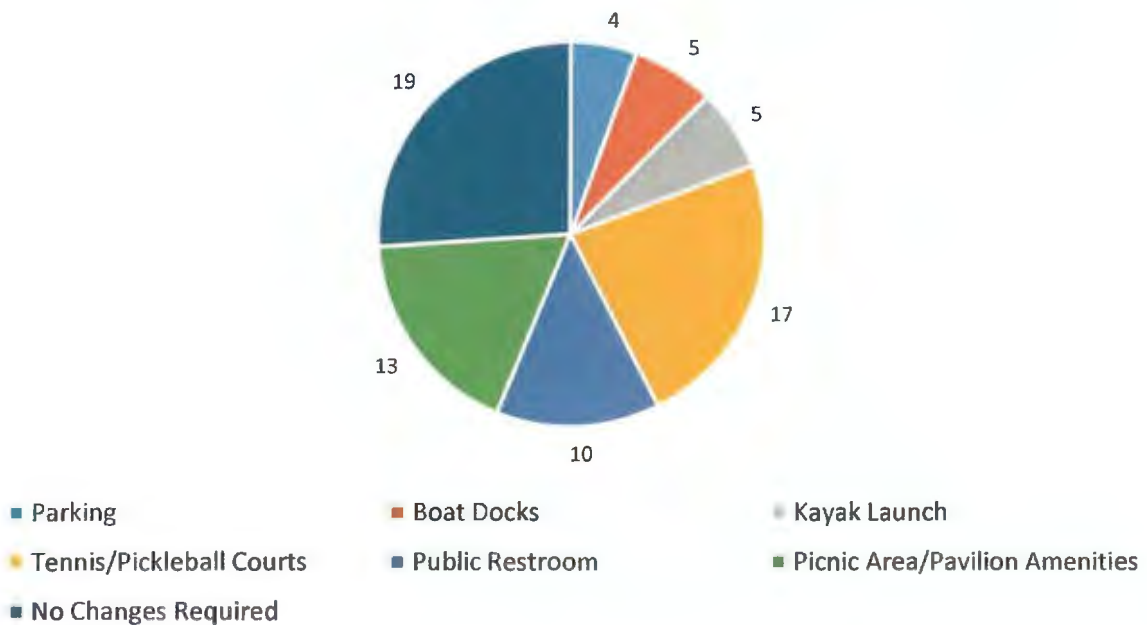
In response to the question about what people like about the proposed plan, the top 4 responses are:

### Like Most About Plan



Most common responses to the question about amenities that are not in the proposed plan, but people would like to see:

### Amenities to Add to Proposed Plan



## Existing Conditions/Consultant Recommendation

The existing conditions at the Baldwin Park project site are quite unique in the local vicinity, especially with its adjacency to Lake Flower. The site provides the opportunity for a variety of ecological, water quality improvements and habitat features including the following:

- The existing wetlands provide a natural buffer between the roadway and the lake. This provides opportunities for habitat, overland water purification and provides a unique setting for interpretive education.
- Removal of the impervious (paved) tennis courts also provides additional opportunities for storm water management and will reduce to overall need for storm water management features should they remain.
- Because the project site is located entirely in a floodplain area, we suggest the addition of a bioswale that increases the likelihood that this project will be less impactful than options to replace the tennis courts, assuming there is adequate room for the reconstruction of the courts and the proposed pathways through the site.
- Furthermore, the inclusion of the proposed bioswale and rain gardens will improve the ecological qualities of the project area, especially with their integration and connectivity to the existing wetlands.
- This riparian fringe will also be enhanced and native species will be introduced in the existing lawn area that has been identified as regulated wetlands.
- The view of the lake in this location is notable and provides ample opportunities for passive recreation in the absence of the fencing around the existing tennis courts

At this point in the project, we are uncertain how the various features and improvement noted above can be implemented should the Village choose to revise the plans and rebuild the tennis courts or a single court. It is highly likely that the storm water management requirements needed to address the additional impervious areas is feasible. Moreover, the plan as currently designed will change dramatically and will not likely leave adequate space for the pavilion, linear trails, access to the kayak launch or connectivity to the boardwalks. Additionally, the storm water management areas will likely increase in size to address the storm water treatment requirements to address the additional pavement (impervious surfaces) associated with any tennis courts. With that in mind, we are concerned that the upland areas remaining on the site may need to be utilized for storm water management and flood plain requirements and may result in very limited useable area for the memorial, picnic area and passive recreation.

