
Final Alternatives Report

Extension of Village Riverwalk and Riverwalk Linkage through Dorsey Street Parking Lot

Prepared for
Village of Saranac Lake
39 Main Street
Saranac Lake, New York

January 2020



This project was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

Barton & Loguidice

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Village of Saranac Lake, Franklin County, New York

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39 Main Street
Saranac Lake, New York 12983

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1.0 INTRODUCTION AND PROJECT OBJECTIVES

The Village of Saranac Lake is located in the heart of the Adirondack region, on the county line separating Franklin and Essex Counties. Settled early in the 1800s, and officially incorporated in 1892, the small village quickly became a recognized place of healing for those with sickness and disease, especially tuberculous. The fresh air and relatively low population of the area provided the perfect environment for those in crowded, urban environment to escape to in order to seek treatment. Once a medicinal treatment was discovered, people began returning to the area to set up summer homes along the various lakes and waterways in the region. Many of these "camps," along with various "cure cottages" built as places to seek treatment are still standing today, with over 230 structures in the Saranac Lake area on the National Register of Historic Places.

Still to this day, Saranac Lake remains a village with seasonal attraction for a variety of reasons. Despite the season, many frequent the area to enjoy the various outdoor recreational activities. Paul Smith College also attracts many students to the area, further adding to the frequent come-and-go of people to the area. That being said, Saranac Lake is a village rich with history and ideals that date back to its early beginnings. The residents of Saranac Lake have long been interested in making the village one that is clean, modern, and enticing for both people and businesses, dating all the way back to 1910 when the Village Improvement Society was founded.

Founded on this forward thinking mentality, there have been many documents created over the years with plans for how to better improve the village. Being one of the integral parts of the village, there have been many plans created detailing how to improve the areas along the Saranac River. The Saranac River Walk Conceptual Plan created in 1992 highlighted the importance of the waterway to the community as well as the importance of providing opportunities for residents, tourists, and businesses along the riverfront. The 1.5 mile-long pedestrian trail, commonly called the Riverwalk, was created with this intent in mind. The Riverwalk, in theory, would provide people with the opportunity to bring more people into the village for recreational purposes, boost pedestrian traffic in and around the village, and expand use of the river.

In 2003, the Village adopted the Village of Saranac Lake Local Waterfront Revitalization Program (LWRP). The purpose of the LWRP is to promote economic development and revitalization of the Village's waterfront area while assuring the protection and beneficial use of waterfront resources. The LWRP provides a comprehensive framework whereby critical waterfront issues can be addressed and planned waterfront improvement projects can be pursued and implemented. This plan was subsequently approved by the New York State Secretary of State in 2004 and allowed the village to pursue funding toward the preservation and development of waterfront revitalization projects.

Furthermore, the Comprehensive Plan created in 2013, expanded on these ideas to create goals and initiative for the village moving forward. In terms of community and economic development, there was a focus on increasing connectivity within the village, as well as, retaining current businesses while at the same time, recruiting new businesses. Looking at future recreational resources, the plan emphasized the need to reinforce the image of a "healthy community" that provided opportunities for both children and adults, along the waterfront particularly. Lastly, in terms of infrastructure and utilities, the 2013 Comprehensive Plan pointed out the need for enhanced sidewalks and pathways, with improved way finding and signage for pedestrians.

That same year, the Bike & Pedestrian Trail Plan was created, which noted some specific improvements to be made. Overall, the plan called for increased connectivity between pedestrian-used pathways throughout the village. Specifically looking at the Riverwalk, the plan noted a missing connection in the trail, and detailed plans for completing that segment. It also identified the need for improved pedestrian accommodation, including a lack of way finding signs between the Riverwalk and Main Street, Broadway, and Church Streets, and a lack of crosswalks and paths from the walkway to nearby businesses.

Similarly, 2018 memorialized the Saranac Lake Park Vision Plan on the same goals and objectives of the Bike & Pedestrian Trail Plan. This plan created a comprehensive strategic vision for incremental improvements within key park areas, including the Saranac Lake Riverwalk. The parks included in this strategic plan serve as a tremendous community resource that the Village is continuously leveraging for the benefit of its residences and destinations for visitors.

According to the Saranac Lake Region Comprehensive Economic Development Strategy, it identifies the Saranac Lake Vision Statement as follows:

"The greater Saranac Lake region of the Adirondacks is poised to become a distinguished location for environmental and biological based businesses. The region will become home to an increasing number of private businesses engaged in the development of products and services to fill the needs of a global, knowledge based economy. Skilled employment opportunities for residents will be supported by well-planned business locations, quality office space, world-class telecommunications and broadband infrastructure and a superb quality of life. Along with a unique mountain lifestyle, supporting health and wellness industries, the region will offer quality housing; a downtown with extensive retail shopping; arts, entertainment, cultural venues; and enjoyable public areas."

These plans, documents, and vision statement lead us to today, where the Village has been awarded a NYS Local Waterfront revitalization grants for design and construction of the Riverwalk Extension and Redevelopment of the Riverwalk Linkage through the Dorsey Street Parking Lot projects. In addition, a combination of LWRP and DRI funding has been awarded for construction of the Riverwalk Extension. Both of these projects address concerns and ideas mentioned in the plans drafted by the Village over the last 30 years. The Riverwalk Extension aspect of this project aims to build that connection that is currently missing along the existing Riverwalk. The Redevelopment of the Dorsey Street Parking Lot aspect of the project is focused on improving pedestrian enhancements in the area, implementing well-defined parking spaces, updating crosswalks and sidewalks throughout the lot leading to Main Street, and including way finding signs to the Riverwalk and towards Main Street. Both of these projects embrace the ideas of past documents, and will be able to make these plans a reality.

2.0 PROJECT BACKGROUND AND EXISTING CONDITIONS

A. Project Area 1 – Extension of Village Riverwalk

The Riverwalk, as previously mentioned, is a 1.5 mile-long pedestrian walkway that provides a north-south trail through the Village of Saranac Lake. Near the middle of the Riverwalk, there is a missing link in the trail along the east side of the Saranac River corridor, running from the Dorsey Street Parking Lot to the Broadway Bridge. With the missing segment, pedestrians have no continuous path along the river corridor, and must use one of several alternate sidewalk routes within the community, including the Dorsey Street Parking Lot to walk over the Dorsey Street Bridge to Dorsey Street and head to Broadway. Not only is this inconvenient for pedestrians trying to walk along the Saranac River, but it also prohibiting opportunities for businesses along the Riverwalk. By completing this connection, there will be a complete and continuous link through the Village that improves connectivity in favor of both pedestrians and businesses within the community. See Appendix B for representative site photos.

B. Project Area 2 – Riverwalk Linkage through the Dorsey Street Parking Lot

While the Riverwalk provides for tremendous access and vantage point to the Saranac River corridor, linkage with the businesses along Broadway is not well defined. Accessing these business requires either abutting ingress/egress points at the Broadway Bridge and NYS Rte. 3 Bridge or non-delineated access through the Dorsey Street parking lot. The Dorsey Street parking lot is a mixed use area that mainly serves as public parking, but also provides secondary access to business and residences along the back side of the buildings fronting Broadway. The Riverwalk runs along the west side of the parking lot, and many pedestrians cut through the parking lot to access these buildings/business by way of (4) different alleyways connecting Dorsey Street with Broadway. The loosely assembled parking lot layout and lack of way finding paths makes it difficult for pedestrians to knowingly/safely navigate this open area. A need to better define pedestrian pathways through this area will be evaluated. This plan will present an alternative to provide dedicated/delineated pedestrian pathways through the Dorsey Street parking lot. Additional pedestrian amenities will also incorporated to enhance the comfort of walkers and bikers (benches, bike stands, lighting, etc.). See Appendix B for representative site photos.

3.0 PROPOSED PROJECT ENHANCEMENTS

A. Project Area 1 – Extension of Village Riverwalk

As discussed above, the primary objective of this area of the project is to establish a linkage between two separate segments of the existing Riverwalk. Three alternatives will be considered to accomplish this goal.

Alternative 1 – The initial consideration to complete the Riverwalk as a continuous trail is to construct the new facility along the eastern side of the Saranac River. This would extend the current Riverwalk terminus in the Dorsey Street parking lot to Broadway. This corridor would utilize the space along the shoreline, adjacent to two existing buildings. The facility would be constructed as an elevated style boardwalk that connects the higher elevation at Broadway and the lower elevation of the Riverwalk to the south.

Several challenges exist in implementing this alternative. The most feasible space to construct the Riverwalk along this corridor is owned by a private party and occupied by a portion of the 27 Broadway (former Dew Drop Inn) building. Implementation would require securing a permanent easement with this property owner and the Riverwalk would have to be potentially integrated with the structural features and logistical redevelopment plan of this building. At this time, the plans to redevelop this property is unclear.

In addition, redevelopment of this property has an impact on the ability to determine the viability of providing a fully compliant ADA walkway. If an entirely sloped walkway meeting ADA standards is constructed, this would limit public/private shared use options for the redevelopment of this property (due to an inclining structure along the building face). Otherwise, a level walkway could be developed, whereby accommodating a more flexible shared use space. Under this scenario, a set of stairs would be integrated to facilitate the grade change. This scenario is similar to the existing Riverwalk path on the north side of Broadway. ADA accessibility around these stairs would be accommodated along the sidewalk network on Broadway and Dorsey Street.

Lastly, portions of this proposed Riverwalk alternative would be subject to flood flows, similar to the exposure seen along the Riverwalk adjacent to the Dorsey Street parking lot (based on the hydraulic studies performed for the prior Riverwalk implementation). Resiliency of this proposed facility would have to be managed through the selective use of construction materials, but this would not ensure that the facility would be free of impacts from known flooding hazards and flood flows.

For these reasons, this alternative has been determined not feasible and will not be considered further.

Alternative 2 – This alternative considers the construction of a shared use pedestrian bridge over the Saranac River (adjacent to the Dorsey Street parking lot access bridge) and enhance the sidewalk along Dorsey Street to provide for a fully functional multi-use walkway. While this walkway corridor will not be technically located along the Saranac River, this walkway will be considered part of the Riverwalk trail and designated as such.

Currently, pedestrians can cross the Dorsey Street parking lot bridge and utilize the sidewalk that runs along the east side of Dorsey Street. However, this bridge and the sidewalk along Dorsey Street are too narrow to be used as a shared use space. Pedestrians have to use the shoulder of the bridge for access and the sidewalk along Dorsey Street varies between 4 to 5 feet.

This alternative would propose installing a prefabricated pedestrian bridge across the Saranac River and increasing the width of the Dorsey Street sidewalk to 8 feet minimum. A direct connection to the current Riverwalk would be made immediately east of the Dorsey Street bridge and the Dorsey Street sidewalk connects with Broadway at a point approximately 75 feet from the southerly terminus of the Riverwalk with the Broadway bridge.

In order to accomplish this increased width, a new curb line would be constructed 8 feet from the face of the existing buildings and a new concrete sidewalk would be constructed. This increased width would be removed from the existing travel lanes. Consideration would be given to maintaining two way traffic along Dorsey Street having 9 foot travel lanes or re-designate Dorsey Street to one way traffic (direction of travel to be determined).

Pros

- ADA compliant along main walkway.
- Increased patron exposure for business along Dorsey Street (St. Regis Canoe Outfitters, etc.).
- Not exposed to potential flooding and erosion impacts.

Cons

- Does not meet the objective to have a continuous Riverwalk corridor.
- Potential negative impact on the travelway width of Dorsey Street.
- Potential overhead utility relocations.

Estimated Construction Cost (Alternative 2) \$220,000

Alternative 3 – Alternative 3 designates a dedicated shared use link between the northerly end of the Riverwalk along the Dorsey Street parking lot and Broadway. There is an alleyway between the buildings at 15 & 19 Broadway that provides a connection with Broadway. This access point to Broadway is approximately 150 feet from the southerly terminus of the Riverwalk with the Broadway Bridge.

In order to have a dedicated walkway in this area, a portion of the parking lot would have to be reapportioned. The walkway would be delineated using alternate materials such as precast concrete blocks or a methacrylate pavement inlay. While this walkway will not be technically along the river corridor, this walkway will be considered part of the Riverwalk trail and designated as such.

Pro

- ADA compliant along main walkway.
- Not exposed to potential flooding and erosion impacts.

Cons

- Does not meet the objective to have a continuous Riverwalk corridor.
- Requires Permanent Easement agreements.
- Displaces parking spaces behind 19 Broadway.
- Safety concerns with the proximity of this Riverwalk segment and the continued use of this area for parking.

Estimated Construction Cost (Alternative 3) \$23,900

B. Project Area 2 – Riverwalk Linkage through the Dorsey Street Parking Lot

As discussed above, the primary objective of this component of the project is to establish a linkage between the existing Riverwalk and businesses along Broadway via a delineated walkway(s) for pedestrian travel. While there are (4) alleyways that connect Broadway with the Riverwalk/Dorsey Street parking lot, these pedestrian waypoints do not connect with any delineated pathways and they are poorly integrated with the vehicular movements within the Dorsey Street parking lot. In addition, only (1) of these alleyways currently holds a right-of-way easement for public use. Access opportunities are limited, and the need for better pedestrian/vehicular integration is warranted.

At the present time, there is a delineated pedestrian access point from the Riverwalk to the Dorsey Street parking lot at the Triangle Flower garden. This access point is generally aligned with the alleyway between 63 & 67 Broadway, which also coincides with the alleyway that currently holds a public right-of-way. At a minimum, a delineated walkway is proposed to connect the Triangle Flower garden with this alleyway. A proposed sketch is included in Appendix C. Delineation would incorporate alternate materials such as precast concrete blocks or a methacrylate pavement inlay. As this pathway progresses through the Dorsey Street parking lot, a raised median refuge area would be constructed to separate the pedestrian movement and the dedicated parking spaces.

Similar dedicated pedestrian walkways can be constructed that connect other parts of the Riverwalk with the remaining alleyways. However, right-of-way easements would have to be secured to build out these pedestrian corridors. In addition, there is also the potential to redevelop the backside of the Broadway buildings into store fronts to enhance business opportunities. Similarly, additional right-of-way easements would have to be secured to develop a longitudinal pedestrian corridors along the backside of these buildings.

The parking lot would be improved/enhanced for efficiency by limiting circulation to one direction (counter clockwise) and incorporating diagonal parking spaces. This limits potential conflicts between the delineated pedestrian pathways and vehicular movement. The park lot would also be repaved with a new surface and consideration would be given to a new closed drainage system where needed.

Along with the mobility enhancement noted above, additional pedestrian amenities to be incorporated include (but not limited to):

- Improved wayfinding signage pedestrian lighting;
- More benches and bike racks;
- Drinking fountain at the Triangle Flower garden;
- Additional landscaping.

Estimated Construction Cost (without closed drainage system)	\$183,400
Estimated Construction Cost (with closed drainage system)	\$268,000

4.0 PUBLIC INFORMATION MEETING/FINAL DESIGN ELEMENTS

On November 7, 2019, the Village of Saranac Lake held a Public Information Meeting on the Riverwalk Extension and Linkage through Dorsey Street Parking Lot projects. This meeting was organized in an Open House format and the goal was to collect feedback on the draft alternatives that have been developed. A summary of these discussions can be found in Appendix E.

