



# THE VILLAGE OF SARANAC LAKE

LOCAL WATERFRONT  
REVITALIZATION  
PROGRAM



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the LA group



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# **VILLAGE OF SARANAC LAKE**

## **LOCAL WATERFRONT REVITALIZATION PROGRAM**

### **Executive Summary**

#### Introduction

In the summer of 2000, the Village of Saranac Lake set out on the process of developing a Local Waterfront Revitalization Program (LWRP), a comprehensive plan for the appropriate development and preservation of the Village's waterfront areas. Following an award for a grant from the NYS Department of State, the Village Board established a LWRP Advisory Committee and appointed a group of volunteers to develop a plan for an LWRP for the Village. Together, the LWRP Advisory Committee has been working since that time to develop and articulate a vision for the appropriate development and revitalization of the Village's waterfront areas.

The Committee's objective is to set forth a comprehensive plan that will achieve these ends and at the same time assure the protection and beneficial use of our waterfront area resources and preserve the essential character of Saranac Lake as a year-round active and growing community. The Committee's objective is also to ensure that the vision articulated in the LWRP is one that genuinely reflects the collective will of the community. To that end, the Committee has endeavored to keep the public involved and aware of the status and progress of its work. It has surveyed the views of the community with respect to the issues at stake and to incorporate those views in the recommendations that are being developed.

#### Purpose

The purpose of a Local Waterfront Revitalization Program (LWRP) is to promote economic development and revitalization of the Village's waterfront area while assuring the protection and beneficial use of waterfront resources. An approved LWRP can help attract public and private investment in waterfront projects since it demonstrates a community's commitment to economic development and resource protection and contains conceptual plans for projects that make the development process more predictable and efficient. These plans help to convince entities and private developers that the projects are realistic, have public support, and that money will be well spent and fits into a comprehensive plan that will ultimately protect the investment.

#### Legal Authority

LWRP's are authorized by the Waterfront Revitalization of Coastal Areas and Inland Waterways Act (NYS Executive Law, Article 42) and the implementation of rules and regulations for the Act (Part 600 of Title 19, NYCRR) authorizing the preparation of Local Waterfront Revitalization Programs with financial and technical assistance from the NYS Department of State (DOS). The approach to managing waterfront areas taken by New York State is unique from the approach used in other states. While state government can promote development and provide for the protection of critical resources, it is recognized that municipalities are in the best position to determine their own waterfront objectives and to adapt statewide approaches to specific local needs.

Accordingly, the Department of State has encouraged waterfront communities to prepare their own Local Waterfront Revitalization Programs.

#### Definition

An LWRP is a comprehensive plan that refines legislatively established waterfront policies by incorporating local circumstances and objectives. It is a grass roots effort that bring together local, state, and federal governments, environmental interests, commerce, private organizations and community citizens to assess the opportunities and constraints and to build a consensus on the desired future of the community's waterfront area. More important, the LWRP provides a strategy for achieving that vision.

#### Plan Layout

Section I of the LWRP identifies both the landward and waterside boundaries of the waterfront revitalization area.

Section II includes a comprehensive inventory and analysis of the Village. It begins with the natural resources, including water, land, vegetation, fish and wildlife, and scenic resources. Then it looks at community/cultural resources such as development, public access, recreation, historic and archaeological resources. Next, it discusses land and water uses and important economic activities within the waterfront revitalization area. An analysis follows which discusses the existing issues and future opportunities in the individual categories.

In Section III, the Village formulated specific program goals and objectives and integrated their intent in the 13 LWRP Coastal and Inland DOS Policies. The Policies are comprehensive and reflect existing laws and authority regarding development and environmental protection. Taken together, these policies are used to determine the appropriate balance between economic development and preservation that will permit the beneficial use of and prevent adverse effects on Saranac Lake's waterfront resources. The policies allow the community to identify their own waterfront issues and utilize local approaches to address them. Once adopted by the DOS, the policies will guide any activity occurring within the LWRP boundary. Policies are organized under five headings: General Policies, Economic Development Policies, Waterfront Natural Resources Policies, Environmental Policies, Recreation and Cultural Policies.

Section IV identifies the proposed future land and water uses for the Village's waterfront revitalization area. This section details specific public and private projects that will enhance, encourage and contribute to the redevelopment of the entire Village. A summary of Section IV follows on the next page.

Section V describes the local laws and regulations, other public and private actions, management structures and financial resources necessary to actually implement the uses and projects identified.

Section VI and VII identify state and federal agencies that must act consistently with the Village of Saranac Lake's LWRP during the implementation phase.



### Approval Process

The process for approval of the LWRP is to submit the draft to the NYS Department of State with a resolution from the Village Board declaring the document complete. The Department of State prepares a program summary and distributes copies of the summary and the draft LWRP to approximately 70 state and federal agencies for their review and comment during a 60-day review period. Coincident with this review period, the Village provides for local public review and comment on the draft. The Department of State then assists the Village with the final LWRP.



*Riverside Park and Lake Flower Outlet*

### Saranac Lake LWRP Project Summary

Because water resources course through the center of the community and have a dramatic impact on downtown and fringe areas, the boundary of the waterfront revitalization area was established as the entire incorporated Village of Saranac Lake.

Goals for the waterfront revitalization area primarily focus on the following intentions:

- Increase and improve public access to water resources;
- Stimulate economic development in downtown Saranac Lake;
- Protect and enhance natural resources;
- Improve pedestrian safety to and from waterfront areas.

The Village is proposing individual, related projects that will enhance, encourage and contribute to the redevelopment of the entire Village. Priority areas for revitalization are



lands along Lake Flower and lands along Lake Colby. These projects are illustrated in the attached map, "Proposed Projects." The written description of the proposed projects is as follows:

### ***Lake Flower***

Lake Flower is truly the centerpiece for the community. The lake is a jewel, marking the eastern gateway into the Village of Saranac Lake. Riverside Park, Prescott Park, the Lake Flower State Boat Launch, Mountain Mist Park and Baldwin Park are all public facilities located on the northern shoreline of Lake Flower.

#### The Lake Flower Trail

- Locate and construct a multi-use, all season recreational path that would originate at Riverside Park at the north end of Lake Flower proceeding in a southerly direction along Lake Flower terminating beyond the Village line where the proposed Lake Placid-Saranac Lake Trail intersects State Route 86 (at the railroad tracks).
- Develop traffic calming and other road improvements on River Street that address traffic, pedestrian and parking patterns and issues.
- Develop a landscape improvement plan to link the parklands together and generally make the area a more attractive place.
- Address the need for additional parking on or accessed by River Street.
- Address the point and nonpoint stormwater runoff problems through a mitigation plan.
- Develop a long-term strategy to monitor and control non-native aquatic vegetation.

#### Riverside Park Improvements

- Replace the Bandstand with a new facility complete with storage, power, equipment and additional seating capacity.
- Reconstruct the sea wall along the perimeter of Riverside Park to withstand the dock and other improvements planned for the waterfront in this area.
- Construct public docks to safely and attractively accommodate small to medium boats along the Park's edge facing south. One dock will be provided to accommodate a small commercial touring boat.
- Stabilize the banks along Lake Flower just east of Riverside Park to the existing green space. Mitigate unfiltered stormwater runoff from rainstorms and snowmelt in this area.

#### State Boat Launch Improvements

- Construct a year-round, handicapped-accessible facility with Adirondack style architecture.
- Assess parking alternatives including accommodations for handicapped people desiring to utilize surrounding parks.

#### Baldwin Park Improvements

- Provide a dedicated kayak/canoe launch area.
- Construct a public dock for water access to the tennis courts.

- Stabilize the shoreline embankments as needed.
- Develop an on-site parking lot adjacent to the courts.
- Provide picnic tables.
- A small fishing platform with handicapped access.

### ***Lake Colby***

#### Wallace Memorial Park

- Develop a four-season plan that includes year-round restrooms. Use guidelines for various winter events such as ice-fishing, ice skating, ATV and snowmobile races.
- Provide new sand on the beach and in the immediate swimming area.
- Address the point and nonpoint stormwater runoff problems through a mitigation plan.
- Develop a strategy to address the long-term control of non-native aquatic vegetation in the swimming area at the beach.

#### Land on Moir Road

- Tear down the existing building on the Village-owned property adjacent to Wallace Memorial Park. Construct a large picnic pavilion in its place with a deck that provides handicapped fishing access.
- Dedicate an area for a launch site for canoes and kayaks.