In order to address and resolve the points outlined above, we would need to revisit much of the work that has already been completed on the project. Specifically, we would need to repeat Task 3 – Draft Design Drawings, Task 5 – Design Development Drawings and Task 6 – Stormwater Pollution Prevention Plan (SWPPP).

## Next Steps

**Option A:** Proceed with design as currently proposed. Construction Documents and Technical Specifications will be completed within the LEAF grant budget.

Based on confirmation of the current design plans by the Village, we estimate that the project scope, as outlined in our current contract with the Village can be substantially complete by Mid-August 2022.

Option B: Revise design to include a tennis or pickleball court. Additional design/engineering services are required to revise the current design. As noted above, we would need to revisit much of the work that has already been completed on the project. Specifically, we would need to repeat Task 3 – Draft Design Drawings, Task 5 – Design Development Drawings and Task 6 – Stormwater Pollution Prevention Plan (SWPPP).

Option C: Proceed with design as currently proposed and identify alternate location for new courts.

### Attachments:

Baldwin Park Design (from public meeting)

Baldwin Park Concept (from Park Vision Plan)

LaBella Cost Proposal for Baldwin Park Redesign

Baldwin Park Survey Results & Email Comments









**Park Vision Plan**

**PROPOSED BUDGET**

Based on our review of the RFP, we understand that the project is planned to commence in September 2021 and Final Designs and Construction Documents are anticipated to be completed by January 2022. Based on our experience with the various permitting authorities, this deadline may be influenced by response time required by the regulating authorities.

TASK	TASK DESCRIPTION	Brit Basinger, RLA Project Manager	Kevin Hasselwander, RLA Lead Landscape Designer	Project Landscape Architect	Kelsey Carr Lead Site/Civil Engineer	Project Engineer	Barbara Beall, PWS Aquatic and Ecological Resources Lead	Environmental Scientist	Lanson Cosh, PE Structural Engineer	Matthew Korn, PE Lead Geotechnical Engineer	Staff Geotechnical Engineer	HOURS BY TASK	FEE BY TASK
1	Kickoff Meeting and Site Visit	6	6	2								14	\$1,794
2	Aquatic Resources Delineation, Letter Report and Jurisdictional Inquiries	1.5					3	28				32.5	\$3,798
3	Draft Design Drawings	2	6	27	2	2						39	\$3,585
4	Geotechnical Subsurface Program	1	1							8	24	34	\$3,392
5	Design Development Drawings	8	12	34	6	8	1	2	8	2		81	\$8,502
6	Stormwater Pollution Prevention Plan (SWPPP)	4	6	8	12	32				1		63	\$5,997
7	Construction Drawings and Technical Specifications	8	28	52	12	16	1	2	16	4	4	143	\$14,848
8	Project Meetings	12	12						2			26	\$3,538
<b>Total Person Hours</b>		<b>42.5</b>	<b>71</b>	<b>123</b>	<b>32</b>	<b>58</b>	<b>5</b>	<b>32</b>	<b>26</b>	<b>15</b>	<b>28</b>	<b>432.5</b>	<b>\$45,454</b>
Billing Rate		\$157	\$115	\$81	\$121	\$76	\$170	\$109	\$137	\$147	\$81		
<b>Total Professional Fee</b>		<b>\$45,454</b>											
Drilling Subcontractor		\$5,725											
Reimbursable Expenses (TASK RE)		\$700											
<b>Total Project Cost</b>		<b>\$51,879</b>											

## Baldwin Park Survey

1. What is your age group?
  - Under 18 years - 3
  - 18-24 years - 7
  - 25-44 years - 48
  - 45-64 years - 53
  - 65 years or older – 35
  - Total – 146 people
    - Majority of respondents are 45-64 years old
2. How do you get to Baldwin Park?
  - Walk - 30
  - Bike - 10
  - Drive – 94
  - Other (please specify) – 12
    - Walk, bike and drive
    - Walk, bike, boat
    - Kayak
    - Paddle
  - Total – 146 people
    - Majority of respondents drive to Baldwin Park
3. What do you like about the proposed plan for Baldwin Park? (Choose top 4)
  - Picnic areas - 71
  - Boardwalk and interpretive signage - 52
  - Waterfront observation area - 71
  - Fishing areas - 37
  - Pavilion and outdoor classroom - 53
  - Open lawn areas for passive recreation - 37
  - Protected and enhanced wetland areas - 61
  - Hand-launch for kayaking and canoeing - 78
  - Relocated and enhanced memorial - 8
  - Existing boat docks - 39
  - Proposed streetscape including lighting and sidewalks - 30
  - Sidewalks/pathways – 43
  