Based on public input and subsequent discussions by the Village Board, the Village Board selected Alternative 3 as the most feasible solution to extend the village Riverwalk trail at this time. While Alternative 2 could be implemented, there wasn't enough community support to justify this investment in hopes that Alternative 1 could one day be lifted as a feasible alternative again. Alternative 3 will delineate a new pedestrian walkway through the designated corridor using a thermoplastic inlay pattern. This designated walkway will link the end of the Riverwalk trail with the Broadway/Main Street sidewalk. The design will be ADA compliant and incorporate wayfinding signage to ensure continuity of the Riverwalk trail and linkage with local business and other recreational facilities.

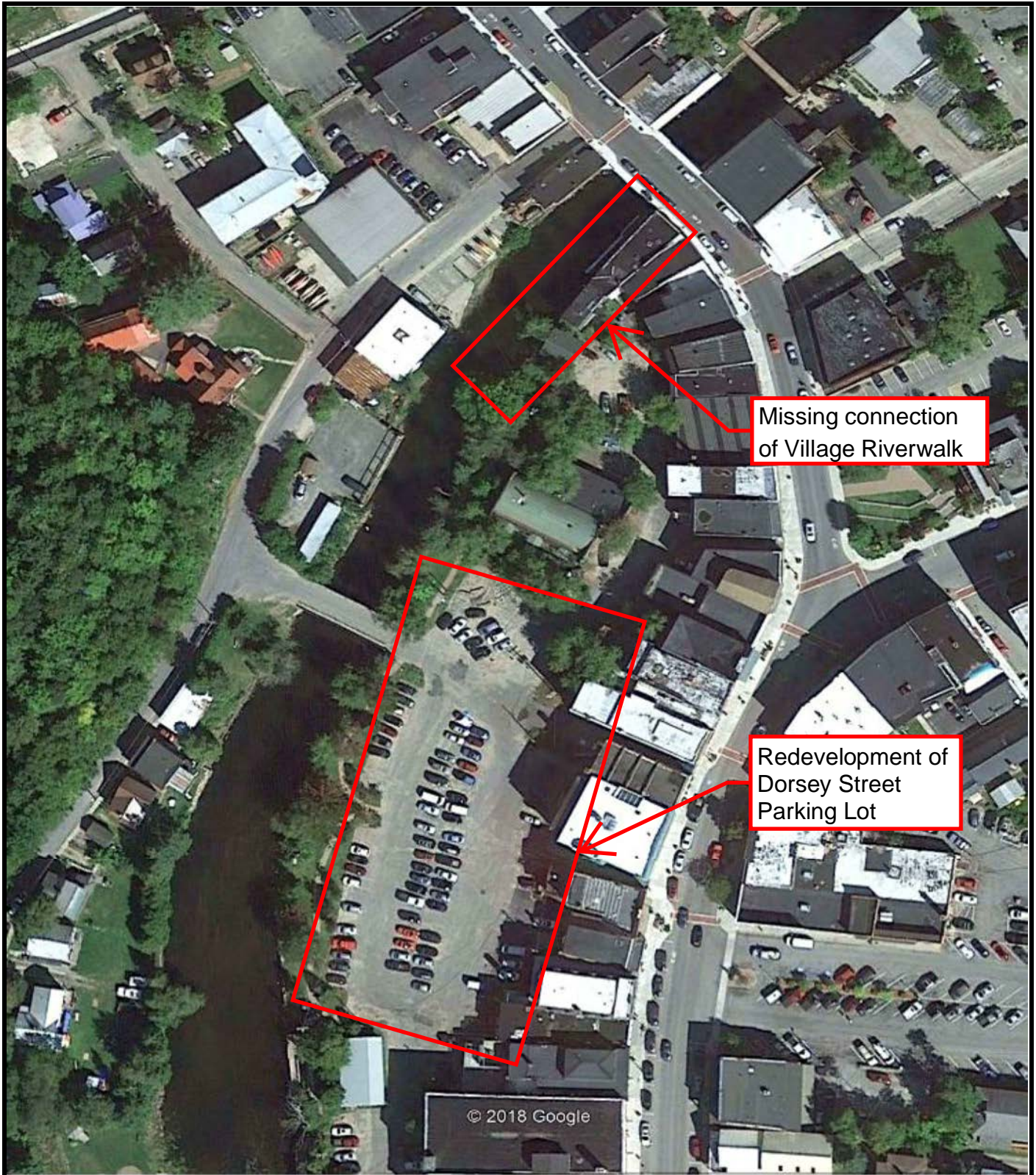
The reconstruction of the Dorsey Street Parking Log project will be reconstructed as described in Section 3.0. A new linkage will be developed from the triangle park along the existing Riverwalk trail to the alleyway between 63 & 67 Broadway. A thermoplastic inlay pattern (similar to the description above) will be used to delineate this pathway. The parking spaces will be reconfigured to diagonal slots to compress the paved area and reduce the travel distance pedestrians need to cross this space. The existing triangle park will be relocated to facilitate a better walkway alignment through the parking lot.

Through the center isle parking spacing, the pathway will be bound on each side by a raised concrete island to provide refuge for pedestrians as they cross the parking lot. Additional enhancements include the relocation of the local transit bus stop from the noted alleyway to the greenspace along the Riverwalk trail and added ornamental lighting. Supplemental drainage runs will be added to ensure all surface water is properly captured with the features being added to this project. A sketch of these proposed improvements can be found in Appendix C.

A. Construction Requirement Analysis

The performance of all construction materials and details will follow New York State Department of Transportation Standards. During construction, storm water pollution prevention controls will be implemented in accordance with standard New York Pollutant Discharge Elimination System (SPDES) best practices. All maintenance and protection of traffic and pedestrian travel will be in accordance with the New York Manual on Uniform Traffic Control Devices.

APPENDIX A
PROJECT LOCATION MAPS



Missing connection
of Village Riverwalk

Redevelopment of
Dorsey Street
Parking Lot

© 2018 Google

Village of Saranac Lake Redevelopment

Site Location Map #1

Village of Saranac Lake

**Barton
& Loguidice**



Department
of State

This project was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

APPENDIX B
EXISTING CONDITIONS AND PHOTOS



Photo No. 1 Alt. 2 - Looking south, existing Riverwalk and Dorsey Street bridge



Photo No. 2 Alt. 2 - Looking east, Dorsey Street bridge with existing sidewalk



Photo No. 3 Alt. 2 - Looking south towards Dorsey Street bridge intersection



Photo No. 4 Alt. 2 - Looking south, intersection of Dorsey Street and Broadway



Photo No. 5 Alt. 3 - Looking south from alley towards parking lot

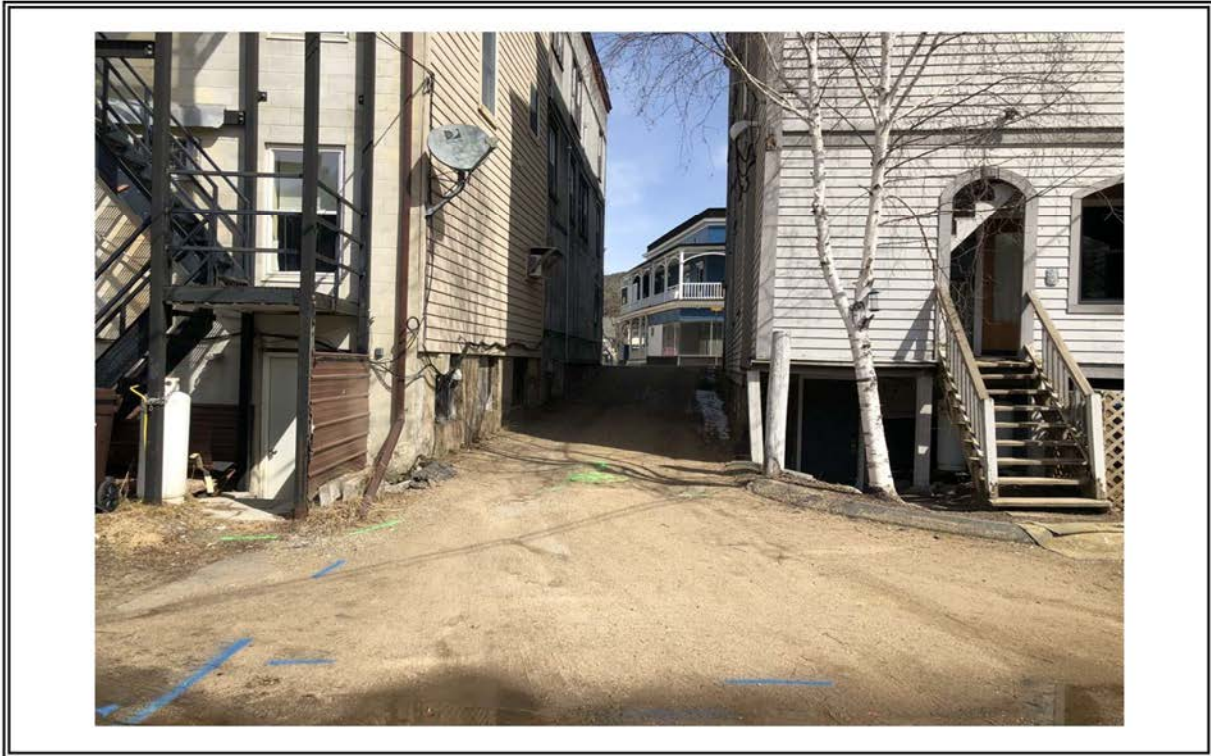


Photo No. 6 Alt. 3 - Looking northeast towards Broadway



Photo No. 7

Alt. 3 - Looking southwest from Broadway



Photo No. 8

Alt. 3 - Looking northwest from alley towards Broadway bridge



Photo No. 9

Existing Parking Lot - Looking east



Photo No. 10

Existing Parking Lot - Looking south



Photo No. 11 Existing Parking Lot - Looking west



Photo No. 12 Existing Parking Lot - Looking north

APPENDIX C
PROPOSED ENHANCEMENTS CONCEPT PLANS AND DETAILS

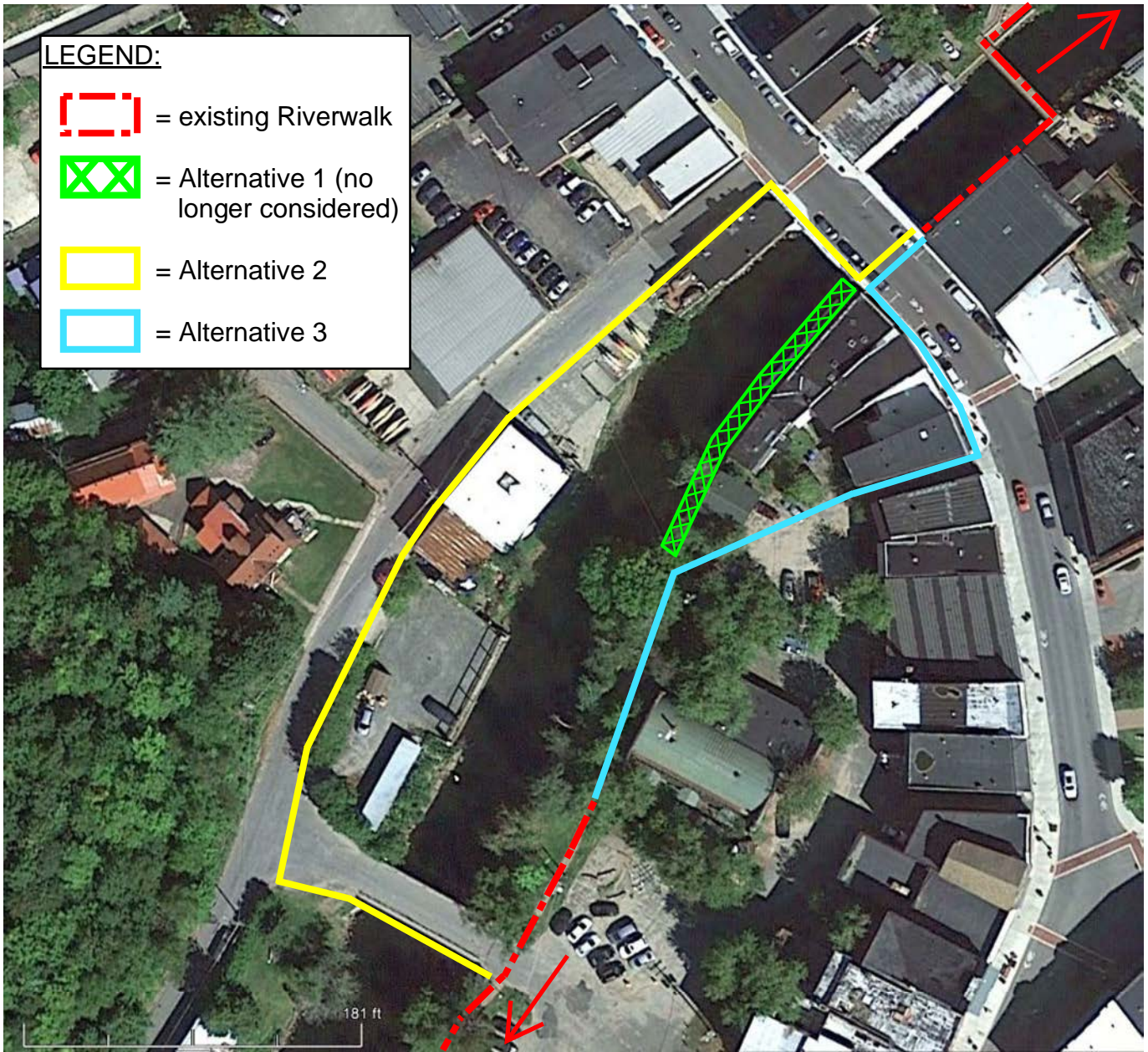
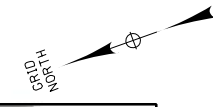
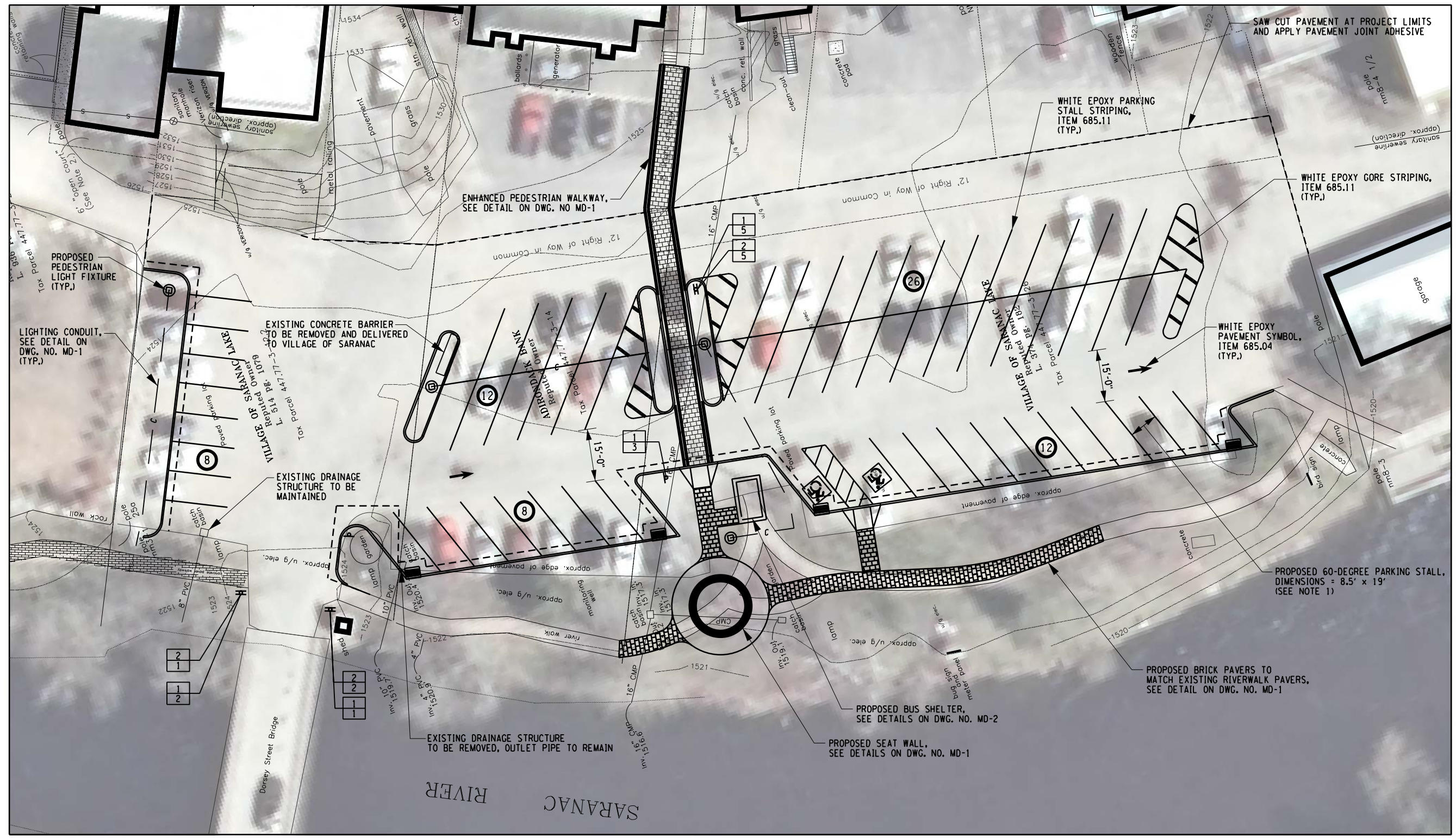