#### Walkways to the Beach

- Address safety issues and enhance the sidewalk and trail from the Village to Lake Colby and Lake Flower.
- Provide a more visible pedestrian crossing from the hospital to the Village's Wallace Park.

### ***Saranac River***

- Plans for development are under the direction of the River Corridor Commission. Their plan is available in the Office of Community Development.

**SECTION I**

**WATERFRONT REVITALIZATION  
AREA BOUNDARY**

## SECTION I WATERFRONT REVITALIZATION AREA BOUNDARY

The Waterfront Revitalization Area (WRA) is defined as the area that would be directly impacted by initiatives set forth in the Local Waterfront Revitalization Program. The Village of Saranac Lake has water resources that pass directly through the center of the Village. Lake Flower is located along the southern edge of the community emptying into the Saranac River in the center of the Village. The Saranac River splits the Village flowing northeast out of the Village into the Town of St Armand. Other water resources in the community include Moody Pond and Turtle Pond. Lake Colby is an additional water resource adjacent to the northwest corner of the Village boundary. The Village-owned Wallace Memorial Beach and adjacent property on Moir Road is located on Lake Colby in the Town of Harriestown. For the purposes of this LWRP these lands will be included as part of the Village's projects.

All of these waterfront resources hold an important place in the economic well being of Saranac Lake. Formal and informal trail systems and public access sites link various waterfront land uses and activities. The downtown business district is central to the waterfront in that it gives visitors a central place in which to gather for dining, shopping, lodging and cultural activities. For this reason, the Waterfront Revitalization Area Boundary, depicted in Figure I-1, is defined as the entire incorporated Village of Saranac Lake.



*LWRP Public Workshop*

**SECTION II**  
**INVENTORY AND ANALYSIS**

## SECTION II INVENTORY AND ANALYSIS

### A. History of Saranac Lake

Land in the present Village of Saranac Lake was first settled by Europeans in 1819, when Jacob Moody built a house at Pine and River Streets on a parcel of land between a section of Moody Pond and the Saranac River, since then impounded to form Lake Flower. Meanwhile, Captain Pliny Miller came here to make his fortune. He settled by the Saranac River and by 1827 had built a sawmill on the site of the present dam. River Street likely began as a path along the north side of the river between Moody's and Captain Pliny Miller's establishment. Miller's dam and sawmill was the essential basis for the growth of a local commercial economy.

Shortly after the Civil War, visiting sportsmen and admirers of the Adirondacks' sublime landscapes began to praise the climate's effects on their health. The high altitude, fresh, dry mountain air and "balsamic odors" of evergreen forests were especially thought to benefit patients with lung disease. Reverend William H. H. Murray's 1869 best-selling book, *Adventures in the Wilderness, or Camp Life in the Adirondacks*, generated a flood of adventure-seekers.

When young Dr. Edward Livingston Trudeau, sick with tuberculosis, rented guide Reuben Reynolds' house on Main Street for the winter of 1875-76, he wrote that "Saranac Lake village consisted of a saw-mill, a small hotel for guides and lumbermen, a school-house, and perhaps a dozen guides' houses scattered over an area of an eighth of a mile. There was one little store...where the clerk was the telegraph operator."

As Dr. Trudeau began to study tuberculosis, replicating Robert Koch's laboratory culture of the bacteria in Germany, he recognized the need for care of working people, not only the wealthy, with early symptoms. Trudeau began raising money to open the Adirondack Cottage Sanitarium, where he could apply scientific principles to curing patients who could not afford it themselves.

In October of 1887, British author Robert Louis Stevenson came to Saranac Lake for treatment. Just two months later, the Chateaugay Railroad finished laying track to Saranac Lake. Stevenson's mother lamented that "Saranac Lake has got terribly civilized since the railway was opened, and is fast losing all its pleasant peculiarities." Saranac Lake's health industry grew vigorously after Stevenson's visit, spurred on by the publicity that he generated, a doctor in residence and easy rail access.

Existing hotels and sanatorium facilities grew after the railroad arrived, and new ones were built. Saranac Lake became the first incorporated village in the Adirondacks in 1892, with Dr. Trudeau as the first president. Soon a second rail line from the west connected the village to the New York Central route through Utica.

Along with the business of the health resort, a vigorous sporting life continued as well. Horse Trotting races on lake ice drew big crowds. Skiing was introduced in 1892 from



Canada. A group of civic leaders formed the Pontiac Club, built a skating rink on Lake Flower, and hosted the first Winter Carnival early in 1897. Participating athletes and health-seeking spectators all enjoyed the excitement and benefited from the fresh air.

At the same time, wealthy industrialists had begun to build camps in the woods and the construction work, outfitting and support services they required brought a whole new level of prosperity to the area. By 1920 Saranac Lake had a population of over six thousand. It had 753 private residences; 145 buildings in which housekeeping suites are rented; 1 large modern apartment house; 85 boarding-houses; 13 hotels; 30 or 40 liveries renting cars, and several large garages; 75 stores; a telephone exchange; a union depot; 3 school-houses; a public library; 2 hospitals; 2 national banks; a boys' club-house; a golf-club; 4 churches, and 2 theatres. The main streets of the village were paved; it had complete electric lighting; it had a pure water-supply from a mountain lake three miles away; it had an automatic fire-alarm, an auto fire-truck; and a chemical engine. It also had one newspaper, the *Adirondack Enterprise*, and several lawyers.

After World War II, new drugs made the rest cure for tuberculosis obsolete. Since then, catering to vacationers rather than health-seekers became the central business of the community. The region had long become famous for its Adirondack guides who could impart their unique knowledge about the natural environment and the locations for best hunting and fishing.

While the Village continues to offer a wide array of amenities to vacationers throughout the year, it is also a thriving small town of year-round residents. Saranac Lake was ranked number 1 among small towns in New York State and 11<sup>th</sup> nationwide in 1995. In 1998, the prestigious All-America City award was granted to the Village by the National Civic League.

## **B. Water Resources**

The Waterfront Revitalization Area is rich with water resources that have remarkably high scenic values and offer a diverse mix of recreational activities. Figure II-1, "Water Resources," locates the lakes, rivers, ponds, streams and wetlands in the Village of Saranac Lake. The Saranac River flows from south to north through Oseetah Lake and Lake Flower and through the center of the Village. Lake Flower is the destination point for many motor boaters and canoeists that travel as far away as Middle Saranac Lake. The water offers a unique way to reach the Village and can be enhanced to draw more visitors by this mode of travel.

There are various levels of boat activity on the lake, many of which, at times, are in conflict. Residents are concerned about boat speed, noise, and shoreline erosion and safety issues. Responsibility for the enforcement of existing state navigational regulations lies with all enforcement agencies, including DEC, State Police, Essex County Sheriff's Department and the Saranac Lake Police Department.

The Saranac River flows through Lake Flower, over the dam winding through the commercial district and out into the countryside north along Route 3. The dam at the outflow of Lake Flower helps maintain water levels in upstream water bodies, which provide multiple water recreation facilities and activities. As the Saranac River leaves the downtown business district hugging the Route 3 corridor, development along its banks decreases in intensity.



*Lake Flower Outlet into the Saranac River*

Other water resources in the Waterfront Revitalization Area include Lake Colby, Moody Pond, and Turtle Pond. Lake Colby is an exceptional resource for fishing, swimming and use of small boats (10 horsepower or less). The Village owns property along the southeastern shore of the lake. Village holdings include the William J. Wallace Park and an adjacent parcel on Moir Road.



*Lake Colby*

Several impediments exist at Lake Colby and actually discourage the use of this important public resource. The lake bottom is extremely mucky in the designated swimming area. There is also a thick bed of aquatic vegetation growing at this location. In addition, the sand on the beach and in the lake is of poor quality and uninviting to swimmers.

Moody Pond, partially located in the Village, is almost entirely surrounded by private land, except for a small piece of state-owned property along its northern shore. Turtle Pond, also partially located within the Village, is bordered by state land on its eastern shore.

Figure II-1 also identifies APA regulated wetland areas. These are primarily located adjacent to the Saranac River and Turtle Pond. A small wetland exists along Lake Flower adjacent to Baldwin Park. The US Army Corps of Engineers may have jurisdiction over some of these wetlands as well.

Other resources identified in Figure II-1 show an unconfined aquifer located adjacent to the eastern boundary line of the Village. This high quality aquifer is likely part of the Bloomingdale sands deposit. Typically, such aquifers have a capacity of 100 gallons per minute or more (US Geological Survey).