  - Top 4
    - Hand-launch for kayaking and canoeing - 78
    - Picnic areas - 71
    - Waterfront observation area - 71
    - Protected and enhanced wetland areas – 61

4. Are there amenities, that are not on the proposed plan, that you would like to see in Baldwin Park? Please provide a brief summary of your ideas.
- Most common responses:
    - Parking:
      - Angled parking
      - Improved parking spots!
      - Better parking options
      - Regarding this park I appreciate that it incorporates parking, landscaping, and lighting.
    - Boat Docks:
      - More docks and sidewalk from docks
      - Dock for Swimming
      - A way to mark the boundary of the wetland to prevent future encroachment.
      - Pervious pavement at the boat dock, and ensure lights are LED to minimize light pollution
      - An accessible path from the sidewalk to existing boat docks.
    - Kayak Launch:
      - A place to drain kayaks/canoes. Maybe a water outlet for cleaning boats prior to and after boating.
      - Bike Lane Signage at the kayak launch
      - Canoe racks by water, low float dock for launching canoe/kayak, overnight parking available if launching to camp (some parking dedicated to overnight)
      - Between wind and the narrowing of the channel and proximity to boats coming and going from the marina I'm not sure it's the best place to launch a canoe/kayak.
      - Canoe/kayak rack where people can store and lock up their boat while visiting a nearby restaurant.
    - Tennis Courts/Pickle Ball Courts:
      - Save/Repair Courts
        - The tennis courts at Baldwin Park are the only public courts in the North Elba third of the village. They should be repaired or rebuilt, and their rehabilitation publicized so that the public would be attracted to them again.
        - Keep the courts for tennis and pickleball, as people often have to go to Lake Placid to play. The Baldwin courts need fixing, lights, and a wind block for pickle ball.
        - It takes a lot to make tennis/pickleball courts. That work is done, paid for, and merely needs resurfacing, lights. Few

people will visit the park without the courts. We have plenty of unused parks already.

- Keep the tennis courts and upgrade them. Lake Flower boat launch has plenty of picnic area and launch opportunities for boats and nonmotorized vehicles as well as bathrooms! Terrible waste of resources to take away court sport area when we have high demand for tennis and now pickle ball groups wanting to use all the court space now.
- Resurface and put a new fence in at the tennis courts. Keeping the courts allows for people to play pickle ball and tennis, as well as providing a space for local high school students that participate in the tennis program, a space to play outside of practice.
- Absolutely don't understand complete elimination of tennis courts. One modernized pickle ball / tennis court would be worth the cost as part of the renovation. A basketball hoop would get good use, but don't put it in the tennis courts. The Village has precious little active recreation. The Pisgah tennis court gets good use but lacks convenient access like Baldwin Park.
- Replace the tennis courts with pickleball courts (which are smaller) is a good idea, in addition to, including a pavilion or gazebo.
- It is very unfortunate the tennis courts are not being included in the refurbishing of Baldwin Park. Even in the terrible condition they have been in for the last few years many families used them. The village should view them as an asset - especially with the new hotel a short walk away.
- Would be nice to see one pickleball/tennis court left and a basketball court if possible. There is plenty of open lawn area closer to town, no need to add more here.
- The loss of tennis courts is sad and the opportunity for something like pickle ball seems obvious.
- A court would be great for tourists. Anywhere I have traveled there are outdoor courts, and they are well-used. A picnic area and educational use are great, but I really believe a pickleball would be used. Seems it could be tucked into current plan. Some have talked about striping other tennis courts in town but that might be confusing for

tennis play and the existing tennis courts are not easily found for tourists.