Figure 1 - Plan View of Proposed Riverwalk Alternatives

IN CHARGE OF _____ DESIGNED BY _____ CHECKED BY _____ ESTIMATED BY _____ CHECKED BY _____ DRAFTED BY _____ CHECKED BY _____



- LEGEND:**
- (X) - NUMBER OF PARKING STALLS
 - X - SIGN NUMBER
 - X - LOCATION

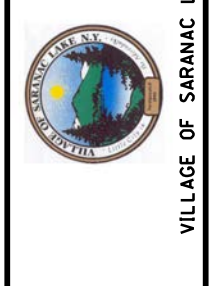
- NOTES:**
1. DIMENSIONS OF PROPOSED PARKING STALLS DEVELOPED IN CONFORMANCE WITH DESIGN GUIDELINES SET FORTH WITHIN (VISARANAC ZONING CODES)
 2. ALL PROPOSED PEDESTRIAN LIGHT FIXTURES SHALL MATCH THE STYLE OF EXISTING PARKING LOT PEDESTRIAN FIXTURES.
 3. ELECTRICAL SERVICES FOR PROPOSED PEDESTRIAN LIGHT FIXTURES TO BE COORDINATED WITH UTILITY PROVIDER BY CONTRACTOR.
 4. ALL EXISTING WOODEN BOLLARDS INSTALLED ALONG BOUNDARY OF EXISTING PARKING LOT TO BE REMOVED, STORED, AND PROVIDED TO THE VILLAGE OF SARANAC LAKE.



THIS PROJECT WAS PREPARED WITH FUNDING PROVIDED BY THE NEW YORK STATE DEPARTMENT OF STATE UNDER TITLE 11 OF THE ENVIRONMENTAL PROTECTION FUND.



NO.	DATE	BY	REVISION



Barton & Loguidice
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145 SECTION 7209

RIVERWALK EXTENSION & DORSEY LOT IMPROVEMENTS
 VILLAGE OF SARANAC LAKE
 FRANKLIN COUNTY

PRELIMINARY DESIGN ALTERNATIVE #1
 SCALE: AS SHOWN
 DATE ISSUED: 3/2020
 DRAWING PL-1

APPENDIX D
PRELIMINARY PROJECT COST ESTIMATES

Riverwalk Alternative #2

Pedestrian Improvements Estimate

Saw Cut	LF	510	\$5	\$2,550
Excavation	CY	190	\$50	\$9,500
Subbase	TON	110	\$55	\$6,050
Asphalt Base Course	TON	40	\$115	\$4,600
Asphalt Binder Course	TON	15	\$120	\$1,800
Asphalt Top Course	TON	10	\$125	\$1,250
Concrete walk	CY	50	\$500	\$25,000
Concrete curb	LF	500	\$25	\$12,500
Pedestrian Improvements Subtotal				\$63,250

Project Subtotal Costs	\$63,250
Contingency (20%)	\$12,700
Project Total Costs	\$75,950

Riverwalk Alternative #3

Pedestrian Improvements Estimate

Asphalt Saw Cutting	LF	350	\$5	\$1,750
Miscellaneous Milling	SY	110	\$18	\$1,980
Asphalt Binder Course	TON	13	\$120	\$1,560
Asphalt Top Course	TON	10	\$125	\$1,250
Asphalt Surface Treatment	SF	1025	\$12	\$12,300
White Epoxy Striping	LS	1	\$1,000	\$1,000
Pedestrian Improvements Subtotal				\$19,840

Project Subtotal Costs	\$19,840
Contingency (20%)	\$4,000
Project Total Costs	\$23,840

Redevelopment of Dorsey Parking Lot - Alternative #2

BASE ITEMS	UNITS	QUANTITY	UNIT COST	TOTAL
<u>Signage & Wayfinding</u>				
Entrance Sign	EA	1	\$2,500	\$2,500
Wayfinding Signs at Mainstreet Walk	EA	4	\$1,000	\$4,000
Signage & Wayfinding Subtotal				\$6,500
<u>Art Installations</u>				
Clearing and Pads for art pieces	EA	6	\$2,500	\$15,000
Art Installations Subtotal				\$15,000
<u>Plantings & Landscaping</u>				
Trees (3" caliper)	EA	8	\$750	\$6,000
Remove Dead/Decayed Vegetation	LS	1	\$6,500	\$6,500
Plantings & Landscaping Subtotal				\$12,500
<u>Site Accessories</u>				
Benches	EA	2	\$1,800	\$3,600
Trash Receptacles	EA	4	\$1,000	\$4,000
Portable Toilets	EA	2	\$2,000	\$4,000
Bicycle Racks	EA	1	\$1,200	\$1,200
Bollard Replacement	EA	2	\$800	\$1,600
Bike Rail (Perforated Steel)	EA	2	\$5,000	\$10,000
Site Accessories Subtotal				\$24,400
<u>Erosion and Sediment Control Measures</u>				
Silt Fence & inlet Protection	LS	1	\$2,000	\$2,000
Erosion and Sediment Control Measures Subtotal				\$2,000
Base Cost Estimate Sub Total				\$60,000

<u>Formalize Parking Stalls</u>				
Asphalt Saw Cutting	LF	600	\$5	\$3,000
Excavation	CY	170	\$50	\$8,500
Subbase	CY	45	\$55	\$2,475
Asphalt Base Course	TON	45	\$115	\$5,175
Asphalt Binder Course	TON	15	\$120	\$1,800
Asphalt Top Course	TON	15	\$125	\$1,875
Granite Curb	LF	525	\$35	\$18,375
Topsoil & Seed	CY	45	\$70	\$3,150
Parking Stall Striping	LF	2300	\$0.50	\$1,150
Formalize Parking Stalls Subtotal				\$45,500

<u>Pedestrian Improvements Estimate</u>				
Asphalt Saw Cutting	LF	520	\$5	\$2,600
Miscellaneous Milling	SY	220	\$18	\$3,960
Asphalt Binder Course	TON	24	\$120	\$2,880
Asphalt Top Course	TON	20	\$125	\$2,500
Asphalt Surface Treatment	SF	1950	\$12	\$23,400
Lighting Installations	EA	2	\$6,000	\$12,000
Pedestrian Improvements Subtotal				\$47,340

Project Subtotal Costs	\$152,840
Contingency (20%)	\$30,600
Project Total Costs	\$183,440

Redevelopment of Dorsey Parking Lot - Alternative #2-A

BASE ITEMS	UNITS	QUANTITY	UNIT COST	TOTAL
<u>Signage & Wayfinding</u>				
Entrance Sign	EA	1	\$2,500	\$2,500
Wayfinding Signs at Mainstreet Walk	EA	4	\$1,000	\$4,000
Signage & Wayfinding Subtotal				\$6,500
<u>Art Installations</u>				
Clearing and Pads for art pieces	EA	6	\$2,500	\$15,000
Art Installations Subtotal				\$15,000
<u>Plantings & Landscaping</u>				
Trees (3" caliper)	EA	8	\$750	\$6,000
Remove Dead/Decayed Vegetation	LS	1	\$6,500	\$6,500
Plantings & Landscaping Subtotal				\$12,500
<u>Site Accessories</u>				
Benches	EA	2	\$1,800	\$3,600
Trash Receptacles	EA	4	\$1,000	\$4,000
Portable Toilets	EA	2	\$2,000	\$4,000
Bicycle Racks	EA	1	\$1,200	\$1,200
Bollard Replacement	EA	2	\$800	\$1,600
Bike Rail (Perforated Steel)	EA	2	\$5,000	\$10,000
Site Accessories Subtotal				\$24,400
<u>Erosion and Sediment Control Measures</u>				
Silt Fence & inlet Protection	LS	1	\$2,000	\$2,000
Erosion and Sediment Control Measures Subtotal				\$2,000
Base Cost Estimate Sub Total				\$60,000

<u>Formalize Parking Stalls</u>				
Asphalt Saw Cutting	LF	600	\$5	\$3,000
Excavation	CY	170	\$50	\$8,500
Subbase	CY	45	\$55	\$2,475
Asphalt Base Course	TON	45	\$115	\$5,175
Asphalt Binder Course	TON	15	\$120	\$1,800
Asphalt Top Course	TON	15	\$125	\$1,875
Granite Curb	LF	525	\$35	\$18,375
Topsoil & Seed	CY	45	\$70	\$3,150
Parking Stall Striping	LF	2300	\$0.50	\$1,150
Formalize Parking Stalls Subtotal				\$45,500

<u>Pedestrian Improvements Estimate</u>				
Asphalt Saw Cutting	LF	520	\$5	\$2,600
Miscellaneous Milling	SY	220	\$18	\$3,960
Asphalt Binder Course	TON	24	\$120	\$2,880
Asphalt Top Course	TON	20	\$125	\$2,500
Asphalt Surface Treatment	SF	1950	\$12	\$23,400
Lighting Installations	EA	2	\$6,000	\$12,000
Pedestrian Improvements Subtotal				\$47,340

<u>Drainage Improvements</u>				
Asphalt Saw Cutting	LF	660	\$5	\$3,300
Trench & Culvert	CY	310	\$30	\$9,300
Subbase	CY	60	\$55	\$3,300
Asphalt Base Course	TON	60	\$115	\$6,900
Asphalt Binder Course	TON	20	\$120	\$2,400
Asphalt Top Course	TON	10	\$125	\$1,250
Drainage Structures	EA	4	\$5,000	\$20,000
Drainage Piping & Backfill	LF	300	\$80	\$24,000
Drainage Improvements Subtotal				\$70,450

Project Subtotal Costs	\$223,290
Contingency (20%)	\$44,700
Project Total Costs	\$267,990



This project was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.



APPENDIX E
PUBLIC INFORMATION MEETING/OPEN HOUSE
SUMMARY MEMO (2019-11-07)



VILLAGE OF SARANAC LAKE

Village Riverwalk Extension and Linkage Through Dorsey Street Parking Lot Projects

Public Information Meeting/Open House

Summary Memo

November 7, 2019

On November 7, 2019, the Village of Saranac Lake held a Public Information Meeting on the Riverwalk Extension and Linkage through Dorsey Street Parking Lot Projects. This meeting was organized in an Open House format where community stakeholders could attend and meet with public officials at any point between the hours of 5 pm and 7 pm. The goal was to collect feedback on the draft designs that have been developed (reference is made to the Alternatives Report for additional design information). The Open House was an opportunity for the public to review the preliminary designs for these projects and provide input on the location of the proposed facilities, amenities, materials, landscaping and integration with local businesses. Public feedback was provided during discussion/exchanges at this meeting along with submitted written comments. This document will provide a summary of the public input.

Attached for reference are the following materials:

- Open House Press Release
- Open House sign-in (attendance) sheets
- Conceptual design presentation materials
- Pre-meeting news article – Adirondack Daily Enterprise
- Various comments to the project:
 - Editorial – Adirondack Daily Enterprise
 - Letters to the Editor – Adirondack Daily Enterprise
 - Written comments made before Open House
 - Written comments made during Open House
 - Written comments made after Open House
- Post meeting news article – Adirondack Daily Enterprise





VILLAGE OF SARANAC LAKE

Public engagement was considered to be very strong during this solicitation phase of the project. Over 20 individuals attended the Open House event and many stayed for a lengthy period of time to share and exchange ideas with the village and consultant officials. Beyond these conversations, 26 individuals shared written comment with the village via comment cards or email and 3 individuals posted editorial pieces to the local print media. Common themes/major take away points from these comments can be summarized as follows:

- A large majority of community stakeholders support the idea of retaining the vision to develop the remaining undeveloped piece of the Riverwalk along the Saranac River corridor (Alternative 1). While these stakeholders acknowledge there are a number of logistical issues that deem this alternative as not feasible at the current time, these individuals believe it is important enough to preserve the long term vision to develop the final Riverwalk segment along the river corridor and suspend the desire to advance either Alternatives 2 or 3 until such time that Alternative 1 can be deemed feasible and developed.
- Advancing Alternate 2 was considered undesirable for various reasons:
 - Converting Dorsey Street to a one-way street will have an adverse impact to those business along this route and will have an adverse impact to timely response to emergency services.
 - Additional bridges across the Saranac River distracts from the natural visual aspects of this corridor.
 - This alternative deviates from the vision to have the Riverwalk run along the Saranac River.
 - Does not add any real value in the area of attractiveness, enhanced quality of life and/or enhanced economic output.
- There was some support for a pedestrian delineated corridor through the alleyway between 15 and 19 Broadway for purpose of connecting the Riverwalk with the downtown business center and Berkeley Green.
- The Riverwalk corridor needs wayfinding signage.
- The pedestrian enhancement of the Dorsey Street parking lot should include green infrastructure provisions (bioswales, permeable pavement, etc.).
- Better pedestrian delineation to the alleyways connecting the Dorsey Street parking lot and Broadway/Main Street.
- Improved façade program for the rear face of the Broadway/Main Street buildings.
- Overarching theme to ensure the Riverwalk encourages linkage with local business.