### **C. Water Dependent Uses**

Water bodies and associated parks and facilities that provide water dependent recreational opportunities include:

1. Lake Flower  
Riverside Park  
Prescott Park  
Lake Flower State Boat Launch  
Mountain Mist Park  
Baldwin Park
2. Lake Colby  
William J. Wallace Memorial Beach  
Moir Road Village Property
3. Saranac River  
Skateboard Area  
Hydro Point Park  
River Walk  
Beaver Park  
Dorsey Park  
Parklette  
Triangle Park  
Denny Park
4. Moody Pond  
Baker Mountain Trailhead
5. Turtle Pond  
State-Owned Shoreline

**D. Public Access and Recreation**

There is good public access and recreational opportunities at various areas throughout the Village. Boating is the primary recreational use on Lake Flower. Since Lake Flower is actually an actively flowing river, the ice in the center and in front of the dam cannot be used safely for recreational purposes. Lake Flower and the Saranac River support both passive and competitive canoeing and kayaking. The two private marinas, State Boat Launch and Riverside Park offer docking and launching facilities. Canoeists can portage around the dam at the end of Lake Flower onto the Saranac River. Recreational areas are described in detail below and located in Figure II-2, “Existing Access and Recreational Resources Map.”

1. Lake Flower
  - a. Riverside Park

Riverside Park is located in a highly scenic area close to parking and to the downtown center. Riverside Park is a gathering place, a place to listen to concerts and hold

community festivals in and around the Anderson Bandstand. The shoreline area is in poor condition and is comprised of the fragments of the old docking system and failing seawall. Riverside Park is a popular local fishing site. It is the starting point for a number of formal walking loops that have been developed throughout the community, an indication that this is an important activity for residents. The sidewalks located along River Street and Lake Flower Avenue are simply pedestrian transportation corridors. They are negatively impacted by the adjacent busy roadways and suggest very little association with the waterfront. On the other hand, the experience directly along the shoreline is pleasant and better geared to the kind of strolling experience that visitors and residents alike enjoy.



*Riverside Park*



b. Prescott Park

Prescott Park is also located adjacent to Lake Flower along River Street. The vision for the park was originally discussed in the 1908 Olmstead Plan and, therefore, has special meaning to the community. Presently, the park is primarily being used as community green space and a walking area. It is a year-round focal point in which to participate in the annual Saranac Lake Winter Carnival and view the summer fireworks celebrations. There are picnic areas and open green space but no provision for public parking.



*Prescott Park on Lake Flower*



c. Lake Flower State Boat Launch

The State Boat Launch is an excellent day use facility for boaters located in Prescott Park. There is a paved launch and boat retrieval area. Parking and docking is reserved for boaters using the launch only and no overnight docking or parking is allowed. The facility is a busy place since it is centrally located to the Village and represents the only public launch access to Lake Flower and Osetah Lake. There are several local issues regarding the State Boat Launch – the lack of public restrooms, physical parking for nonboaters, temporary docking for boats not using the launch itself and long-term parking for extended stay users.



*Lake Flower State Boat Launch*

d. Mountain Mist Park

Mountain Mist Park is a very small village-owned “pocket park” located adjacent to the Mountain Mist food stand on Lake Flower Avenue. There are several picnic tables at this location. There is no public parking at the site. Most users are patrons of the adjacent privately-owned Custard Stand which provides parking and boater access.

e. Baldwin Park

Baldwin Park is located adjacent to Lake Flower along Lake Flower Avenue. The Park has two tennis courts and three-half basketball courts and a picnic table with a cooking grill. There is a Vietnam Veterans’ Memorial located in the Park. There is no formal designated parking at this location, therefore, very limited parking occurs on-street along Lake Flower Avenue. Baldwin Park is a highly desirable location from which to view Lake Flower and its surrounding environs. Access by cars and boats are issues of high

priority. Since spring flooding tends to impact this area, careful consideration should be given regarding project design along the waterfront.



*Baldwin Park*

## 2. Lake Colby

*The William. J. Wallace Memorial Beach* is located just north of the Village on Route 86, and offers users a beach, picnic area, and canoe access. The site has high scenic values and is the only public swimming area in Saranac Lake. The beach area receives stiff breezes from Lake Colby and, therefore, both the air and water tend to be cold. The site is generally underutilized and there exists much potential to expand and improve the physical facility as well as the programs that service the public. A bike and walking trail connects the beach to the Village, however, much of it is below street grade.



*Village Beach at Lake Colby*

Lake Colby is home to the Village's only swimming beach. The Village beach used to be located on Lake Flower but was moved during the 1970's when NYS DOT widened River Street. The LWRP Advisory Committee considered recommending moving the swimming beach back to Lake Flower, however, it was decided that there were too many impediments to the development of such a facility at this time.

During the winter months, Lake Colby is actively used for ice fishing and has hosted winter ATV races and public ice skating in the past. Village-owned lands at the Wallace Memorial Beach, the Town of Harrietstown parklands, and State lands at the DEC Boat Launch located just north of the beach are main points of access for Lake Colby.

The Village also owns a separate parcel of land on Moir Road adjacent to the beach property that is rarely used. It has a dilapidated wooden structure that once served as a village woodshop. There is limited parking on the site and a nice area in which to access Lake Colby. The site is overgrown and contains wetlands. There is much potential at this site to link it to the adjacent beach and develop recreational activities that will enhance the entire area.



*Village Building on Lake Colby*

### 3. Saranac River

#### a. Skateboard Area

This centrally located facility serves multiple functions within the community including: skateboard ramps, parking for Village businesses and police, and alternative parking for downtown employees. The skateboard area is located along the Saranac River across from Hydro Point Park. This area also has an added degree of safety for users due to its proximity to the Police Station and off-street location, however, the physical constraints of the site prohibit expansion of the skateboard facility and parking to accommodate public viewing of competitions. This is a growing activity for Village youths and there is a need for the Village to address a more adequate location. Several new locations for the Skateboard Area are being considered including the Civic Center grounds and the abandoned reservoir site north of Village Hall.



b. Hydro Point Park

Located across the river from the Skateboard Area and behind the buildings of Main Street, this site is relatively secluded and represents excellent opportunities for fishing. Hydro Point Park also offers scenic views of the river and of the canoe/kayak course. There is historic and biological interpretive signage at this site.

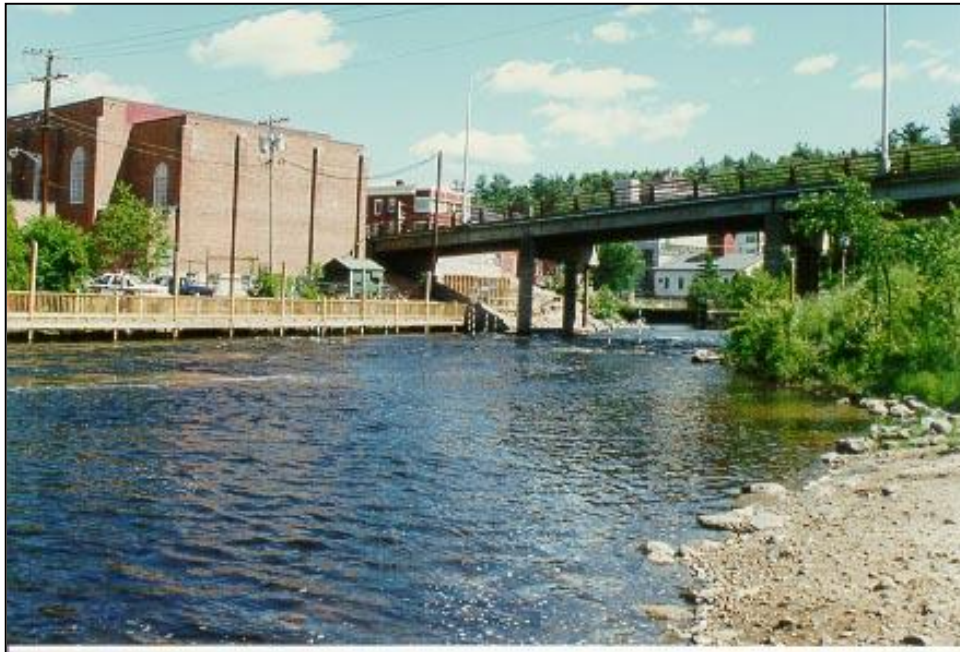
There are plans to install a pedestrian bridge between this park and the village parking facility in 2002.