- Repair and keep the tennis courts, net and paint them for Pickleball. As pretty as the design is, it can be achieved in many areas along the lake. Refurbishment of neglected courts is a better use of the funds and the space, in my view.
- Please do not remove the tennis courts.
- Keep the tennis courts. It's kind of a no brainer- there is already lots of passive recreation space along this area.
- I'd like to keep the tennis/pickle ball court.
- I am concerned about the removal of the tennis courts. These are very popular in the summer. Is there a plan for other courts somewhere? Even if they are being relocated, being able to play along the lake is really nice and a unique draw to the village.
- Outdoor Pickleball area. Fastest growing sport in USA and no adequate outdoor courts currently available
- Remove Courts
  - Removing the courts is an important part of bringing this park back to its original intention. As a member of VIS, I can't imagine the founding members would have approved of tennis courts.
- Other Thoughts/Comments/Ideas regarding Courts:
  - The concept of an outdoor classroom in this location is not only inappropriate but kind of silly. Many of the concepts are contemporary and appropriate for the site yet others are certainly not timeless. There should be continued effort to develop the concepts.
  - Roller hockey or deck hockey with net on one side, and basketball half-court on the other. And one tennis court. Kids leaving this area impacts us more than adults who leave.
  - Pickleball courts and access to the memorial site. This area floods routinely and fears that this site will be underwater often.
  - If the courts have to go, I'd like to see something that inspires activity or play—a bench swing, an interactive sculpture, oversized musical elements. I don't believe the pavilion will be utilized or appreciated as intended.



- **Public Restroom:**
  - Another public restroom
  - Any picnic area or park area should have bathroom access
  - Water fountain and bathrooms in pavilion
  - Public restroom is essential, a park renovation without this is an absolute oversight and will leave many people wondering how thoughtful planners could be so blind to this need.
  - Toilets even if it's just beautified porta potties
  - Places to sit along the walkways along with bathrooms.
  - Bathroom in the pavilion/classroom
  - Any chance for outdoor bathrooms because people use the cedar hedge as one.
  - Restrooms similar to the restrooms at the Lake Flower boat launch and the beach in Long Lake
  - Composting toilet
- **Art Installations**
  - Public art. Perhaps a painted bench, or if the pavilion has any side walls, one could be painted by local artists or arts groups/classes. Or even a section of the boardwalk.
- **Dog Park**
  - SL badly needs a dog run. This could be a great place for one.
  - dog park!
- **Bike Racks**
  - Bike rack, soft lighting in pavilion
- **Native Plants/Trees**
  - What are the plans with the existing landscaping? Are the cedar trees and other plantings able to be dug up and relocated?
  - While I appreciate the inclusion of incorporated wetlands, having a lawn directly next to it seems counterintuitive. Please consider allowing for natural plants to grow instead. At the very least, please consider not using fertilizers or lawn enhancement products at such a close proximity to the lake.
  - Small natural flower garden with perennials
- **Picnic Area/Pavilion Amenities:**
  - People like to picnic, make sure to have trash receptacles. A water dispenser would be a great add.
  - I have used swinging benches in the Finger Lakes, which are great for families and adults. Brings a bit of fun and relaxation to sitting and looking at the view.

- A swinging bench. Perhaps a small, contained area for young children to play.
- Barbeque Areas/Pits
- Add movable chairs and tables for eating
- A playground - would rather have playgrounds for active kids than a pavilion that will never be used.
- Small children's entertainment area
- Benches with backs
- Drinking fountain
- It would be great to have a small natural play feature for kids to play on. Like some big logs or boulders that they can climb on. Bathrooms are always a huge plus!
- A small playground like the one at William Morris Park.
- There is nothing for children - a small play area/playground would be nice as there is so little of this in town.
- A crosswalk from the sidewalk on Lake Flower Avenue to the park. Additional picnic tables and Adirondack chairs throughout the park
- Other:
  - Electricity at pavilion for events.
  - We need a beach in town, add swimming
  - Amenities should be limited due to parking.
  - I would also have some concerns about the enjoyability of this park given road noise. Also, the extensive amount of sand which I imagine will be deposited in the park from snowplows during the winter months and require removal.
- No Changes Required – 19 people

5. Are there any other comments or ideas you would like to share? Please provide a brief summary of your thoughts.

- No – 35 people like the plan the way it is or had no further comments
- This location is really inconvenient, and I don't see myself using it even if these amenities are installed.
- Overlook is quite close to property owners next door.
- It wasn't that long ago when the tennis courts at Baldwin Park were frequently and consistently used. Maybe if they hadn't been allowed to fall into disrepair, they would still see that level of use.
- More open grass is going to attract unwanted geese and their bodily excrement.
- Don't go overboard with numerous signs.