VILLAGE OF SARANAC LAKE

This summary will be presented to the Village Board for review and incorporated into their final feasible alternative decision. These findings will then be rolled into the Final Alternatives Report and this report will be submitted to the NYS Department of State for approval.





VILLAGE OF SARANAC LAKE

Public Information Meeting/Open House Press Release



This project was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.



Village of Saranac Lake
Community Development Department
39 Main Street
Saranac Lake, NY 12983
Phone (518) 891-4150
Fax (518) 891-1324
www.saranaclakeny.gov

FOR IMMEDIATE RELEASE
October 24, 2019

Village of Saranac Lake Seeks Public Input for Design of Riverwalk Extension and Dorsey St. Lot

Saranac Lake – The Village of Saranac Lake announced today that it will hold an open house workshop on Thursday November 7th from 5-7PM at the Saranac Lake Free Library Cantwell Room to collect feedback on draft designs that have been generated for the Riverwalk Extension and Dorsey Street Parking Lot. The open house is an opportunity for the public to see the preliminary designs for each project and provide input on location of amenities, materials, landscaping, integration with local businesses and other design elements.

The open house will include several stations designed to inform the public of the alternatives that have been considered for each project and to gather public input. Attendees will have the opportunity to speak with the consultant team from Barton & Loguidice (B&L) and village representatives. The consultants will prepare a final schematic design for each project based on the input gathered during the meeting.

Project Background

The Riverwalk is a 1.5-mile-long pedestrian walkway that provides a north-south trail through the village. Near the middle of the Riverwalk there is a missing link in the trail along the east side of the Saranac River corridor, running from the Dorset St. parking lot to the Broadway bridge. The primary objective of Riverwalk Extension project is to establish a linkage between the two separate segments of the existing Riverwalk. Three alternatives have been considered. The workshop will be focused on collecting input for the preferred alternative.

While the Riverwalk provides for tremendous access and vantage point to the Saranac River corridor, linkage with the businesses along Broadway is not well defined. The Dorsey Street parking lot is a mixed-use area that mainly serves as public parking, but also provides secondary access to businesses and residences along the back side of the buildings along Main Street and Broadway. The primary objective of the Dorsey Street Lot design project is to establish a linkage between the existing Riverwalk and businesses along the Main St/Broadway corridor via delineated walkways for pedestrian travel.

The public is encouraged to attend to provide input.

This project is funded by the New York State Department of State under Title 11 of the Environmental Protection Fund.



VILLAGE OF SARANAC LAKE

Open House Sign-in (attendance) Sheets





Open House
Village of Saranac Lake
Riverwalk Extension and Linkage
Through Dorsey Street Parking Lot Project
 Thursday, November 7, 2019
 5:00 PM – 7:00 PM
 Saranac Lake Free Library
 109 Main Street
 Saranac Lake, New York 12983

Name	Address	Preferred Phone #	Email
Clyde Baker	Riv Furniture 43 Main St SL	518 891-4170	Clyde@rivfurnitureinc.com
Brian Drap	P.O. Box 542 SL	518 524-9803	bdraper1988@gmail
Dianne Kneesh	18 Hemlock Lane, SL	518/891-2709	
Tim Fortune	76 Main SL	518 891-1159	
Sue Smith	102 Clark Wadner Pavilion	518-322-5300	sue@zorkreality.com
Wayne Zukin	102 Clark Wadner Pavilion	267-847-1297	wayne@zorkreality.com
REN SHAPIRO	1 JAFFES MA S.L.	518-354-3102	
Jimmy Cunningham	217 Kinross Rd.	315 263-8644	
Suzanne Weirich	30 Academy St SL	518-651-6560	Suzanne suzy888@gmail.com



This project was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

1/12



Open House
Village of Saranac Lake
Riverwalk Extension and Linkage
Through Dorsey Street Parking Lot Project
 Thursday, November 7, 2019
 5:00 PM – 7:00 PM
 Saranac Lake Free Library
 109 Main Street
 Saranac Lake, New York 12983

Name	Address	Preferred Phone #	Email
Amy Mulligan Biaggi	Po box 603 Saranac Lake	315.254.3566	mulligan_am@hotmail.com
RESERVE GIBBONS	90 SPANISH FERRY RD SL	518-637-2963	adkivira@valkingmindedly@gmail.com
John Sweeney	255 Abe St		
John Anthony	230 Rock Ave		
Randall Swanson	53 Maryland	891-3512	rswanson@pan1smi22r.edu
Patsy Hany	71 McHugh	514-4874	day@greatrange.org
Toni Boozie	273 Glenwood	518 891 4291	BOOZIE@GMAIL.COM
Tyler Meriman	17 Labrador Ln. SL, NY	518-765-4366	tylermeriman@gmail.com
Steve S.			



This project was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.



Open House
Village of Saranac Lake
Riverwalk Extension and Linkage
Through Dorsey Street Parking Lot Project

Thursday, November 7, 2019
 5:00 PM – 7:00 PM
 Saranac Lake Free Library
 109 Main Street
 Saranac Lake, New York 12983

Name	Address	Preferred Phone #	Email
Mina School	PO Box 195 Ray Brook, NY 12977	518-354-8636	n.schoel@adkloom.org
LINDY ELLIS	1 DAINDA RD	518-354-3103	
MEO HOLMES	94 RIVERSIDE DRIVE	518 891-5152	MVHOLMES@GMAIL.COM
Anthony Hayden	107 Santanon Ave Saranac Lake NY 12983	518 891 9472	Anthony.Hayden@adkloom.org
Christina Hayden	107 Santanon Ave	518-891-9472	christinahayden@gmail.com
R. D. Cilley	73 Dorsey St		rivkacilley@gmail.com



This project was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.



VILLAGE OF SARANAC LAKE

Conceptual Design Presentation Materials



This project was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

Village of Saranac Lake

PUBLIC INFORMATION MEETING

**Village Riverwalk Extension and Linkage
through Dorsey Street Parking Lot Project**

**November 7, 2019
Saranac Lake Free Library**

Written comments are welcomed by anyone interested in the project. Comments may be submitted at the end of the meeting, or mailed / emailed to:

RE: Village Riverwalk Extension Project
Village of Saranac Lake
39 Main Street
Saranac Lake, New York 12983
comdev@saranaclakeny.gov

Comments from the public in response to tonight's meeting are most welcome and will be considered in the design of the project. While comments and questions are invited throughout the project duration, to be deemed part of the official hearing record comments must be submitted by **November 15, 2019**.

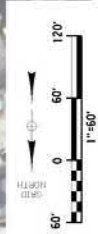
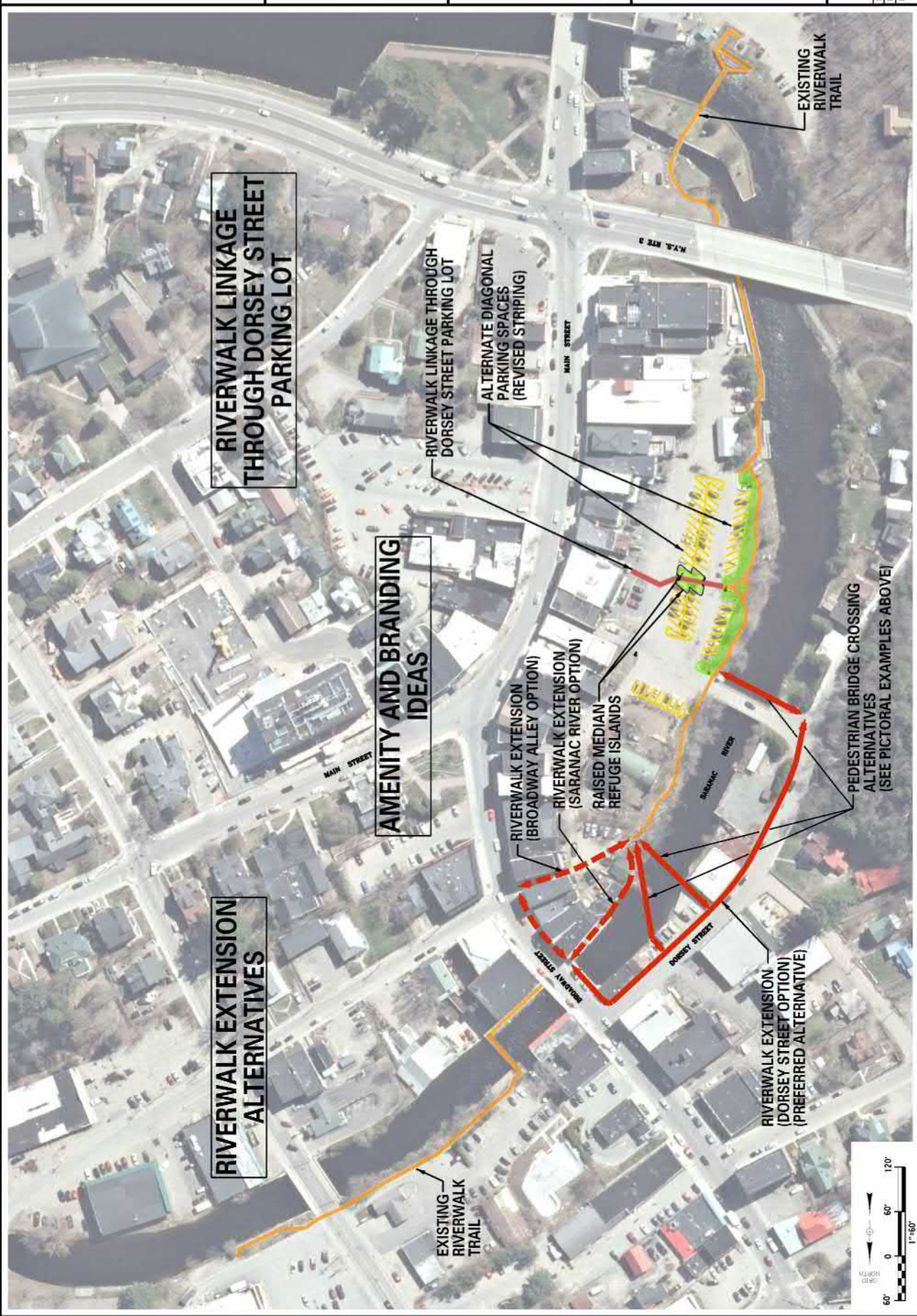
Name: _____ Telephone: _____

Address: _____

WRITTEN COMMENTS

(over)

*This project is funded by the New York State Department of State
under Title II of the Environmental Protection Fund.*



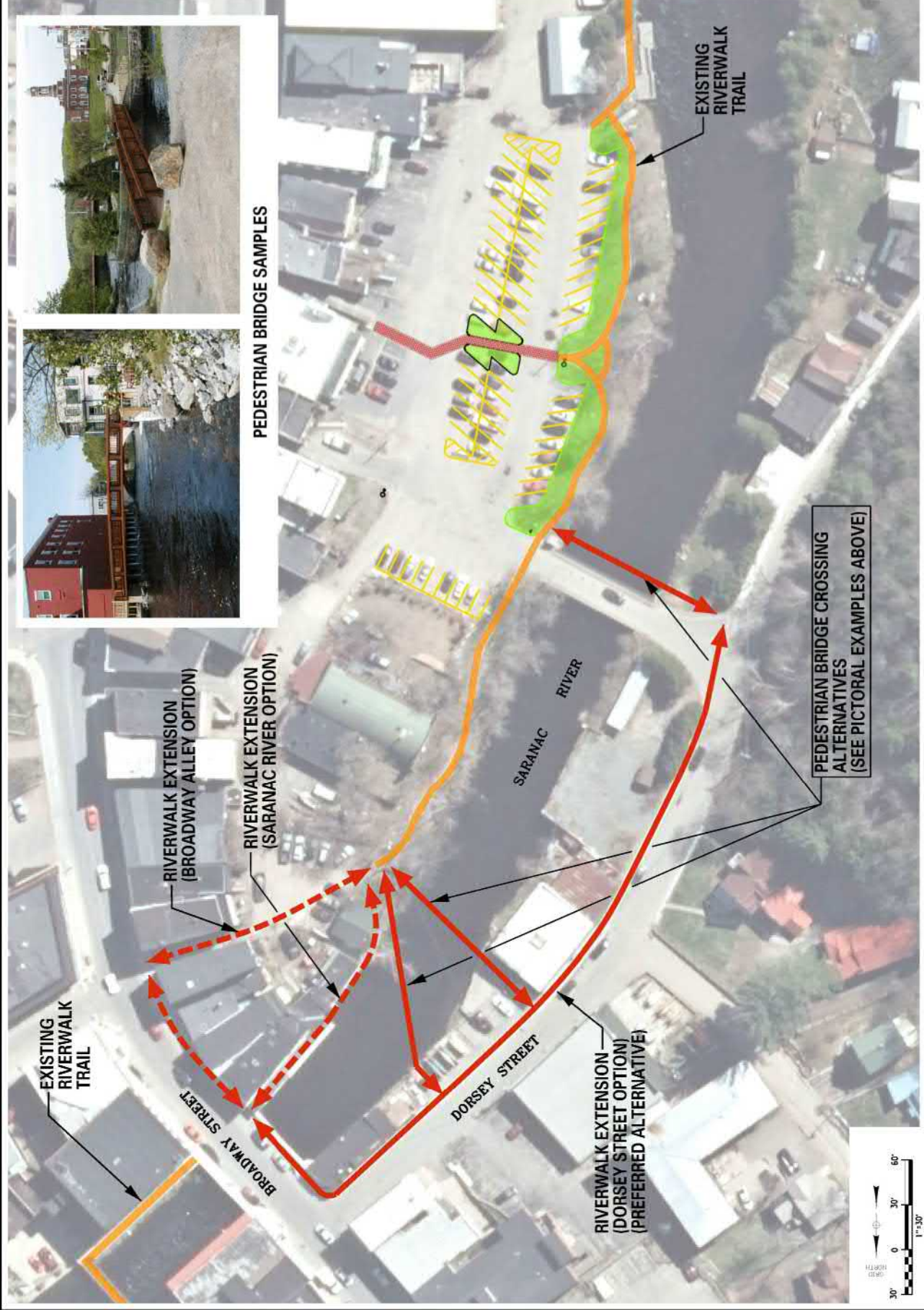
SCALE:
DATE ISSUED: 11/2019
DRAWING

FRANKLIN COUNTY
VILLAGE OF SARANAC LAKE
RIVERWALK EXTENSION

Barton
Loguidice
UNAUTHORIZED ALTERATION OR ADDITION TO THIS
DRAWING IS A VIOLATION OF THE NEW YORK STATE
EDUCATION LAW ARTICLE 145 SECTION 7209