*Hydro Point Park*

c. Saranac River Walk

The Saranac River Walk is a 1.5-mile pedestrian path along the Saranac River linking riverine habitats, cultural landscapes, historic sites and public parks to the Commercial Downtown. The River Corridor Commission, a 12-member committee was appointed by the mayor to oversee recreational development of the Saranac River. The existing River Walk follows the river's southeastern bank behind the buildings along Main Street. Another section of the walk is scheduled to be built along Woodruff Street and intersects both Broadway and Church Streets in 2002. It offers spectacular river views, a boardwalk, benches, canoe launch, and limited interpretive information. The launch is the primary access point to the canoe/kayak course. A number of the buildings along both sides of the river do not interact well with the river. The Village is attempting to rectify this problem by working with property owners to encourage connections between buildings and the river as it passes through downtown. The recently developed River Walk has provided residents and visitors a new access to the Saranac River as it passes through downtown. In some sections of the Village, riverfront development is restricted by the limited amount of space between the buildings and the shoreline. Aside from these constraints, there are still many opportunities to improve access. Future plans call for the River Walk to end in Denny Park. This plan can be viewed in the Office of Community Development



*River Walk*



d. Beaver Park

Beaver Park, located on the corner of River Street and Dorsey Street, offers good public access to the Saranac River for both picnicking and fishing. It appears to be underutilized which may be due to its distance and difficult access from the village center.

e. Dorsey Park

Dorsey Park is a quiet park next to the Dorsey Street Bridge offering a great fishing area and visitor benches.

f. Parklette

Parklette is tucked away in a small-underutilized village parking area between Broadway and Church Street along the Saranac River. There is a small bench for seating and greenspace surrounded by cedar trees.

g. Triangle Park

Located on the corner of East Main and Pine Streets, this small park offers visitors a garden containing a variety of perennials and herbs and a bird's eye view of the Saranac River. Parking is limited to two spaces.

h. Denny Park

Denny Park is a pocket park just north of the Village Center at corner of Bloomingdale Avenue and Pine Street. It provides visitors an opportunity for passive pursuits such as picnicking. It also has a point of access for canoes and kayaks. Parking is limited at this location to two spaces.

4. Moody Pond

Moody Pond is adjacent to both a residential neighborhood and the Mt. Baker Trailhead located in the State Forest Preserve and is a popular walking loop for area residents. Moody Pond provides some wetland habitat and wildlife viewing opportunities. In the northeast corner of Moody Pond is a parking area for the Mt. Baker Trailhead. There is no potential for development along this resource.

5. Turtle Pond

Turtle Pond is a small, quiet and private pond that serves as a landmark for the gateway into the community. There is a small state-owned parcel on Turtle Pond, however, there is no formal public access at this time. There is no potential for development along this resource.

## Analysis of Future Public Access and Recreational Needs

Saranac Lake has many wonderful opportunities for recreational public access and the potential to develop many more along the waterfront. Many of the existing facilities, such as Riverside Park, are in poor condition and no longer serve the community to their fullest potential. Saranac Lake remains highly dependent on the tourist industry. This is a very competitive industry with a demanding public sector that has become accustomed to a wide variety of recreational amenities. It is important for the Village to continue to upgrade recreational facilities and maintain the high standards demanded by today's visitors.

One of the ways to improve access and usage of community waterfront resources is to provide residents and visitors better knowledge of these resources through careful directional and interpretive signage. Another way is through connecting water and other natural resources to each other through recreational opportunities. Saranac Lake has begun this process by developing the Saranac River Walk and the Saranac Lake – Lake Placid Recreational Path. This LWRP will concentrate on linking Village recreational resources to the central downtown district, the scenic train and regional recreational path.



*Lake Colby State Boat Launch*

#### **E. Existing Land Use**

Figure II-3, “Existing Land and Water Uses Map,” illustrates the primary land uses as they occur in and around the Village. The land uses are divided into the following six categories: residential, commercial, mixed-use (predominantly residential), mixed use (predominantly commercial), institutional and recreational. The classifications are based on a visual land use survey.

- *Residential*-Residential uses radiate away from the Village center in all directions and are limited in some areas by steep slope conditions. Two residential development patterns exist within the Village: a traditional grid pattern and linear pattern. Residential development extends out from the Village’s commercial center in a traditional grid pattern, which gives way to a linear pattern following the edges of Lake Flower.
- *Commercial*-The commercial uses occur in the Village’s center and radiate out along Route 86 towards Lake Placid and Lake Colby. The Village center contains the most intense commercial uses. Uses within the Village center are not focused towards the river or lake waterfront areas. Marinas, boat launches, hotels and seasonal businesses located along Route 86 focus on Lake Flower’s waterfront.
- *Mixed use*-This land use classification is a mixture of both residential and commercial uses. Occasionally a small building itself is a mixed use with commercial on the ground floor and residential use on the second floor. Other instances have commercial establishments next door to a residence. These areas serve as a transition

from the intense commercial areas along Main Street to the surrounding residential areas.

- *Institutional*-This category consists of public buildings and community service buildings, which tend to be spread throughout the Village. Administrative functions tend to be located in the central business district and other functions, which require larger spaces, are located in the periphery.
- *Recreation*-A substantial portion of the Village's public parks are located along the river, lakes and ponds providing water recreation opportunities. The Village also abuts State Forest Lands, which provide access to hiking, cross-country skiing and snowmobile trails. Private recreational facilities such as the marinas and camps on lakes and ponds also take advantage of the waterfront.
- *Public Lands*-Lands that are publicly owned dominate the Lake Flower waterfront on the east side. However, strips of private land interrupt the waterfront along Lake Flower Avenue. A number of vital tourist-related businesses exist in this region and narrow bands of residential properties make up the waterfront between Mountain Mist Park and Baldwin Park. Obtaining easements for placement of a public walkway may be challenging considering the lack of space between Lake Flower Avenue and Lake Flower.

## **F. Zoning and Land Use Controls**

The Village of Saranac Lake has taken on a number of planning initiatives designed to improve the quality of the community. Currently, the Master Plan and the Land Use Code are being updated. The following list represents past, recent and pending initiatives which have, and will continue to influence development within the waterfront revitalization area.

### **1. Zoning of the Waterfront Area**

Figure II-4, "Existing Zoning Map," illustrates that zoning along the Village's major waterfront areas (Lake Flower and the Saranac River) are the B – Lake Flower Avenue and E - The Village Center zones. Land uses in the B zone vary from residential to parks to commercial strip development with residential uses generally located closer to the Village center and commercial strip uses closer to the Village's edge towards Lake Placid. The B zoned area serves as an important gateway into the Village and offers expansive views to the west across the lake. The Village Center, Zone E, encompasses most of the central business district and the Saranac River's passage through the Village. This is a high-density area with mixed-use buildings in this zone focused away from the River and towards Main Street.

Because these two zones are adjacent to the waterways being emphasized in the Village's LWRP, the establishment of a Waterfront Overlay District or Sub Area may be an appropriate step to take in the future. The new overlay district or sub area could be used

to encourage pedestrian connections and access to the waterfront. It may also include some architectural design guidelines, which would emphasize both the historic character of the Village and its connection to nearby water bodies. This is an excellent opportunity because the Village is currently in the process of updating its Master Plan, which will include amendments to the zoning code.

#### Saranac Lake Master Plan Update (2000)

This is an update of the January 1988 Master Plan Update which updated the previous 1967 Master Plan. This update revisits the 1988 Master Plan and is still in the process of being revised. The latest draft of the update identifies areas and sub-areas within the Village and lists a set of planning concerns and objectives. Below is a list of some of the objectives for areas and sub-areas as they relate to the LWRP:

- Encourage passive recreational use and public access to the lakefront.
- Encourage designs, including lighting and signs, which do not intrude on scenic views of the Saranac River and Lake Flower.
- Protect and enhance lakefront and riverside open space.
- Ensure building layouts that allow for maximum views of the lake from within plots but also from the road.
- Ensure that signs do not impinge on these views.
- Protect lakefront wetlands and lake by enforcing setback from the water's edge.
- Insure adequate drainage and erosion protection in this area.
- The quality of the Saranac River should be protected environmentally and its edges conserved visually. Development should be limited in environmentally sensitive areas, protecting vegetation and wildlife, and guaranteeing public access to compatible recreation areas.