- I feel it's important to keep the view open. All of River Street's waterfront was obstructed. It was a huge expense to buy property, raze buildings, reconfigure road. But we lost the beach, and it should be put back.
- I like open views from the road, enhanced parking, lighting, and boat docks so people can dock to go to Casa. Since I don't have a camp on the Saranac Chain, I have never used the docks despite boating for 50 years. I used the courts to play tennis back when tennis was more popular. Seniors are flocking to pickleball, which is very healthy.
- Please keep the 2 existing courts there or add Pickleball courts!
- The courts are needed to provide for physical activity for locals!
- Tennis courts should not be removed but replaced. At least keep one
- More boat docks
- Keep tennis courts. Increasing the number of people in this high traffic area is a real safety concern as well as parking concern and keeping it clean without bathroom facilities on premise. We have PLENTY of open lawn and picnic space just down the road on Lake Flower WITH RESTROOMS. Please, please don't dismantle tennis courts. Just upgrade them and work round the other space. Thank you.
- There should also be a dog park, as there's no dog park in town.
- Good ideas but I would like to see the tennis court area upgraded for use for pickle ball
- Please keep the tennis courts and instead invest in refurbishing them. Community tennis will suffer if these courts and no replacements are invested in. For our local high school athletes and future generations, please consider investing in community tennis.
- Although I haven't used the tennis courts much, I like having the option to play close to the lake.
- Complete elimination of tennis a mistake.
- Keep a tennis court and make two pickle ball courts
- I think the part of this plan that includes sidewalks along the road is very important. Many people walk along this section of the road so increasing accessibility and safety on foot seems beneficial. The more sidewalks we have, the more we can be encouraged to walk, which could have positive health and community side effects. There are many people who do not have a vehicle so accessibility to key locations in the community is important.
- Pickle ball is the most popular and seriously growing sport in the country! It would be huge for Saranac Lake!!
- Bicycle rack
- It would be really nice to have more swimming access on Lake Flower. There's no public access to swim unless you launch a boat. And yet so much available space to do so.

- Pickleball courts should be considered. Parking will probably always be dangerous but not much choice to have a parking area that is safe from nearby HEAVY traffic.
- Don't take out the courts.
- I think the design is much improved over the tennis courts.
- Turn tennis courts into pickle ball courts. There is plenty of room in the park for recreation and scenery
- I love the idea of overhauling this space, I do think the courts should be a part of it.
- Question 3 forces one to choose 4 items that are proposed, not allowing to state an alternative. With two public parks (that provide similar wishes in the Baldwin Park proposal) within close proximity to the Baldwin Park another park with similar content seems excessive. SL should get on board with one of the fastest growing sports.
- It would be beneficial to the community to have a safe place for people to hang out together with their dogs off leash
- It would be awesome to have a dog park. Especially in the areas where the goose poop everywhere and you can't use it anyway
- If these tennis courts are indeed removed, others should be restored or installed somewhere else in town.
- Although the park plan seems well thought out and beautiful, I would like to see the tennis courts stay put. The tennis courts are a great place for families and friends to, in yet another way, recreate outdoors. There are many parks throughout the village for folks to enjoy otherwise.
- Please consider including the tennis courts in this plan. The boardwalks above the wetlands are wonderful. Couldn't they be brought up to the edge of the courts?
- It would be nice to have designated recreation areas for courts (both basketball and tennis/pickle ball). Pisgah has more room for growth.
- Less boardwalk through wetlands, use of appropriate materials for wet areas, get APA input on wetland-shoreline setbacks and impacts. Will variance be needed? Less lawn for reducing mowing needs. Less structural features to reduce maintenance and costs.
- Tennis courts are a waste, never used
- The tennis courts at Pisgah are HOT; the ones at Baldwin are wonderful with the breezes off the lake.
- Glad changing park to more water sports and view of lake. Tennis court fence, basketball hoops, and hedge block view. Thanks for the redesign.
- Like the open view, better use of entire park including the wet land areas. Kids will love the boardwalk. Gets rid of fencing, no tennis courts, no basketball

hoops, and gets rid of hedge that cuts Park in half. Better use of this beautiful location than current.