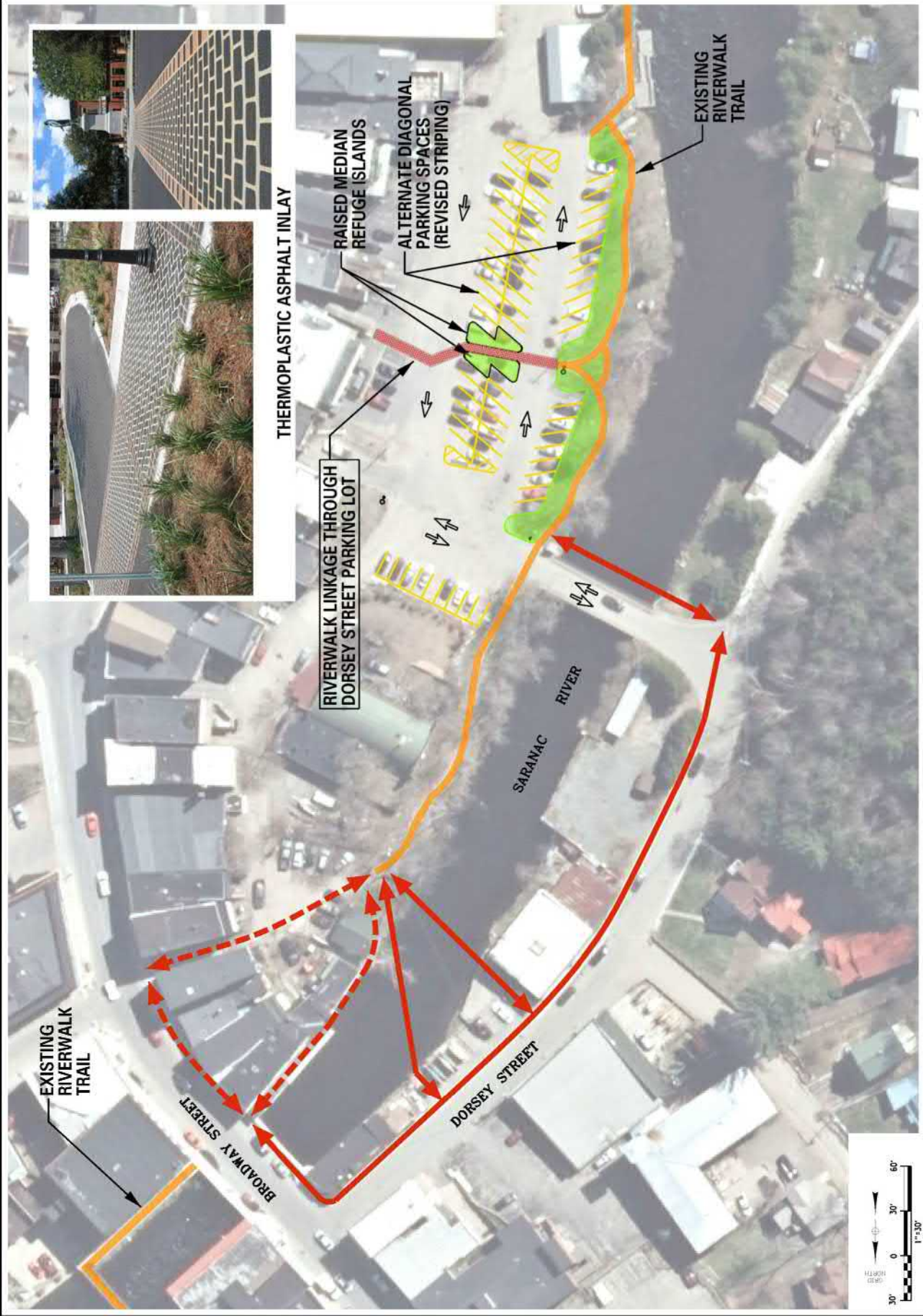
VILLAGE OF SARANAC LAKE


NEW YORK
STATE OF
OPPORTUNITY
Department
of State
THIS PROJECT WAS PREPARED WITH FUNDING PROVIDED BY THE NEW YORK STATE
DEPARTMENT OF STATE UNDER TITLE 11 OF THE ENVIRONMENTAL PROTECTION FUND.



PEDESTRIAN BRIDGE SAMPLES

PEDESTRIAN BRIDGE CROSSING
ALTERNATIVES
(SEE PICTORAL EXAMPLES ABOVE)



THERMOPLASTIC ASPHALT INLAY

RAISED MEDIAN REFUGE ISLANDS

ALTERNATE DIAGONAL PARKING SPACES (REVISED STRIPING)

RIVERWALK LINKAGE THROUGH DORSEY STREET PARKING LOT

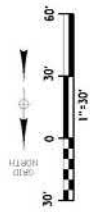
EXISTING RIVERWALK TRAIL

EXISTING RIVERWALK TRAIL

BROADWAY STREET

DORSEY STREET

SARANAC RIVER



SCALE:
DATE ISSUED: 11/2019

DRAWING

RIVERWALK EXTENSION

VILLAGE OF SARANAC LAKE

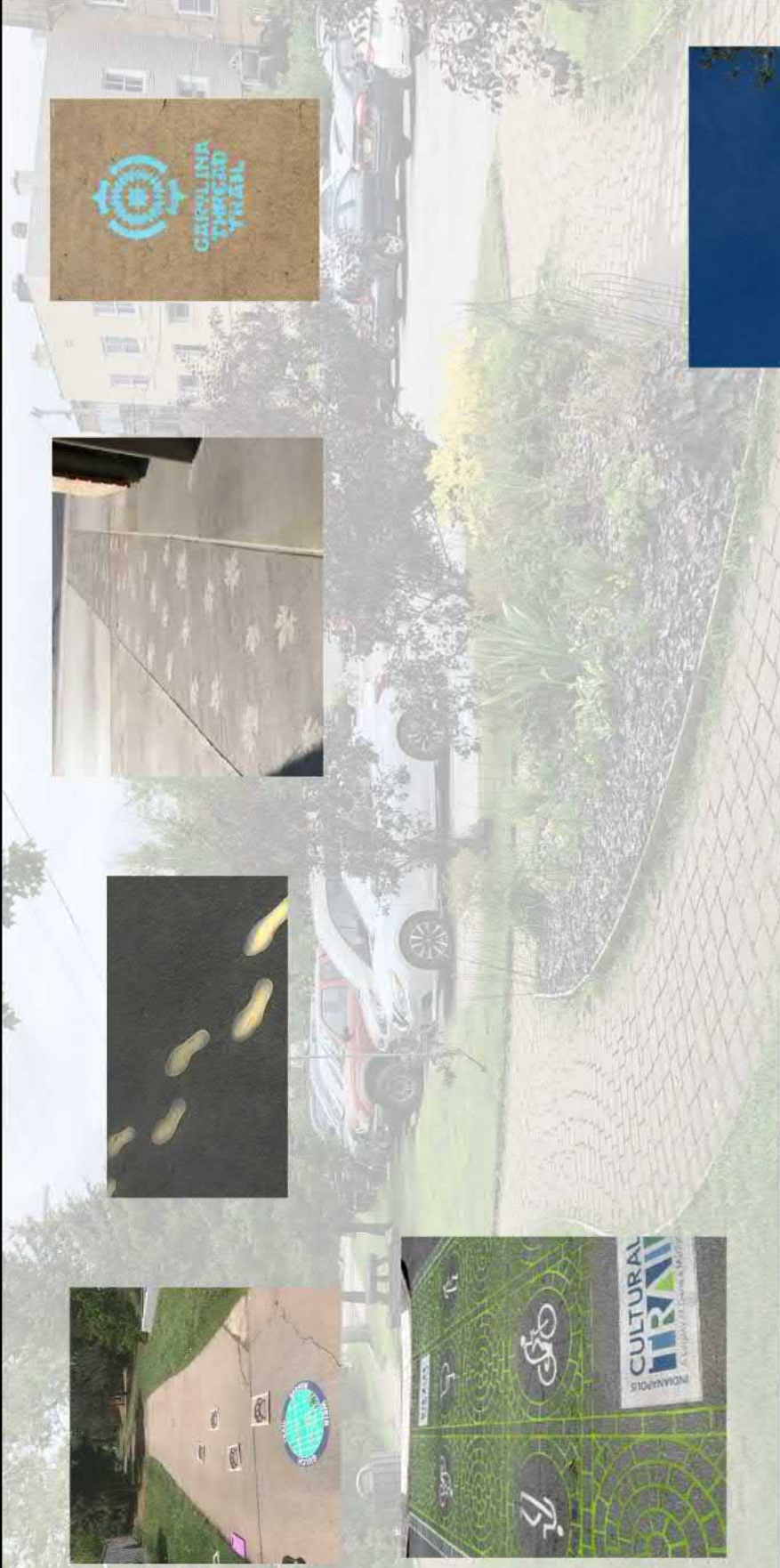
FRANKLIN COUNTY

Barton & Loguidice
UNAUTHORIZED ALTERATION OR ADDITION TO THIS
DRAWING IS A VIOLATION OF THE NEW YORK STATE
EDUCATION LAW ARTICLE 145 SECTION 7209

VILLAGE OF SARANAC LAKE


NEW YORK STATE OF OPPORTUNITY
Department of State

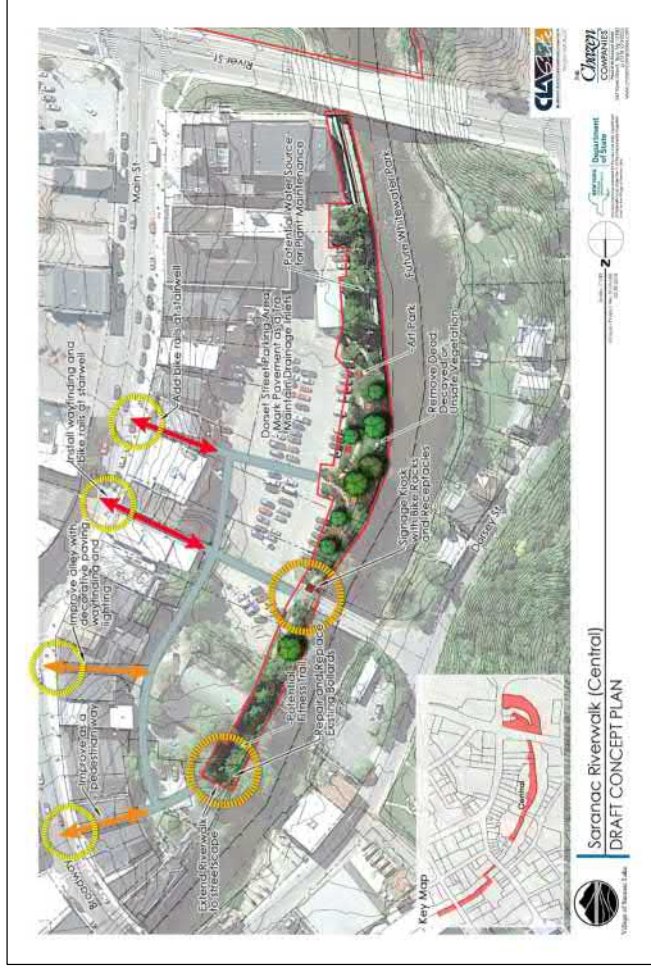
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DEPARTMENT OF STATE UNDER TITLE 11 OF THE ENVIRONMENTAL PROTECTION FUND.





(SAMPLE MODEL FROM ANOTHER COMMUNITY)

FACADE IMPROVEMENT PROGRAM - ALLEY WAY ACCESS ENHANCEMENT





VILLAGE OF SARANAC LAKE

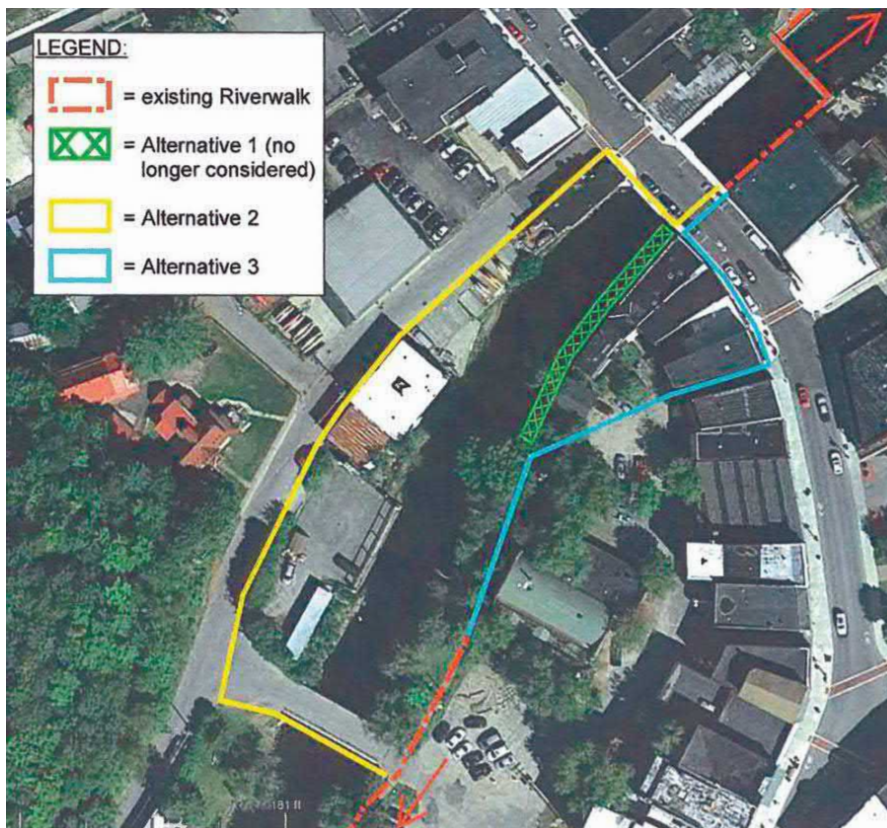
Pre-Meeting News Article – Adirondack Daily Enterprise



Adirondack Daily Enterprise



Have your say on River Walk options Nov. 7



Consulting firm Barton & Loguidice's three plans for extending connecting the Dorsey Street and Broadway sections of the Saranac Lake River Walk. Alternative 1 is no longer feasible. (Photo provided)

SARANAC LAKE — This village is getting ready to redesign part of its River Walk, and it wants your input.

The village will hold an open house workshop Thursday, Nov. 7 from 5 to 7 p.m. at the Saranac Lake Free Library's Cantwell Room to collect feedback on draft designs that have been generated for the River Walk extension and Dorsey Street parking lot. The open house is an opportunity for the public to see the preliminary designs for each project and provide input on the location of amenities, materials, landscaping, integration with local businesses and other design elements.

Attendees will have the opportunity to speak with the consultant team from Barton & Loguidice and village representatives. The consultants will prepare a final schematic design for each project based on the input gathered during the meeting.

The 1.5-mile round-trip River Walk first opened in the 1990s. Right now it starts behind the village police station at 1 Main St., extends along the river and takes a break at the Dorsey Street parking lot and bridge. It then picks up again at the Broadway Bridge and ends at Tops supermarket. Originally, and going into these redesigns, the goal was to have one continuous walk.

The first design would see a wider pedestrian walkway added to the Dorsey Street bridge and enhanced sidewalks along Dorsey Street. People would walk this route, pass by St. Regis Canoe Outfitters and continue on to the River Walk structure off of the Broadway Bridge.



The closed section of the Saranac Lake River Walk from the state Route 3 overpass to behind Rice Furniture is seen Tuesday. (Enterprise photo — Griffin Kelly)

The other idea would keep the River Walk on the side of the Dorsey Street parking lot and extend the path through an alleyway between the Adirondack Center for Loon Conservation and the empty storefront next door.