#### 2. Saranac Lake Land Use Code (Draft Stage)

This document is nearing completion and adoption. Relying on the objectives established in the draft Master Plan Update, the Village's Land Use Code should codify many of the objectives listed above into a useable and enforceable ordinance including provisions for development along the Village's waterfronts.

In general, the Zoning Regulations of the Village are a significant tool in the implementation of the LWRP. The Committee found that the existing zoning districts and associated uses are compatible with the proposed uses and projects listed in Section II of this LWRP. Specific deficiencies in the Zoning Regulations include the lack of design standards.

## **G. Planning Initiatives**

### 1. 1908 Olmstead Plan

In 1908 the Village of Saranac drafted its master plan developed by Edward Clark Whiting, a Landscape Architect for the firm of Olmstead Brothers. The plan viewed the river and riverbank as primarily a service area, a place behind the buildings of Main Street where storage and unattractive materials would be stockpiled. The 1908 plan encourages riverbank acquisition for engineering purposes and future parkway development, however, on the whole it deems the river to the “back yard” of the village and out of sight/use to the public.

### 2. Saranac Lake 2001: A Five-Year Strategic Plan for Downtown Revitalization

The Plan was prepared in 1996 and is a compilation of information recorded during public forums. The primary objectives identified in the Plan form the basis of the goals listed in the latest Master Plan Update. The objectives identified in this plan include:

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

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

- Conduct an annual Saranac River Clean Up Day,
- Establish downtown historic building restoration program,
- Create outdoor recreational enhancement committee,
- Establish a committee to examine the feasibility of returning public beach to Lake Flower,
- Complete River Walk Plan between Village Office and Broadway,
- Further development and promote new beginners’ kayak training,
- Pursue Lake Flower tour boat operation for visitors,
- Utilize local architects to create downtown streetscape and park (Riverside and Berkeley) improvements,
- Reconstruct Main Street water line and storm sewers.





*Saranac River Just North of Village*

### 3. Rear Façade Plan

This Plan seeks to encourage stronger connections between the businesses/buildings in downtown and the river. An example of this is the creation of rear decks overlooking the river for restaurant patrons. The Village has modified the Land Use Code so as to allow businesses to develop and use the rear facades of buildings adjacent to the river and is now in the process of developing incentives and funding sources to implement the plan.



*Saranac River Village Corridor*

#### 4. The Saranac River Walk: A Conceptual Plan for River Access

In 1992, The River Walk was presented as a conceptual plan for river access. The initial phase of the plan has been successful in changing the face of the riverfront. The River Walk represents the changing view of the riverfront, from a service area behind the commercial district, to an opportunity for recreation, new commercial activity and significant landscape of Saranac Lake. The River Walk establishes a 1.5-mile pedestrian path along the river, linking a wide variety of riverine habitats, cultural landscapes, historic sites and private parks. Besides the aesthetic value of the River Walk, the walkway provides many opportunities for new businesses. The River Walk plays a large role in overall development of the waterfront. The plan will bring more people into the village for recreation, boost pedestrian traffic, and expand the use of the river.

#### 5. The Saranac Lake-Lake Placid Recreational Path

The Adirondack North Country Association is in the process of developing an 8.5-mile rail-with-trails recreational path between the communities of Saranac Lake and Lake Placid. The path is being designed to offer new transportation alternatives away from the heavily traveled Route 86 corridor, enhance the recreational experience to both visitors and residents, and promote the area's reputation as a premier bicycling and cross-country skiing destination. The recommendation of the draft plan combines a variety of path types, and constructs the majority of the path within the rail corridor.

The Adirondack North Country Association has applied for NYSDOT TEA-21 funding. Saranac Lake-Lake Placid Path will begin construction in the Village of Lake Placid, and

continue through Adirondack Park Wild Forest Lands into the Village of Saranac Lake. The Path parallels the state-owned railway tracks where the Adirondack Railroad operates the Adirondack Scenic Railway on a seasonal basis. The 100-foot wide rail corridor will provide a vast array of year-round recreational experiences, from walking to snowshoeing, along with scenic views of surrounding mountains and opportunities for birding and viewing wildlife. A section of the trail has already been constructed between Pine Street and River Street within the Village of Saranac Lake.

A number of economic benefits will come as a result of the trail. New events can be created utilizing the trail, new establishments can respond to the purchasing power of cyclists, walkers and runners by providing merchandise and services for users. The Village of Saranac Lake, as both a destination and/or starting point, will be able to capitalize on the opportunities put forth by the Path.

#### 6. DEC Unit Management Plan for the Saranac Lakes Wild Forest Area.

DEC is completing a Unit Management Plan (UMP) for the Saranac Lakes Wild Forest located adjacent to the Village of Saranac Lake in the towns of Harrietstown, Santa Clara, Altamont, Brighton, and St. Armand. This UMP is a five-year plan that assesses the natural and physical resources present. The plan then identifies opportunities for use and recreation as well as the ability of the lands to accommodate new uses. The UMP and the LWRP taken together, provide a complete inventory of area recreational opportunities that can be mutually enhanced by trail connections from the Village.

### **H. Development Trends**

The most recent draft of the Master Plan suggests that there have been few major changes in land use within the Village since the 1967 Master Plan. This is primarily due to the Village's slow rate of growth. As a result, approximately one-third of the land within the Village boundaries remains undeveloped. These vacant or underutilized parcels have varying levels of constraints associated with them, which in some cases explains why they have remained undeveloped.

Residential infill developments have been occurring on vacant lots and existing subdivision lots. A significant portion of the newer infill housing development has consisted of manufactured housing. New single family housing has been constructed in Rockledge Estates, Glenwood Estates and along Riverside Drive. Four multifamily developments have recently been constructed. Of these new developments, two provide housing for the elderly, one provides low-income housing and one provides market-rate housing.

Much of the recent commercial development may be characterized as auto-oriented strip development and has occurred along Route 86 at either end of the Village. In contrast, several buildings located in the central business district have been remodeled or updated to accommodate reuse.

Several institutional buildings have been or are in the process of being updated and improved. These improvements include the expansion of the High School, Petrova Elementary/Middle School, construction of new church buildings, major expansions to both the Adirondack Medical Center and Trudeau Institute, total restoration and adaptive reuse of Will Rogers Institute, development of the historic tuberculosis laboratory on Church Street as a museum, and restoration of the train depot and rail line.

The major park and recreational improvements include the redevelopment of Riverside Park, Berkeley Green and the River Walk.



*Eastern Shoreline of Lake Flower*

#### **I. Land Ownership Patterns**

Land ownership patterns along Lake Flower shift between the Village, state and private ownership. Along the Saranac River, the same patterns continue with private land ownership dominating. Land ownership becomes an important issue when trying to connect the community resources so as to make it more walkable and livable for community residents and tourists.

Trail construction along parts of Lake Flower may require easements from shoreline property owners. This issue may diminish with DOT improvements to Lake Flower Avenue.

#### **J. Significant Economic Activities**

There are a number of activities being undertaken by governmental and private groups in the region that could have significant economic impacts on the Village and the region. In addition, institutional facilities such as Adirondack Medical Center provide steady



employment to a large number of residents. The Adirondack Medical Center has the latest technology and draws patients from an extensive region. The presence of many state and federal agencies provides significant employment as well as the purchase of goods and services from the community. The presence of the NYS State Police, Adirondack Park Agency, NYSDEC, and three state prison systems all play an important role in stabilizing the local economy. A few specific initiatives that focus on economic development are outlined below.

1. Adirondack Scenic Railway

The re-establishment of the railway is an important component of the region's tourism industry. The eventual rebuilding of the line's connection to Utica will only strengthen this industry.



*Saranac Lake Union Depot*

2. Civic Center Upgrades

This plan entails improving the civic center's ice and hockey facilities and expanding summer activities and outdoor recreation facilities for year-round enjoyment.

3. Adirondack North Country Association (ANCA)

The ANCA works to create and retain jobs, increase goods and services, and market agricultural products, natural resources, crafts, and other items made in the region. ANCA is working on building hiking and biking trail links between the region's villages. Plans for the creation of a connection from Saranac Lake to both Lake Placid and Tupper

Lake are underway. The Saranac Lake – Lake Placid Recreational Trail is presently in the design phase. It will offer all-season adventures for bikers and cross-country skiers.