- Great use of this area next to the water. This opens up the park to many more uses. Have lots of courts in other parks.
- Appreciate opening up the view. Hedge, chain link fence, and basketball hoops block the beauty of the view.
- Needs bike racks
- Have the Baldwin family shared their input? Gary Baldwin in particular. Would be valuable for the community to hear what they have to say and also what the APA's input on the plan's environmental impact is. I'm sure there are positives with the boardwalks, right? It gets so soggy around there... it would be nice to soften our step. It may also be nice to move the monument to where people are sitting at the picnic tables but being by the docks is nice too. I don't fully see there being a need for an outdoor classroom, when there is the VIC, but a small pavilion in place of one of the tennis courts would be nice. I like the idea of lighting but only per APA recommendation to not interfere with wildlife nesting patterns.
- Is the town putting in other tennis courts or rebuilding the ones at the school? Because those were the best in town.
- Because it is along a major road, adding a fence so that kids cannot run into the road would make it much safer for young ones.
- not sure what a bio-swale is, but I hope that that staff that maintains the park receives all the training in order to protect and maintain it
- Can tennis courts or multi-use courts get incorporated into this design?
- don't forget some bike racks!
- Why do we need another park or lawn to look at a lake? Please keep it dedicated to sports we can enjoy together.
- Include a new tennis court and basketball - that's all.
- We need to keep the tennis courts.
- I strongly feel that it would be a tragedy to deprive the children of Saranac Lake especially, from the opportunity to play tennis at Baldwin Park. A cost analysis of resurfacing these tennis courts, as well as the construction of 2 new courts elsewhere should be done.
- I hope that the village has plans to include courts for tennis or pickleball at another park since the existing courts here will be removed.
- I do not play tennis but have often had my visiting guest go there to attempt to play. It would be a shame to remove these sites to put a Greenspace there. Keep these courts and renew them to 1 or 2 pickleball courts. This is a new sport that many are doing. Perhaps not in SL but you never know. Look at the few disc golf that are popping up in SL. There will be many families who just may want to do something this simple in SL while they are utilizing the rail trail bike

trails. It is all about keeping our visitors and locals together. We have plenty of unused lake front space, let's find games to join too.

- Just consider not using lawn products to ensure that they don't make their way into lake flower.
- Make sidewalk permeable
- Lawn and maintenance could damage wetlands/aquatic life
- This is a bad plan for this park. The courts are used all the time when the weather permits. You are putting in an outdoor classroom for who exactly. What students would use this and how would they get there? Seems like a big waste of money. Why can we not have one court that is multi use for many different sports.
- I don't think the telescope is needed - they seem hard to maintain. Was a maintenance plan created for this park? I wouldn't mind less lawn
- please include a dog park!
- Listen to the community
- We also appreciate the dedicated and formalized parallel parking. We are excited that the wetlands will be protected due to rare plants. It was crazy how the village mowed the sphagnum moss. Rt 86/Lake Flower Ave has no storm water drainage in this corridor. It suffers from flooding. Plus, the manhole covers out front of Lake Flower Landing is unstable. When struck by heavy trucks, the building vibrates violently to the point of cracking toilets. We are concerned that streetlights are as low light as possible. Existing streetlights across the street and at the corner of Colony Court are eyesores and amply bright to illuminate both sides of the road.
- Add swimming and 1 new tennis court.
- We have a beautiful park and boat launch right in the heart of town. There are brand new bathrooms. Occasionally I see people picnicking there. How about a few picnic tables along that lake front? If I'm not from here and see a scenic park with picnic areas, I'm more apt to stop with my family. Deli and market are there to buy your food and then wander across the street to eat.
- I don't think we need to keep the ball courts
- This proposal looks fantastic. I'd be willing to bet most of the residents didn't even know about Baldwin Park before this proposal was created. It needs an upgrade. The tennis course and basketball hoops are underused and crumbling.
- Tennis courts are used a lot and if removed, there will be one left at Ampersand Park and one at mt. Pisgah. Tennis and pickleball are VERY popular and to have only 2 courts in the village does not make sense!
- Please do not eradicate the courts. Resurface, rescreen and put a little wetland overlook on the northwest end. Too much emphasis on the tiny Class three wetland if it even exists.
- Keep the tennis courts They are an important part of our active community