A third design was considered not feasible, but people will still be able to view it at the meeting. It would've seen the River Walk extend along the river at the Dorsey Street bridge and continue to the Broadway Bridge. To do that, though, would require cutting through private property and sharing space with the former Dew Drop Inn at 27 Broadway. Also, B&L said a walkway in this area would most likely be affected by floods. At the Oct. 15 village board meeting, many village trustees and Mayor Clyde Rabideau expressed they would've preferred a plan like this if possible.

The money to complete this section of the River Walk comes from a state Department of State Local Waterfront Revitalization Program grant, which expires in March 2020, so a decision on the design has to be made relatively soon.

In early September, Bruce Darring and Katie Stiles blocked off the section of the River Walk that runs through their property at 3 Broadway. In a Guest Commentary published in the Enterprise Tuesday, Stiles said the 20-year-old River Walk has not fulfilled its original intention of increasing visitor and local pedestrian traffic to downtown businesses. She suggested having it go around the front of her building and out the alleyway between Blue Line Sports and the Cape Air office, which would leave pedestrians on Broadway facing the Berkeley Green.

"Aside from events held here throughout the year, visitors and locals have multiple options," she said. "They can venture down Main Street and visit the storefronts and venues. They can go straight and visit the Hotel Saranac, the Village Mercantile, Bear Essentials, the library and history museum. OR, they can walk down Broadway, where, in a block, they will pass along 14 storefronts and businesses to either pick up the River Walk trail or turn down Woodruff Street to visit artist galleries, a floral shop and a hair salon, and where they will find themselves at Nori's Market and the future location of Pendragon Theatre."



The Dorsey Street parking lot section of the Saranac Lake River Walk is seen Tuesday. (Enterprise photo — Griffin Kelly)

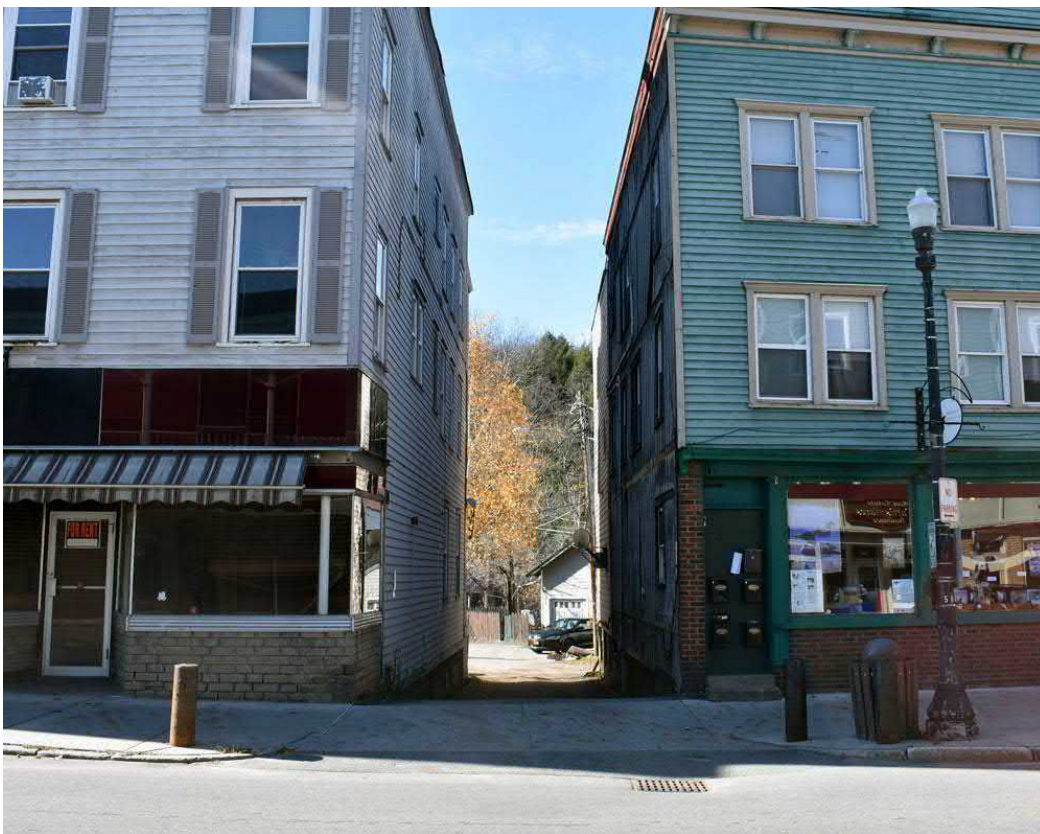
Though the input meeting just concerns the Dorsey Street and Broadway sections of the route, other projects are still to come.

One would extend the end of the River Walk at the Tops supermarket parking lot on Church Street to Woodruff Street. This would be paid for in part by the state Downtown Revitalization Initiative grant money the village received last year.

Also, a currently closed part of the walk from the state Route 3 overpass to behind Rice Furniture needs to be repaired because of severe rusting and section loss of metal fasteners and joist hangers, according to North Woods Engineering Principal Engineer Joseph Garso. In a recent interview, Rabideau said the closed section will likely remain that way through the winter.



The part of the Saranac Lake River Walk that runs through private property at 3 Broadway is seen Tuesday. Owners Bruce Darring and Katie Stiles blocked it off in September, saying it hasn't been fulfilling the intention of bringing pedestrians to downtown businesses. (Enterprise photo — Griffin Kelly)



One idea for the new Saranac Lake River Walk project would have pedestrians walk through the Dorsey Street parking lot and up through the alleyway between the Adirondack Center for Loon Conservation and empty storefront on Broadway before continuing to the Broadway Bridge section. (Enterprise photo — Griffin Kelly)



One idea for the Saranac Lake River Walk project would have pedestrians walk across the Dorsey Street bridge, down Dorsey Street and back on to the walk at the Broadway Bridge. (Enterprise photo — Griffin Kelly)



The Saranac River is seen from the parking lot at the St. Regis Canoe Outfitters boat launch Tuesday. (Enterprise photo — Griffin Kelly)



The Saranac Lake River Walk is seen Tuesday, Oct. 22 from the Broadway Bridge. (Enterprise photo — Griffin Kelly)

A GEICO advertisement. On the left, a green frog is sitting in a brown armchair, holding a white mug with the text "LAKESIDE IT'S WHAT WE DO" on it. The background is dark with a warm, glowing fire or light source. The text "Snuggle up to Savings" is written in white, with "up to" in a smaller font and a small orange maple leaf icon above the word "to". To the right of this text is the GEICO logo in white. Below the logo is a button that says "GET QUOTE". In the top right corner, there are small blue icons for a play button and a close button (an 'x').

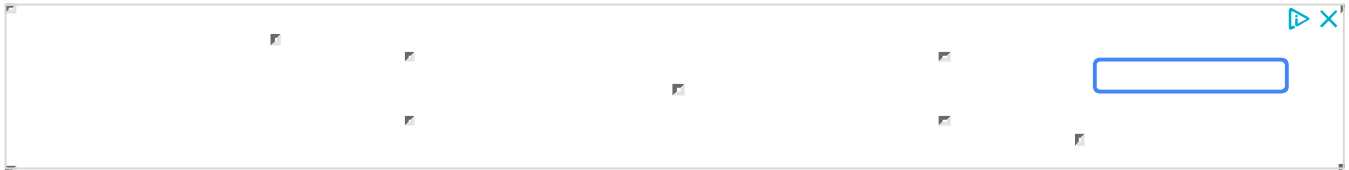


VILLAGE OF SARANAC LAKE

Various Comments to the Project:

- Editorial – Adirondack Daily Enterprise
- Letters to the Editor – Adirondack Daily Enterprise
- Written comments made before Open House
- Written comments made during Open House
- Written comments made after Open House

Adirondack Daily Enterprise



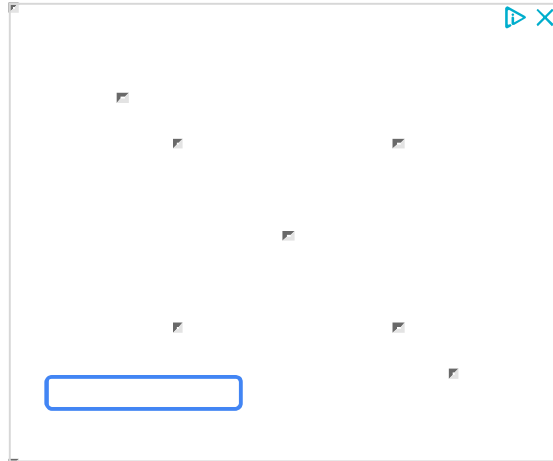
Hold onto the real River Walk plan



A construction scaffold over the Saranac River, seen in September 2017, shows where the Saranac Lake River Walk could go alongside the former Dew Drop Inn. (Enterprise photo — Peter Crowley)

It looks like some very good plans for the Saranac Lake River Walk are being swept downstream.

Village board members say they're abandoning, with regret, their preferred option of having the River Walk go along a renovated former Dew Drop Inn and is considering other, much less interesting ideas. They have grant money in hand for River Walk work, and if they don't use it soon, it will go away.



The two alternatives to the Dew Drop boardwalk are to make the alley behind the Dew Drop officially part of the River Walk, or to have people cross the bridge to Dorsey Street and walk along the sidewalk to Broadway. Either one would require spending money, although not as much as the Dew Drop boardwalk; it would be a way of using the grant that's burning a hole in their pockets.

But neither would add anything of real value to Saranac Lake: not in terms of attractiveness, nor in quality of life, nor in economy.

Caught up in the current, village officials have to choose what to grab. We urge them to hold onto the preferred River Walk plan over the grant money. It's the only plan that really does the job.

Some background: The Saranac River runs from the Saranac Lakes and their headwater ponds to Lake Champlain, emptying at Plattsburgh. It runs right through the heart of Saranac Lake, and a dam below Main Street swells it into Lake Flower. The way the community is nestled around the lake is a beautiful, welcoming scene, and the way the river winds through downtown toward the marshier sections on the way to Bloomingdale makes for a lovely natural layout. Yet for many years Saranac Lake used the river as a dump, literally, for heating coal and all kinds of other garbage. Downtown buildings' backs were turned to the river, so people figured it was out of sight, out of mind.

In the early 1960s, the Enterprise led a campaign for Saranac Lakers to clean up the river, see it as an asset worth looking at, and try to develop its banks attractively. The paper showed pictures of other communities that had done this well. It took a while, but it happened.

The River Walk came into being in the 1990s and was one of the projects that helped Saranac Lake earn the All America City honor in 1998. But it was not finished. It still had to duck through an alley around the Dew Drop Inn, and it ended unceremoniously at a supermarket's dumpster.

Several years ago, flush with the news that the Dew Drop Inn had been purchased and was getting renovated, the village secured grant money to help pay for a collaborative plan with the new owner, to run the River Walk on a boardwalk through the new restaurant's deck, making that deck the equivalent of a sidewalk cafe over the water. It was a great plan, bound to be a hit with visitors, a little slice of the famous River Walk in San Antonio, Texas. And it would provide the missing link in what has been, essentially, two riverside strolls separated by a back alley. And what a link — kind of a golden spike, like the one that joined the Transcontinental Railroad.

With this link, the River Walk would make Saranac Lake significantly more attractive, not only to visitors but more importantly for people to move here, do business, enroll their kids in our schools and do their part toward community life.

But the plan hinged on the Dew Drop development, and that ended early this year. The building, gutted with only the first steps of rebuilding done, has been for sale since the winter.

In a letter to the editor, Bill Plumb shares our disappointment and suggests the village could purchase the Dew Drop property as parkland. Maybe, but perhaps the village — or a local development corporation or civic group — could instead secure an easement, a right of way, for the boardwalk. After all, it is the state of New York, not the property owners, that owns the river itself.

Another obstacle emerged in September when Bruce Darring and Katie Stiles blocked the River Walk from passing through their riverfront property behind Main Street storefronts. That is sad. We hope they and village officials can meet in

good faith and work out a way for their concerns to be allayed and for the walkway to be reopened.

On the other end, the village also secured grant money through the \$10 million Downtown Revitalization Initiative to complete the River Walk from Tops' dumpster to Woodruff Street. Woodruff is a nicer ending, and a spot with much potential for future development, and there River Walkers could also get on the train tracks, which the state plans to convert into a multi-use trail. While the many who favor a revived train over the trail might quibble over this last part, that's only a tiny bit of an overall excellent plan.

But village officials now say the River Walk's Woodruff extension is on hold. That's disappointing.

And the Dew Drop alternatives are even more so.

We urge village officials to pass on these second-rate detours, keep their eye on the prize — an uninterrupted River Walk all the way to Woodruff — and work persistently and patiently to complete it.



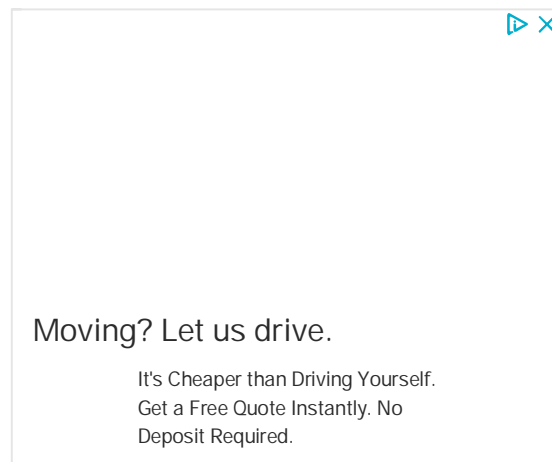
Adirondack Daily Enterprise



Food for thought on River Walk

To the editor:

Many members of the community desired to convert the property that housed three motels on Lake Flower into a continuation of park land along the lake shore. We are now watching a new multi-million-dollar investment being made on that site, which will draw many additional guests to our village.



The recent award of millions of dollars to make improvements and attractions to our village adds to the energy and success in moving our village forward. The recent article regarding the River Walk implied two possible alternative routes, both of which I find out of character with creating a grand River Walk, which was the goal of promoting our river corridor.

So here's food for thought: What if, rather than further develop park space around Lake Flower, the village purchased the Dew Drop Inn site and remove the structure and convert the space into a pocket pedestrian park with the River Walk running through it and then directly crossing the road and continuing on the existing section of River Walk.

The community's new green space along the river would help to pull visitors into the core of the village to picnic, sit and enjoy the river, and venture along Main Street. The key is to have the River Walk aligned with the river, not up an alley or along a street's sidewalk. Think of the ultimate value to the community if the previous Dew Drop Inn, now a dilapidated old building shell along the river in the center of our village was converted into a green public space alongside the river.

I hope consideration can be given to a longer view of developing the River Walk into a true visitor draw into the business district of the village.

Sincerely,

Bill Plumb

Saranac Lake

NOW APPROVED

to treat RA

for adults with moderate to severe RA for whom methotrexate did not work well.

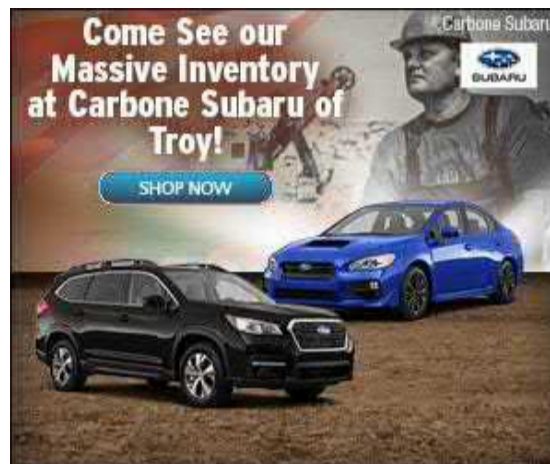
Adirondack Daily Enterprise



Another alternative

With the recent proposals and comment regarding the River Walk, Bruce and I would like to address our position.