The Adirondack North Country Association is developing a Corridor Management Plan for the Olympic Trail Scenic Byway (NYS Route 86/3/9N) from Keeseville to Sackets Harbor. The intent of this project is to protect, promote, and enhance important resources in the Adirondack region and to create economic, recreational and tourism opportunities for area residents and visitors. Byways are corridors that are significant in at least one of the following resource areas: scenic, historic, natural, cultural, recreational, and/or archaeological.

4. The Adirondack Carousel, Inc.

This not-for-profit organization proposes to build a full-size carousel filled with indigenous animals and decorated in local flora and fauna in the traditional Adirondack flavor. The Carousel has provided and will continue to provide opportunities in the form of community workshops in the traditional arts. Upon completion, the Carousel will be a living piece of art that will serve as a centerpiece for downtown tourism.

5. Adirondack Economic Development Corporation

The AEDC offers a variety of services (technical assistance, financing, marketing) to the Village with the goal of expanding existing local businesses and creating new businesses.

a. Adirondack Regional Airport Business Park

This 280-acre business park in Lake Clear offers commercial airport access, fiber optic availability, a natural setting and close proximity to the Olympic Region for unmatched outdoor recreation.

6. Public Sound System, Town of Harrietstown

For over thirty years organizations, citizens and Town Boards have sought to bring a versatile state of the art sound system to the Harrietstown Town Hall Auditorium. The auditorium is a unique, historical and critical part of the community and cultural life in the community. In 2001, the Citizens Community Committee for a New Sound System was organized. The committee teamed with the community and the Harrietstown Town Board to identify sound needs, develop specs, bid and install the basic needs for a sound system. The Town Board has just authorized the committee to continue the effort to make the facility a cultural destination point for the area. Their mission is a concurrent two-fold goal:

- Complete the acoustical needs of the auditorium.
- To bring cultural events, shows, plays and community activities to the auditorium for local, regional and tourism enrichment, thus making it a destination point for entertainment and cultural enrichment.

## 7. Northern Forest Canoe Trail

The 740-mile Northern Forest Canoe Trail links the watersheds of northern New England and the Adirondacks by following the historic settlement patterns through the rivers of the region—from the Native Americans to the early settlers, through the development of the mill towns and timber industry to the current issues involving changing ownership of large tracts of land. The objective is to create a trail managed and maintained by local community stewardship organizations as well as to tell the rich historical and cultural stories of Northern New England, where rivers were once the highways and routes of communication. The trail begins in Old Forge. It passes through Saranac Lake using Lake Flower and the Saranac River on its way north to Plattsburgh.

### **K. Historic, Archaeological and Cultural Resources**

The Village has a rich historic character, which serves as an important cultural and economic resource. The Village's numerous historic buildings are assets to the region's tourism industry, providing a distinctive element indigenous to turn-of-the-century Adirondack life. Considering the Village's size, it has an unusually high percentage of places listed on the State and National Register of Historic Places. The 1988 Master Plan provides an extensive catalog of the Village's historic neighborhood districts and properties. Figure II-5, "Historic and Cultural Resources Map," illustrates the locations of both the historic districts and the buildings.

Consultation with the NYS Department of Parks, Recreation and Historic Preservation revealed that the Village itself is sensitive to archaeological sites. (See letter in Appendix 1, "Letters of Record").

Historic districts include Berkeley Square, Church Street, Cottage Row, and Highland Park. There are also several important places outside of these districts. Some of the more easily accessible sites include Little Red, Robert Louis Stevenson Cottage, Union Depot, Bartok Cabin, Saranac Laboratory, and Prescott House.

*Historic Saranac Lake* is an organization dedicated to preserving the Village's unique architectural and cultural heritage. Thanks to HSLs advocacy, 140 properties in and around the village have been added to the State and National Registers of Historic Places including the Bartok Cottage and the Union Depot. In addition, the Stevenson Society of America oversees the care of the Robert Louis Stevenson Cottage, the authors home in Saranac Lake during the winter of 1887-88.

Descriptions of these sites are as follows:

*Little Red* is the first patient cottage at the former Trudeau Sanatorium, (presently the American Management Association). It was a one-room cottage for two patients. Built in 1884, it has been moved to Trudeau Institute on Algonquin Avenue and preserved as a memorial. Trudeau Institute continues in the tradition of medical research.

*The Robert Louis Stevenson Cottage* housed the famous author when he took the “cure” at 11 Stevenson Lane during the winter of 1887-1888. This house museum is open for viewing in the summer months and by appointment.

*Union Depot* was constructed in 1904 and was recently restored as a transportation and recreation center. It has become an important destination for tourists due to the operation of the new scenic train between Saranac Lake and Lake Placid.

*The Bartok Cabin* was the house of the noted composer, Bela Bartok. Bartok composed his Viola Concerto and Third Piano Concerto while taking “the cure” in this cabin. There is presently an effort to restore the Bartok Cottage.

*Saranac Laboratory* is the first laboratory for the study of tuberculosis in the United States. Dr. E.L. Trudeau’s Saranac Laboratory is in the process of being restored by Historic Saranac Lake as offices and a museum of the community’s place in medical history.

*Prescott House* was originally build as a reception hospital for patients waiting for admittance into Trudeau Sanatorium. This building became a nursing cottage for patients who were too ill to be placed in the Trudeau facility. It is now a private women’s dormitory.

Cultural resources in the Village include the Pendragon Theatre Company, North Country Community College, Paul Smith’s College and the Saranac Lake Free Library.

*Pendragon Theatre* is located at 148 River Street, is an award winning professional company, stages imaginative and innovative productions of classical and contemporary theatre throughout the year. Winner of the prestigious Governor's Award.

*North Country Community College* is a community facility that offers many resources to residents including a variety of physical activities such as swimming pool, weight room, gym, and academic and technological courses.

*Paul Smith’s College* maintains a strong presence in the Village. The College owns and manages the Hotel Saranac, an important landmark and generator of economic activity in the Village.

*The Saranac Free Library* offers complete library services including public access to the Internet.

Free outdoor concerts, sponsored by the Saranac Lake Area Chamber of Commerce, are held in July and August, as the Downtown Thursday Night entertainment series presents the finest local and regional musicians on the Berkeley Green each Thursday night, while the Saranac Lake Friday Night In The Park Concert Series brings both regionally and nationally renowned bands to Riverside Park on the shore of Lake Flower every Friday night. The Lake Placid Sinfonetta is a frequent symphony guest in the series.



In the fine arts, paintings, photographs, and sculptures by some of the most gifted artists in northern New York can be found at annual art shows such as the Paint and Palette Festival, held every August in the Harrietstown Town Hall, as well as at periodic shows at the Saranac Lake Free Library, the Adirondack Park Visitor Interpretive Center (VIC) in Paul Smiths and the Lake Placid Center for the Arts, and at smaller galleries throughout the region. Six year-round galleries and one seasonal gallery are located in downtown Saranac Lake. The Saranac Lake Arts Committee sponsors a weekly gallery walk during the summer season.

## **L. Natural Resources**

The Village of Saranac Lake is a small urban area, centrally located in the northern half of the six million-acre Adirondack Park. Just beyond the Village's border to the south and east, large portions of the Park are state-owned and are classified as the Saranac Lakes Wild Forest. To the north and west of the Village, large portions of the land are privately owned and are classified as Resource Management. These large tracts of land offer both recreation opportunities for residents and tourists and natural resources for local industries. Local natural resources used for recreation include: the Saranac River; Lake Flower; Moody Pond; Turtle Pond; Lake Colby; Mount Pisgah; Baker Mountain; and Dewey Mountain.

Fish and wildlife in the Waterfront Revitalization Area are supported by the natural resources listed above. The Village is a small urban environment and wildlife that is indigenous to the Adirondack region is found in the surrounding forests. The Lake Flower, Saranac River and Lake Colby fisheries support exceptional fishing opportunities and require long-term protection. The New York National Heritage Program identifies the Common Loon (*Gavia immer*) as a rare and protected bird on Lake Colby. The presence of a rare species may require special review, permits or permit conditions for projects proposed in this region (see NYSDEC letter in Appendix 1, "Letters of Record").

Environmental degradation of water resources is a significant waterfront issue. Stormwater runoff and bank erosion are two sources of non-point pollution that are of the greatest concern.