- Need more parking space
- I understand the opposition to removing the tennis courts. But they are an eyesore. People entering the village and seeing this view of Lake Flower shouldn't be staring at chain link fence. The Park is so underutilized and such an incredible asset. It deserves these improvements. I fully support the changes.
- The pavilion is fantastic, and much needed for the Village. The tennis courts here are subject to wind and other weather factors. Improve the tennis courts at Ampersand Park and Pisgah and remove these ones. Consider a pickle ball court at Pisgah.
- Rest rooms
- Already have picnic areas in village
- Beautiful design & layout.
- should be used like the plan, another location for the tennis courts should be found.
- Pickle ball has become extremely popular with all age groups and there are no courts in the village on which to play.
- I like pickleball but warn that it is noisy, and the neighbors will complain. It is NOT ideal to play it on a tennis court even with lines. The tennis courts are lightly used and should be relocated if they are necessary.
- very much appreciate the wetlands protection but see just another goose problem area with regard to the lawn. And very bummed to see that the tennis courts are no longer on the table. They are much appreciated in town and there are not a lot of other options for tennis.
- DO NOT REMOVE THE TENNIS COURTS.
- The kayak launch is nice, but there is already a boat launch on the lake. Other use for that space and incorporating the launch into the docks would be better. It would be nice to be able to use that kayak area for other recreation like kids play area. I like the lawn space but feel like all the sidewalks chop up the park too much, make it feel less natural. I would like the lawn space to be more connected.
- Most of the proposed plans are available in Riverside Park. Duplication not necessary.
- Anywhere people can picnic and fish that isn't at the boat launch! It's a hazard to people trying to launch a boat with people parked eating because there's no other space.
- This is a good plan with a lot to like. However, the outdoor classroom/pavilion and northern most overlook seem unnecessary and unlikely to provide as much value as a tennis court or playground. There are no playgrounds in the southern part of the village.
- how much are the wetlands going to be disturbed by this creation? I'm worried about the turtles.

- Composting toilet Have you ever been to a park with children?
- Keep it a place families can fish, play tennis and ball but beautify it
- Please remove the tennis courts
- There is Plenty of other places to launch a canoe or kayak, will take up allot of parking
- There is so much passive waterfront area that is already underutilized why add more.
- The proposed plan does not feel like the Adirondacks. It is way too manicured and tamed.
- Redo the courts- build a community outlet for something healthy.
- I agree that this is not a good location for tennis courts. However, I do think the village is lacking in tennis courts. The Pisgah Court is fantastic but often in use. The high school court is okay. The ampersand park court is nearly unusable. I think considerations should be made to improve other existing courts and possibly build new courts at Pisgah or another location.
- It's great to improve this park. It's underutilized which is a shame since it is prime lake front. Increasing its walk and bike connectivity is important because there isn't much parking. Also building in green features like wetlands and bioswales can help reduce road runoff to the lake. This is an important area to improve for the town.
- I'd like to see more tennis courts added elsewhere in the town, and also pickle ball. They weren't utilized because they were in poor shape. It's a concern for me that people will be parallel parking on the side of street in this new plan, with such heavy traffic in this main travel corridor.
- Let a tennis court remain or build at least two to three more up at Mt. Pisgah!
- Don't remove all tennis courts
- Yay to bike rack!
- As it relates to the suggestion of pickleball court(s): there seems to be a prominent view that extra lines can simply be added to a tennis court to make it suitable for both games in one court. This is VERY confusing for tennis players. There is plenty of space in town for both sports to have their own courts.
- Too bad we are losing tennis courts
- Better signage to prevent overnight boat parking
- Pickleball is under-provided for in this town, and that neglect is a missed opportunity for tourism and local recreation.
- Pickleball courts on Mt Pisgah if you are really taking out tennis courts here
- It would be nice to have a park where nature can be enjoyed especially since it is in the Adirondacks
- Already have park space closer to center of town. This chance for at least one pickle ball court.

- There are already several places along that corridor to do the very activities you propose in the plan. You can picnic across from Lake View Deli or In Riverside Park. You can fish and enjoy passive recreation at the Riverwalk. All of these sites are underutilized as it is, do we really need to add another? Keep the tennis courts!!! At least one. If you can't fit that into the plan, then at least set aside room for a dedicated pickle ball court.
- I do not foresee pickleball courts in Baldwin Park but would like them to be provided somewhere else in the village.
- This is a great pick up and drop off point for friends visiting camp owners or going out for the day. Could cut down on some traffic at boat launch. Fishing from shore and better canoe launch would be great. The pavilion should be open plan; so, classes could be held like yoga etc.
- I've often wanted to enjoy this spot and haven't been able to because there's nowhere around it to park

Plus 6 email comments in favor of retaining the tennis courts.