As far as I can tell, Bruce and I are the only two residents of the village of Saranac Lake who are being asked to contribute a portion of their private residence to the River Walk.



Aside from a valid legal position that we have, what was and what is currently being proposed does not achieve a main objective of the River Walk, which has been and still should be to *"increase visitor and local pedestrian traffic to the downtown businesses."*

As pointed out, the River Walk is approximately 1.5 miles in length; our portion was a very small percentage of that at a mere 150 feet. It was a path to nowhere, a

dead end and offered no benefit to commerce. From the proposal presented by the firm Barton & Loguidice, Alternative 1, which has sat in limbo for over 20 years, was determined to be no longer an option for valid reasons. Their Alternative 2 only brings walkers past one local business. Alternative 3 is potentially not an option at all, again asking private owners to make compromises to their properties, and is not aesthetically pleasing.

Comparing our River Walk to the one in San Antonio is not a reasonable comparison to be making. The very nature and layout of the Saranac River to our downtown are nowhere even close to that of San Antonio. Our downtown is not surrounding the banks of the Saranac River. When you look at photos of the River Walk in San Antonio, you can see how distinctly different these two locations are.

With the options presented, we add the following.

From a personal standpoint, we would be in support of their Alternative 2, completely bypassing our property. After all, with some 20 years under our belts, we have an entirely different perspective of the River Walk, with direct involvement with our village and the people it has attracted. Quite frankly, it is not all that has been promised; nor does it enhance our downtown and help local businesses prosper.

However, aside from personal feelings, what we have offered to the village as another alternative, and what we believe to be the best solution, is to put the numerous downtown businesses on the map and to embrace finally their original concept — to increase visitor and local pedestrian traffic to downtown businesses.

A little surprised to see from recent newspaper articles and village board meetings that our proposal has not been offered for comment and consideration. Our property, known as 3 Broadway, encompasses all of the land from the Saranac River to the rear walls of the Main Street buildings that border us. It makes sense and benefit to all that the River Walk go around the front of our building and up the alley entering the downtown at the Berkley Green, a park that has been noted as being *“particularly important”* to our village and our downtown. Aside from events held here throughout the year, visitors and locals have multiple options. They can venture down Main Street and visit the storefronts and venues. They can go straight and visit the Hotel Saranac, the Village Mercantile, Bear Essentials, the

library and history museum. OR, they can walk down Broadway, where, in a block, they will pass along 14 storefronts and businesses to either pick up the River Walk trail or turn down Woodruff Street to visit artist galleries, a floral shop and a hair salon, and where they will find themselves at Nori's Market and the future location of Pendragon Theatre.

Bearing all in mind, this alternative seems to make the most sense and benefit to the community. Passing behind our building (which is our home) has been proven to be unsuccessful and clearly does not offer what our alternative has to offer. Not to mention an independent firm has determined a continuation from there impractical. Who would have known that some 20 years later, it turns out that the front of our property makes a better connection to the green space of the River Walk, but it clearly does.

—

Katie Stiles lives in Saranac Lake.



Anthony DaRin

From: Jamie Konkoski <comdev@saranaclakeny.gov>
Sent: Thursday, October 31, 2019 2:09 PM
To: Anthony DaRin
Subject: FW: Press Release: Village of Saranac Lake Seeks Public Input for Design of Riverwalk Extension and Dorsey St. Lot

Hi Tony,

I am not sure yet how we will compile public comments, but I received the email below from someone who is unable to attend the meeting next week.

Jamie

From: Scott McKim <tambournes@hotmail.com>
Sent: Thursday, October 31, 2019 8:01 AM
To: Jamie Konkoski <comdev@saranaclakeny.gov>
Subject: Re: Press Release: Village of Saranac Lake Seeks Public Input for Design of Riverwalk Extension and Dorsey St. Lot

Thanks for the e-mail. Here are my thoughts:

As a hydrologist and a local citizen that cares about the health of our stream, there is currently way too much impervious surface on the Dorsey Street Parking lot. I'm happy to see some vegetation planned in some of the designs and would further encourage this. Bioswales, permeable pavers, level spreaders, and/or a small wetland created to catch runoff from the parking lot before it is directed into the river would all be good bets to improve the quality of the runoff going into the Saranac River at this point.

As for the RiverWalk, I agree with the recent public comments that a RiverWalk isn't a "river walk" until it is continuous from end to end. Having to divert up through alleys or along streets that aren't along the river defeats the idea of a RiverWalk. I cannot speak to the feasibility of doing this but wanted to weigh in.

Scott

From: Jamie Konkoski <comdev@saranaclakeny.gov>
Sent: Tuesday, October 29, 2019 3:22 PM
To: Scott McKim <tambournes@hotmail.com>
Subject: RE: Press Release: Village of Saranac Lake Seeks Public Input for Design of Riverwalk Extension and Dorsey St. Lot

Hi Scott,

You can submit written comments to me. You can find the Draft Alternatives Report here (see Documents):
<http://saranaclakeny.gov/index.php?section=projects-module&projectsection=14&project=124>

Village of Saranac Lake

PUBLIC INFORMATION MEETING

Village Riverwalk Extension and Linkage
through Dorsey Street Parking Lot Project

November 7, 2019
Saranac Lake Free Library

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Village of Saranac Lake
39 Main Street
Saranac Lake, New York 12983
comdev@saranaclakeny.gov

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Name: TOM BOONTE Telephone: 518 871 4291

Address: 233 GREENWOOD DR

SARANAC LAKE, NY 12983

WRITTEN COMMENTS

I FAVOR THE RIVERWALK EXTENSION
THROUGH THE GREENWAY ALLEY.

-LOW COST

-FIXUP THE ALLEY!

-WALKERS GO FAST BUSINESSES

-IMPROVE GREENWAY ALONG R.W

(over)

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- CAN MAKE SIGNAGE TO MAKE IT EASY TO FOLLOW

- PRINT ON GROUND

- SIGNAGE ("FOLLOW THE SIDEWALK!")

- MAKE CLEAR WHERE THE

SIDEWALK IS PART OF THE R.O.W

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Name: MEG ADAMS Telephone: 518 891-5152

Address: 84 RINGBROOK DRIVE, S.L.

WRITTEN COMMENTS

SEEMS LIKE BEST APPROACH WOULD BE
TO KEEP ON RIGHT BANK - COLLECTING TRAIL

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Name: Nina Schach Telephone: 518-354-8636

Address: PO Box 195
Ray Brook, NY 12977

WRITTEN COMMENTS

Great ideas! Really like making the village more appealing behind the buildings & along the river.
- Hope the barriers on the private property can be taken down after the river is resolved.
- The Broadway alley option would encourage visitors to explore more of the local businesses. Expanding the alley & that parking area were cleaned up & ~~reinstated~~ (over) The back of the buildings renovated. It looks sad now
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If the alley & building can't be fixed up, then Dorsey option already looks nice.

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Name: Day Haney Telephone: 518.524.4874
Address: 271 Mulford Rd

WRITTEN COMMENTS

Maintaining as much continuity as possible with direct connection to the river would be my priority. If possible, I would lobby for the project to remain as planned with connection to Broadway from a long side
(over)

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The Dew Drop If that is not
possible, perhaps the Sarona Fire
Option is the best one.

Please eliminate the Dorsey
street option. While I would
like to see the street develop,

I feel it's more valuable and
meaningful to keep traffic on
the Right bank.

Adding more greenery to the
Dorsey lot is also very
valuable - wayfinding marks
on pavement wherever the work
leaves the river bank.

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Name: Tyler Merian Telephone: 518-265-4366

Address: 17 Labrador Ln.

Saranac Lake, NY 12983

WRITTEN COMMENTS

1st of all, thanks for all your awesome work!
I prefer to have the walk follow the river the whole time, which would mean considering Pew Drop. If a foot bridge is going to be installed, to the right of the existing road into Dorsey St. lot would

(over)

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make the most sense. The other two bridges would not be as pleasing to the eye and interfere w/ local businesses. Amenities that I think should be included are bike racks, poop-bag stations for dogs (or people if it's that much of an emergency), interpretive signs about history of the river and what flora/fauna are located in that habitat, bathroom facilities of some sort, fishing platforms, a hanted walkway to reduce salt use next to the water source* street lights, benches, trash and recycling bins, and possibly a few open^{will} covered^{out} shelters for rain protection.

Thanks again!

* I know, #!

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Name: Christina F. Hayden Telephone: 518-891-9472

Address: 107 Santanoni ave
Saranac lake, NY 12983

WRITTEN COMMENTS

My favorite is option 1, but if this is not feasible, I would like option 2 (Dorsey Street) because I dislike the back parking lot & alley that would also have cars on it. And I like the Dorsey Street option because you get to cross 2 more bridges.

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Name: FRANNY FRESSON Telephone: (518) 589-2380

Address: 118 SANTANONI AVENUE
SARANAC LAKE

WRITTEN COMMENTS

FOCUS ON KEEPING THE RIVERWALK A
RIVERWALK - I.E. KEEP THE TRAIL
BESIDE THE RIVER. THIS WILL/MAY
NECESSITATE WAITING FOR THE NEW
OWNERS (WHETHER THEY MAY BE),
BUT DOLLARS & ENERGY CAN BE
GRANT

(over) →

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USED IMMEDIATELY FOR WORK ON
THE PARKING LOT, ETC. → ALL THE
PRELIMINARY THINGS THAT NEED
TO BE DONE. THEN, WHEN THE
NEW FLOW DROP IN OWNERS
APPEAR, THEY WILL SEE THE
ADVANTAGES OF LOWERING THE
WALK BY THEIR BUILDINGS AND
THEY WILL BE ABLE TO NEGOTIATE
AN EASEMENT THROUGH THEIR
PROPERTY.

IF THOSE FANS, WE CAN ALWAYS
GO BACK TO ONE OF THE OTHER
PLANS, BUT THEY ARE ALL
INFERIOR AND SHOULD ONLY
BE CHOSEN AS A CONSOLATION
PRIZE... NOT #1.

#1 IS TO SNOW OFF! EMPHASIZE
THE BEAUTY OF THE RIVER & THE
WAY OF STROLLING ALONG BESIDE
IT!

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Name: Anthony Hayden Telephone: 518 891 9472
Address: 107 Saranac Lake Ave
Saranac Lake NY 12983

WRITTEN COMMENTS

A river walk should be
along a river, given
constraints on clearing
and expiration of funding
for Saranac River option,
the Broadway Alley Option
(over)

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looks the best. ~~but~~
It stays on river
as long as possible
using public green
space and rights of
way down streets of
parking lot bridge.

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Name: MARY A. BROWN Telephone: 518 891-2709

Address: 18 HEMLOCK LN
SL, NY 12983

WRITTEN COMMENTS

I understand we won't lose
the money but can redirect
it somewhere else. I think
we should wait for the New
Dorp to sell & negotiate an
easement - whatever the buyer's

(over)

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business is, the River Walk
will enhance it.

Use the money to lay
the ground work by spacing
up the Dorsey St lot &
the backs of the bldgs. there
and by continuing to
negotiate/mitigate w. the
Stiles.

Patience will be rewarded.

The Dorsey St. idea is a
LOSER!!

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Name: Suzanne Weirich Telephone: 518-657-6560
Address: 30 Academy St
Saranac Lake NY 12983

WRITTEN COMMENTS

I thank you for all of the design work involved in helping the community to picture the proposed pathway. I would vote for alternative 4. I would suggest not going forward at this time to the other proposals - but rather hold out for possible potential of alternative 4. This project is funded by the New York State Department of State under Title II of the Environmental Protection Fund.

Thank you Suzanne

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Name: HELENE GIBBENS Telephone: 518-637-2963

Address: 90 Grand Town Rd.

Saranac Lake, NY 12983

WRITTEN COMMENTS

*Alternative 1 feels like a compromise.
The others don't. I would prefer
the village split for the property to
be sold and work with the new*

(over)

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owner, holding on to the
DR funds, if possible, for
the time being.

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Name: DIANA FARVONE Telephone: 518-891-0918

Address: 299 River Rd,
Bloomington, ny 12913

WRITTEN COMMENTS

Spending money available on a plan that is not ideal is foolish. Patience will reward downtown Saranac Lake if the Riverwalk is not broken up. ~~Wait~~ Waiting until such time as the former Dew Drop Inn pathway is available and a continuous walkway (over) possible would be the wisest choice. This project is funded by the New York State Department of State under Title II of the Environmental Protection Fund.

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invited throughout the project duration, to be deemed part of the official hearing
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Name: Dianne Traach Telephone: 518-891-2709

Address: 18 Hemlock Lane
SL, NY 12983

WRITTEN COMMENTS

Access for first responders-
Advances, Fire apparatus, How will
one-way streets affect the
Access to serious situations.

(over)

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"Business" ~~businesses~~ will be

heavily affected by making Dorsey St
a one way.

let's wait a while.

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Name: Tom Fortune Telephone: 518 891-1139

Address: 76 Main St. S.L.

WRITTEN COMMENTS

*I believe we should wait rather than
choose from two bad choices. The
New Prop Snr will eventually all
opening up possibilities already explored.
Let's look at our long term interest
which would be one River walk and
not two separate walks*

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Name: Chris D. Stefano Telephone: 845-716-5223
Address: 635 CR 47 Saranac Lake

WRITTEN COMMENTS

Pedestrian Bridges down river of car
bridge would be a good idea. The closer
the walkway is to the river - the better.
Maintenance post building of walkway is a must.
Existing plantings, gardens must be protected during
construction. Possible volunteer task

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Name: _____ Telephone: _____

Address: _____

WRITTEN COMMENTS

I see no fences in
any of the places.

You will need fences to
keep deer & dogs out of
handscaped areas.

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Name: KATHY O'HANRA Telephone: _____
Address: _____

WRITTEN COMMENTS

I like the idea of having
the walk go in front of
Kathy Stiles home to main
street.

→

(over)

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• Keep Riverwalk near River.

• Village should purchase Dew Drop + develop the Riverwalk along Riverwalk.

• There is already a PEDESTRIAN BRIDGE across River.
No need to build a New one.

• ^{needs} WILL MAINTENANCE PLAN to keep area kept up.

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Name: Jimmy Cunningham Telephone: 315 263 8644

Address: 217 Kiwassa Rd.
Saranac Lake, NY 12983

WRITTEN COMMENTS

Option # 2 seems to be
the best bet at this point.
Although it veers away from
the river, to me it's the
most aesthetically pleasing.

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Name: Randall Swanson Telephone: 891-3512

Address: _____

WRITTEN COMMENTS

A pedestrian bridge connecting
D. Dorsey Park seems least
desirable since this would lead
to a walk quite removed from
the river. The bridge option
further west north could work but

(over)

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any extension of the Riverwalk
will entail more maintenance
and the need for vegetation
management all along it.

* Ideally a Riverwalk "Commission"
could be formed to provide
guidance, raise funds and
organize volunteers for the
maintenance & care of the
Riverwalk.