The Saranac River is classified as a "recreational river" in the Wild, Scenic and Recreational Rivers System. Guidelines for recreational rivers are not restrictive as long as intensive uses do not adversely affect the recreational character of the river and the river area. Other guidelines include that the natural character of the river and its immediate shoreline be preserved and enhanced and that visibility of proposed structures along the shoreline be considered in their review.

The Saranac River is considered a "navigable waterway" and, as such, is subject to Section 10 of the Federal Code. Any development or disturbance of the shoreline below the mean high water mark is therefore subject to the US Army Corps of Engineers.

## **M. Water Quality**

The water quality rating of “AA” has been established for both Lake Flower and Lake Colby. This classification is the second highest water quality level allowing all uses except as a potable drinking water source. A Class “A” rating is established for Moody Pond and that portion of the Saranac River that flows through the Village. The Saranac River’s additional standard of (TS) means it meets the criteria for trout spawning. Turtle Pond has a Class “B” water quality rating. All of these classifications are compatible with the land and water uses described in this Local Waterfront Revitalization Program.

There are several issues pertaining to water quality in all water bodies in the Village. All water resources are close to urban roadways and are, therefore, subject to stormwater runoff which carries various pollutants. Streambank erosion is a significant problem along several areas of River Street and Lake Flower Avenue. Erosion causes sediment to enter the lake covering fish spawning areas and introducing chemicals and other pollutants into the lake.

Eurasian watermilfoil is a growing concern in both Lake Flower and Lake Colby. Officials have identified beds of Eurasian watermilfoil off the shore of Baldwin Park and the marinas on Lake Flower. The Lake Colby Association has investigated long-term management costs and found that upfront costs would be needed for the long-term maintenance of the aquatic weed.

Eurasian watermilfoil has a tendency to grow in thick beds and can successfully out-compete most native aquatic plant species. This leads to a pronounced increase in algae growth, the loss of diversity in plants and animals, and a significant loss of aesthetic values. Typically, an infestation of this kind of invasive species occurs in shallow, nutrient-rich lake regions at and near boat launch areas. For this reason, Lake Flower in particular, is susceptible to new invasive species such as the zebra mussel. Zebra mussels have the capacity to create havoc at water intake pipes and their populations are very difficult and expensive to control.



*Saranac River behind Municipal Parking Lot*



*River Street Snow Melt Runoff*

## N. Transportation

### 1. Roadways

The Village is at the crossroads of two important regional transportation routes, NYS Route 3 and Route 86. Over the next several years, portions of Route 86 have been scheduled for improvements by New York State Department of Transportation. Because NYSDOT has made a commitment to taking community plans into account during their improvement programs, this represents an excellent opportunity for the Village to change how Route 86 interacts with the community. The Department of Transportation has stated that plans for Route 86 improvements will take into account the Village's LWRP recommendations along River Street and Lake Flower Avenue. Scheduled improvements by NYSDOT for Village roads include the following projects:

- Drainage improvements along River Street 2002;
- Lake Flower Avenue improvements 2005

Planned Village improvement projects include the following:

- Olive St. - resurfacing of 2,218 feet, with minor drainage improvements.
- Ampersand Ave. - resurfacing of 2,600 feet, with minor drainage improvements.
- Petrova Ave. - resurfacing of 600 feet, with minor drainage improvements.
- Grace St. - resurfacing of 700 feet, with minor drainage improvements.

Winter maintenance includes mixing a small amount of salt with the sand to prevent sand from freezing in the winter. The mixture is stored at an uncovered site on Van Buren Street. Snow collected from the local streets is dumped at the Will Rogers Drive sand pit.

### 2. Public Transportation Services

Adirondack Regional Airport, located just 7 miles northwest of the Village, serves as a regional airport for the North Country. US Air and Commute Air offer regular passenger service.

Adirondack Trailways offers daily bus services from Saranac Lake to New York City and points in between. The bus depot is located at the Hotel Saranac.

Amtrak Passenger Train Service runs between New York City and Montreal with stops in Westport and Plattsburgh. Both stops are approximately 50 miles from the Village.

Adirondack Scenic Railway runs from the Saranac Lake Union Depot, 11 miles north to Lake Placid. Although currently segmented, the State owns the 119 mile long rail corridor from Lake Placid to Utica. Repairs are currently underway to reestablish the rail service along the entire corridor. This train is not used as public transportation but rather as an economic development initiative. It runs during the summer and fall only.

### 3. Parking

#### Locations

In most cases, the parking areas are in poor condition, unmarked or poorly visible. There are no signs along major corridors of Route 3 and 86 directing travelers to parking area. Village parking signs blend with the surroundings and are difficult to see or find.

Parking spaces are either not designated or improperly marked in many areas causing irregular parking and loss of available spaces. Large numbers of spaces are used by residents and employees limiting availability for tourist.

There are 4 large municipal parking areas in the vicinity of the Downtown: at the village offices, off Dorsey Street along the river behind the Main Street buildings, next to the SEARS building, and off Church Street across from the TOPS market.

The Dorsey Street, Village office and Church Street lots are used by residents living in the downtown in buildings without parking facilities. These are also the preferred lots for employees working in the area. This limits the spaces available for tourists and residents in the downtown area. These areas hold between 50 and 110 cars.

There are 3 small public parking areas at the corner of Bloomingdale Ave. and Broadway, which accommodate between 6 and 12 cars each.

There is 1 small lot on Broadway by the Adult Center that holds about 20 cars.

The Union Depot has public parking for 30 cars, usually occupied by users of the tourist train.

The downtown and residential areas allow for limited “on-street” parking. Downtown parking is limited to 2 hours in most places. One area along Main Street is designated 15 minute parking only.

Lake Flower Avenue has parking for 4 cars at Baldwin Park for tennis court access. This is the only parking along this entire corridor.

There is no on-street parking on River Street. River Street is a designated highway. Traffic law prohibits parking along highway corridors.

The public beach has a large parking area that will accommodate about 70 cars.

## **O. Flooding and Erosion Hazards**

Flood hazard areas are delineated on Figure II-1, “Water Resources.” Spring flooding is a problem along the shoreline of Lake Flower, particularly the area just north of the State Boat Launch and at Baldwin Park. Any future planning designs must consider flooding as an issue at these locations.

Erosion is a significant issue on Lake Flower in two areas. The lack of land between the highway and the lake allows for unfiltered stormwater to directly enter the lake from River Street and generally undermines the stability of the banks of Lake Flower. Stabilizing the banks and providing a vegetative buffer, where possible, should be a priority when projects are considered for these areas.

The shoreline area along River Street between Riverside Park and Prescott Park is extremely vulnerable and in immediate need of bank stabilization. The shoreline area between Lake Flower and the road south of Mountain Mist Park is very narrow and presently experiences bank erosion problems. In addition, there are a number of areas along the Saranac River where the natural banks are seriously eroded and manmade retaining walls are in need of repair, flooding and erosion has impaired the use of the public parks along the river.



*Erosion along River Street*



**P. Water Services**

McKenzie Pond is the spring-fed publicly owned water supply for the Village, which is connected to a 2 million gallon covered reservoir. McKenzie Pond is located at an elevation of 1,600 feet and has an estimated capacity of 450 million gallons. This supply remains adequate to this day because it was established at the beginning of the 20<sup>th</sup> Century when the population of the Village was much higher. Municipal water is treated with chlorine. The Village water supply lines are continually being upgraded and repaired as the need arises. It is estimated that 50 percent of the lines have been upgraded over the past 30 years. Typical problems exist with maintaining pipes that are exposed to the extremely cold temperatures.

The Village is investigating the provision of an additional water supply tank on top of Mount Pisgah to efficiently accommodate expansion of service areas adjacent to the Village.

**Q. Sanitary Sewer Services**

The Village is served by the Saranac Lake Water Pollution Control Plant, which is located on the east side of the Saranac River. The plant was rebuilt in 1996 to increase its capacity. This capacity increase allowed the plant to handle the high rate of infiltration that occurs during periods of high water and wet weather. Infiltration occurs mainly through manholes and damaged pipes. The plant was sized to handle an average daily load of 5 million gallons with an overflow capacity of 8.5 million gallons per day. Currently the daily average is approximately 1.2 million gallons per day. The plant's highest level of treatment is secondary chemical.

The Village conducted extensive inflow and infiltration studies along its sewer main from the wastewater treatment plant to the end of the line on Riverside Drive. The Village is pursuing funding opportunities in order to reconstruct the main. There is an active "Order on Consent" to reconstruct the section along the Saranac River from Pine Street to the plant. Sewer line replacement is also being coordinated with New York State Department of Transportation as roadway improvements within the Village occur.