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Name: Randall Swanson Telephone: 891-3512

Address: _____

WRITTEN COMMENTS

A "riverwalk" along Dorsey St.
would not be very aesthetically pleasing
It would be better to extend
The riverwalk (Saranac River Station)
when it that becomes possible

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under Title II of the Environmental Protection Fund.*

-----Original Message-----

From: Karen Davidson Seward <lakeflowerlanding@gmail.com>

Sent: Saturday, November 9, 2019 11:47 AM

To: Jamie Konkoski <comdev@saranaclakeny.gov>

Subject: River Walk open comments

We are strongly in favor of Alternative 1 so it is more like a nature walk downtown, in spite of sporadic flooding concerns. It is our understanding that grant monies allocated to Dew Drop renovation were re-directed to other projects. Why not use it to negotiate in good faith with a citizen who poured a fortune into a stymied renovation and has nothing to show for it? Dew Drop could even be purchased and torn down for a larger public space, if we want to think really big as a village.

Alternative 3 involves a fairly steep hill which would make handicap accessibility difficult.

No matter what, we are in favor of the village renewing the right of way at the Deering/Stiles property to ensure Alternative 1 remains a possibility.

Karen Davidson Seward
Peter Seward
Lake Flower Landing
421 Lake Flower Avenue
Saranac Lake NY 12983

Sent from my iPhone

From: Andy Walkow <andywalkow@gmail.com>

Sent: Saturday, November 9, 2019 5:03 PM

To: Jamie Konkoski <comdev@saranaclakeny.gov>

Subject: River walk

Dear Community Development Director,

As a village resident, I am writing to support the idea to have the river walk extend along the river and not pass through the Dorsey street parking lot alleys or over to Woodruff street. I understand that this is not an option right now, but feel it is worthwhile to fully explore this option as it will create a true river walk experience that traverses our village.

Thank you,
Andy Walkow

From: Benjamin Bradford <bjbradford1234@yahoo.com>

Sent: Monday, November 11, 2019 8:58 AM

To: Jamie Konkoski <comdev@saranaclakeny.gov>

Subject: River walk

Hello, concerning the River Walk I think it would be best if it was actually along the river and not through town. Thank you for hearing my opinion.

Anthony DaRin

From: Jamie Konkoski <comdev@saranalakeny.gov>
Sent: Tuesday, November 12, 2019 4:30 PM
To: Anthony DaRin
Subject: FW: River Walk comment

Here is another comment regarding the Riverwalk

From: Ezra Schwartzberg <ezra@adkres.org>
Sent: Tuesday, November 12, 2019 9:36 AM
To: Jamie Konkoski <comdev@saranalakeny.gov>
Subject: River Walk comment

Hi Jamie,

I would love to see the River Walk follow the river the entire way. Perhaps it could take the place of the Dew Drop's current porch. If it could serve as outdoor seating, or a walkway on the side of their open doors, it would benefit a restaurant there as well.

I'm guessing this is a common suggestion and is obvious, and I am writing to add the same comment.

Ezra

Anthony DaRin

From: Jamie Konkoski <comdev@saranaclakeny.gov>
Sent: Friday, November 15, 2019 3:12 PM
To: Anthony DaRin
Subject: FW: Riverwalk

Another public comment received.

From: Joseph Dadey <joedadey@gmail.com>
Sent: Friday, November 15, 2019 11:28 AM
To: Jamie Konkoski <comdev@saranaclakeny.gov>
Subject: RE: Riverwalk

Dear Ms. Konkoski,

I write this email in support of further consideration of Alternative 1 for the Saranac Lake Riverwalk Project. I know that the current plan has deemed Alternative 1 infeasible because of the situation with the private landowners Bruce Darring and Katie Stiles and the complications associated with the unknown future use of the former Dew Drop Inn building/property.

I encourage all stakeholders to engage in conversations, problem solving and negotiations that result in a creative solution that allows for the Riverwalk to indeed stay along the Saranac River during this stretch. I think it is important for all to take the long view of this matter and figure out a way to make this happen, including the financing of this project.

Given that the Riverwalk would intersect and cross Broadway at the Dew Drop Inn, people enjoying the Riverwalk would be introduced to the shopping lane that is the Broadway/Main Street commercial corridor. With all due respect, diverting people through the alleyway to another, albeit "higher up" spot along this corridor, will not result in any meaningful increase in foot traffic of shoppers along the route. It is enough--and great--that the Alternative 1 route brings people to the "Main Drag." It makes no difference whether people encounter the main drag 100 yards to the south after they come out of the alley.

The route through the alley (Alternative 3) is not an attractive option. The route along Dorsey Street (Alternative 2) is preferable to Alternative 3, but I believe that the stakeholders involved can settle upon a solution that makes Alternative 1 a reality.

To this end, I support Alternative 1.

Thank you for your consideration of my thoughts on this matter.

Go Saranac Lake!

Regards,

Joe Dadey



VILLAGE OF SARANAC LAKE

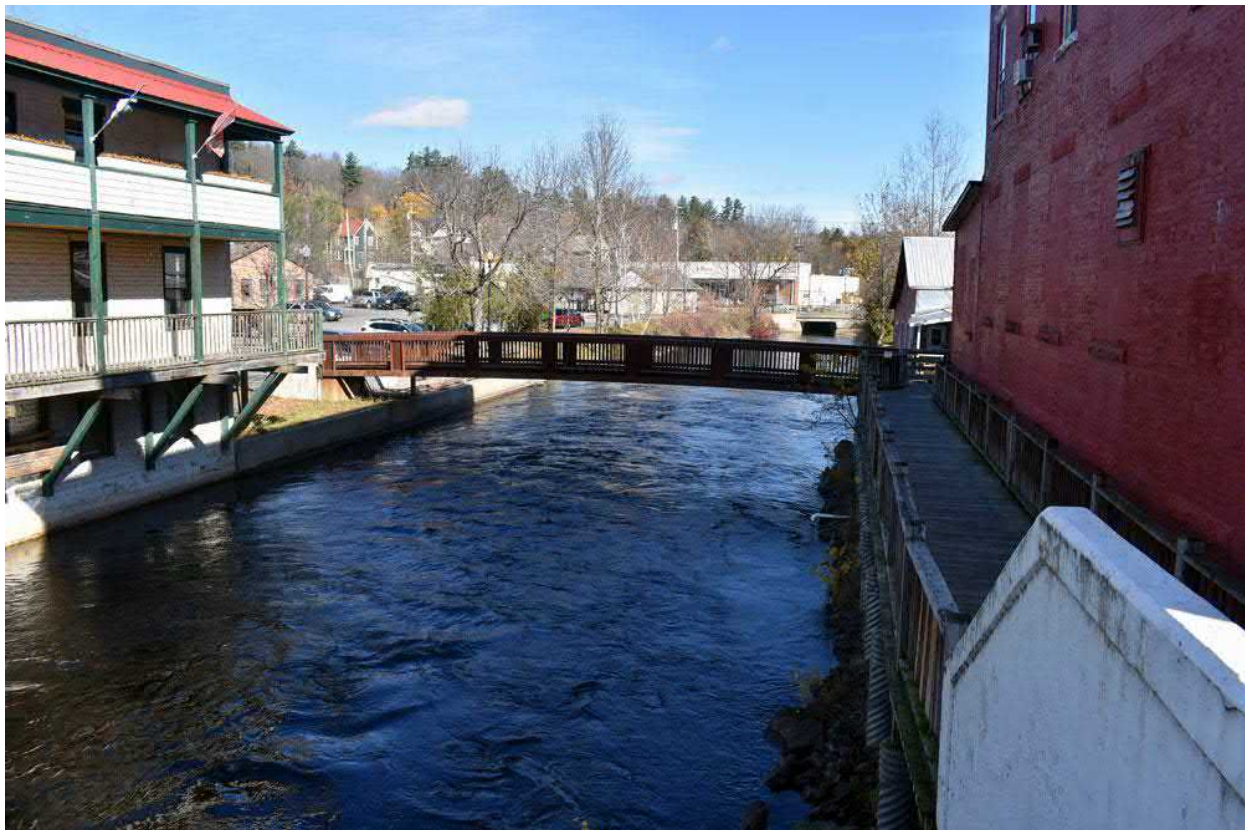
Post Meeting News Article – Adirondack Daily Enterprise



Adirondack Daily Enterprise



Residents want River Walk on river



The Saranac Lake River Walk is seen from the Broadway Bridge in October. (Enterprise photo — Griffin Kelly)

SARANAC LAKE — People really would prefer for the River Walk to go along the river.

That was the consensus at the informational meeting Thursday night at the Saranac Lake Public Library, where more than 20 people showed up to give their opinion on the design of the River Walk going forward.

The comment period is open until Friday, Nov. 15. People can either pick up a comment card at the village offices or submit a comment via email to comdev@saranaclakeny.gov. Comment cards and informational graphics are also available at saranaclakeny.gov under the “*Projects*” section.

The River Walk starts behind the village police department at 1 Main St. and goes along the river to the Dorsey Street parking lot. It then picks up again at the Broadway Bridge and concludes at the Tops supermarket parking lot on Church Street.

At the meeting, the village showcased three design ideas from consulting firm Barton & Loguidice (B&L) that would connect the Dorsey Street parking lot section of the River Walk to the Broadway Bridge section.



Saranac Lake village Community Development Director Jamie Konkoski explains for a River Walk connector, which would bridge the gap between the Dorsey Street and Broadway sections, Thursday night in the Cantwell Room at the Saranac Lake Public Library. (Enterprise photo — Griffin Kelly)

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Alternative 1

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Alternative 1 would have the River Walk extend from the Dorsey Street parking lot along the river and the side of the former Dew Drop Inn. This plan would require negotiations with private property owners and creating village easements. B&L also said the River Walk could risk flooding in this section.

However, this is the most popular idea, village Community Development Director Jamie Konkoski said. The village Board of Trustees also liked this idea when it was presented at a recent board meeting.



Saranac Lakers gather in the Cantwell Room at the Saranac Lake Public Library Thursday night to discuss design options for the River Walk. (Enterprise photo — Griffin Kelly)

"If that is what people want, I think the board is willing to take that time and figure out a way to make it work," she said.

B&L didn't provide an estimated cost for this option because there was no initial, feasible design plan.

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Alternative 2

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The Saranac Lake River Walk is seen from the Dorsey Street bridge in October. (Enterprise photo — Griffin Kelly)

Alternative 2 would build a pedestrian bridge next to the Dorsey Street bridge and have people walk on an enhanced Dorsey Street sidewalk until they get to Broadway. Because Dorsey Street is already narrow, this idea has the potential to turn Dorsey Street into a one-way road past a certain point.

The estimated cost is \$220,000.

Konkoski said she didn't hear anyone at the meeting who was in favor of this idea.

Another part of this design would have seen a footbridge connect from where the trail ends at the Dorsey Street parking lot to the St. Regis Canoe Outfitters boat

launch across the river. However, St. Regis Owner Dave Cilley said that idea probably won't happen and that a new bridge wouldn't add anything special to the walk.

"I don't think anyone last night had any interest in that," he said Friday. "I would like to see it go along the river, not the street. I think it'd be a mistake to have it connect here. It would be great to see someone buy and develop the Dew Drop Inn. They could remove the part of the building that hangs over the river and make that the River Walk, put some benches, and arches and plants over there. It would look great."



Part of the Saranac Lake River Walk was closed in October for repairs. Village Mayor Clyde Rabideau said it will stay that way through the winter. (Enterprise photo — Griffin Kelly)

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Alternative 3

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Alternative 3 would keep the River Walk on the side of the Dorsey Street parking lot and extend the path through an alleyway between the Adirondack Center for Loon Conservation and the empty storefront next door. However, this would also require some negotiations with private property owners and regrading on the pavement.

The estimated cost is \$23,900.

Konkoski said this seemed to be the second-most popular design idea.

Real estate entrepreneur Wayne Zukin, who owns the Loon Conservation building, said even if that design idea would take people along local businesses, he'd prefer to see the River Walk stay along the water.

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Finances

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The money to complete the design of this connector section of the River Walk comes from a state Department of State Local Waterfront Revitalization Program grant, which expires in March 2020, so a decision on the design would have to be made relatively soon. However, Konkoski said the Board of Trustees does have the option to not choose any design at this time, let the grant go and plan an option more in line with the public's interest — staying on the river and going along the side of the Dew Drop Inn.

"I think that's the direction the village is going in," Cilley said. "It may take another five years, but that's not too long in the grand scheme of things."

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Amenities

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People also got a chance to view what type of amenities could be added to the River Walk such as benches, bike racks, garbage cans and informational signage.

Anne Sterling, who's managed the Left Bank Cafe on Broadway for the past 10 years, said she likes the idea of signage or brochures that would provide information on direction, local businesses and the history of Saranac Lake.

"I'll often have people coming from the Tops parking lot stopping in at the cafe, and they go, 'Was that the whole walk?'" she said. "And then I have to direct them around the block to where it picks up again. It gets confusing at that break section."

She said she'd also like to see flowers planted along the walkway.

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Maintenance

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Randall Swanson, a professor in the Forestry department at Paul Smith's College, said he enjoys the River Walk, but before the village starts building additions and extensions, he'd like to see a River Walk maintenance commission in place.

"I was recently down in Manhattan on the High Line, and all along the walk, you see maintenance people pick up garbage and tending to the plants. It's really the model for what a public walk should be," he said. "These types of things can be very attractive, but they need upkeep and a dedicated group to maintain the River Walk."

Recently, Swanson brought a crew of Paul Smith's students to the section of River Walk between the Left Bank Cafe and Church Street to clear and trim trees as part of the school's day of volunteerism. It's a big operation that involves climbing trees with chainsaws and plenty of safety equipment and practices.

Konkoski said the village Department of Public Works mows and weed-whacks along the River Walk, but doesn't do the type of work Swanson and his students do.

"I love the River Walk, and I think there are a lot of advantages to having it," Swanson said, "but I like to think practical about it."

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Private closure

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In early September, Bruce Darring and his wife Katie Stiles blocked off the section of the River Walk that runs through their property at 3 Broadway. They and their lawyer have submitted letters to the village in the past explaining some grievances.

“(The village does) have a right-of-way there, so we could open it back up,” village Mayor Clyde Rabideau said in a previous interview, *“but we want to do the right thing and work with them on the issues they’ve raised.”*

In a Guest Commentary published in the Enterprise in October, Stiles suggested having the River Walk go around the front of her building and out the alleyway between Blue Line Sports and the Cape Air office, which would leave pedestrians on Broadway facing the Berkeley Green. She said it would increase foot traffic to businesses along Broadway, whereas keeping the walk on the river bypasses businesses.

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Repairs

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Another part of the River Walk, behind the Harrietstown Town Hall at 39 Main St., has been closed off and will need renovations for severe rusting and section loss of metal fasteners and joist hangers.

“It’s been 20 years, so even though the metal is galvanized, they’ll still rust out,” Rabideau said.

“We will get to the boardwalk, but it’ll probably be closed all winter because we also need to get (state Department of Economic Conservation) permits,” he added.

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Extension

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Another construction aspect of the River Walk is having it extend from the Tops parking lot to Woodruff Street. Konkoski said that would be a project for a later date. That portion would be paid for in part by the state Downtown Revitalization Initiative grant money Saranac Lake was awarded last year.



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