**R. Stormwater Collection System**

The majority of the Village's stormwater collection system is separated from the sewer system. The system is fitted with drainage inlets, which are used to collect sediment from stormwater before it is released from two locations near the dam. A vacuum truck regularly empties the drainage inlets. A 1400-foot section of the system is scheduled for replacement by DOT on River Street. The replacement of this section may alleviate some of the worst sanitary sewer infiltration and contributing flooding problems. While a large portion of the Village is serviced by the stormwater system many nearby developed areas are not.

Protection and improvement of the water quality of Lake Colby and Lake Flower will require modification of the existing stormwater system feeding into the lake. The following is a list of non-point sources identified as potential problems at the following locations:

### **Lake Flower**

- McKenzie Slough.
- Commercial establishments along Lake Flower Avenue.
- North Country Community College.
- Railroad Bed.
- Closed Landfill–(off McKenzie Pond.)

### **Lake Colby**

- Subdivision runoff (from Beechwood and Mount Pisgah).
- Hospital site runoff.
- Car lot runoff (adjacent to Lake Colby Beach).
- Old camps with out-of-date septic systems.
- Old Lake Colby Road runoff.

### **Saranac River**

- Parking lots.
- Roadways.

## **S. Solid Waste Disposal**

Solid waste is presently disposed of in the Franklin County Landfill facility located in Lake Clear, approximately 10 miles north of Saranac Lake.

The Saranac Lake Landfill was a 20 acres site off the McKenzie Pond Road near the end of Payeville Road. An incinerator was used on the property until 1960. Household items, construction debris, and other non-hazardous materials were deposited at the site until 1996 when the landfill was formally closed by DEC. A Post Landfill Closure Monitoring and Maintenance Operations Manual was produced to use as a guide for the next 30 years. Monitoring includes ground water systems, explosive gas, erosion control, and visual inspections to verify the integrity of the membrane system used in the closure process.

The landfill lies uphill from a small stream, which ultimately flows into McKenzie Slough and Lake Flower. The landfill does not have a bottom liner, therefore, there exists a threat of ground water contamination. Maintenance includes keeping the drainage areas clean and watching for visual signs of erosion. Professional engineers perform monitoring on a quarterly basis.



In the future, the site could be used for a park, or other non-intrusive activity. A list of non-acceptable activities is listed in the operations manual. The site is in close proximity to the recreational trail being developed by ANCA along the rail corridor. Permits would be necessary from the DEC.

**T. Lake Flower Water Power Project**

The Village owns and operates a hydroelectric dam on Lake Flower located adjacent to the village offices off River Street. The concrete dam is 24 feet high and 97 feet long with a 49 foot spillway and a crest elevation of 1,528 feet above mean sea level. Two turbines, with a combined generating capacity of 240 kilowatts and associated facilities, are also present. Federal Energy Regulatory Commission (FERC) license No. 8369 specifies the operating conditions for this facility.

Article 402 of license 8369 specifies that the project will run in an “instantaneous run-of-river mode” to protect the fish and wildlife resources in the Saranac River and Lake Flower. Run-of-river means that outflow over the dam and through the bypass channels should approximate the sum of the inflows to the impoundment (Lake Flower). Further, Article 403 of the license specifies that a minimum flow of 55 cubic feet per second shall be maintained in the bypass channel unless inflows to the impoundment are less than that figure. Exceptions to this flow regime are allowed during operating emergencies provided the Village acquires the mutual consent of the Adirondack Park Agency, NYSDEC and the US Fish and Wildlife Service.

In addition to generating electricity, pumping facilities located at the dam are used to assist in filling the village water supply reservoir. This function can result in additional draining of Lake Flower beyond run-of-river requirements. Although this activity is not regulated by the FERC license, the same environmental concerns for river and lake levels apply.

The FERC conditions listed above will be adhered to by the Village to help protect the fish and wildlife resources of Lake Flower and the Saranac River. The Village will also be vigilant about maintaining adequate lake and river levels during water pumping events.



*Hydro Dam*

## **U. Summary of Existing Issues and Future Opportunities**

### **Lake Flower**

The most significant issue in the Village is waterfront access. Many of the waterfront parks are underutilized due to the lack of on-site or nearby parking, lack of public restrooms, inadequate handicap and elderly access and the general disconnection of the parks from the main part of the Village.

Pedestrian safety is of primary concern. The intersections of River Street and Main Street are extremely hazardous for pedestrians and automobiles. An additional dangerous area is at the intersection of River Street and Lake Flower Avenue. These problems need immediate remediation.

Roads and parking must be addressed in this LWRP. River Street is unsafe to cross in all areas that access the waterfront. The four lanes encourage traffic to pass too quickly through this area. In addition, the present character of the road does not reflect a close Village setting nor does it encourage visitors to take time to explore the Village's many attributes. The safety of pedestrians is also critical to address. There are numerous opportunities to create pedestrian safety islands and other traffic calming and safety techniques along River Street.

Another issue is the lack of diversity of things to do along the waterfront areas. Physical activity is important to both residents and tourists during all the seasons. A greater variety of activities will allow more people to enjoy the waterfront and spend more time

in the area. Tourism is a highly competitive industry in the North Country. Places that have good infrastructure, good access to both passive and active recreational opportunities, access to food and drink, and shopping opportunities, have the best chance of attracting not only tourists, but also retaining existing residents and attracting new residents to the Village.

### **Lake Colby**

There is an opportunity to increase public access at Lake Colby on Village-owned property adjacent to the existing park and beach. These lands are ideal for providing a picnic shelter, handicapped-fishing access and a canoe-launching site. None of these resources exist presently and would be a complimentary future asset to the resources in William J. Wallace Park.

Economic development in the Village of Saranac Lake must successfully package a blend the best of the Village's cultural, historic, and recreation resources for the best chance of new business creation and the retention of existing businesses.

Providing new and existing opportunities for access and activity along waterfront resources is an essential component for success. There is a strong physical and economic relationship between business and people in communities like Saranac Lake which have compact attractive lively downtown business districts and truly spectacular recreational and scenic resources. Each support one another and drive the community forward. There is an additional factor relating to the quality of life for residents. Good jobs sustain a stable year-round population. Strong year-round employment balanced with a strong tourism component can make the Saranac Lake way of life sustainable indefinitely.

The Village has an opportunity through this LWRP to create an attractive waterfront with unique elements that connect parks, trails and other resources to the Economic Center in the community.

## **SECTION III**

# **WATERFRONT REVITALIZATION POLICIES**

## **SECTION III WATERFRONT REVITALIZATION POLICIES**

Section III presents the waterfront revitalization policies and their associated standards that are to be used in guiding appropriate development and actions for the Village of Saranac Lake. They consider the economic, environmental, and cultural characteristics of the Village. The policies are comprehensive and reflect existing laws and authority regarding development and environmental protection. Taken together, these policies are used to determine the appropriate balance between economic development and preservation that will permit beneficial use of and prevent adverse effects on Village waterfront resources. The policies allow the communities to identify their own waterfront issues and utilize local approaches to address them. Once adopted by the Department of State, the local policies will guide any activity occurring within the LWRP boundary.

The following is a summary list of the Village of Saranac Lake LWRP policies. The individual policy standards begin on the following page.

### **A. General Policy**

Policy 1 Foster a pattern of development in the Saranac Lake coastal area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a coastal location, and minimizes adverse effects of development.

### **B. Economic Development Policies**

Policy 2 Protect water-dependent uses, promote siting of new water-dependent uses in suitable locations, and support efficient waterfront operation.

Policy 3 Protect the natural working landscape of Saranac Lake.

Policy 4 Promote sustainable use of fish and wildlife resources.

### **C. Waterfront Natural Resources Policies**

Policy 5 Protect and restore ecological resources including significant fish and wildlife habitats, wetlands, and rare ecological communities.

Policy 6 Protect and improve water resources.

Policy 7 Minimize loss of life, structures, and natural resources from flooding and erosion.

### **D. General Environmental Policies**

Policy 8 Protect and improve air quality.

Policy 9 Promote appropriate use and development of energy and mineral resources.

Policy 10 Minimize environmental degradation from solid waste and hazardous substances and wastes.

### **E. Recreation and Cultural Policies**

Policy 11 Improve public access to and recreational use of public lands and waters.

Policy 12 Enhance visual quality and protect outstanding scenic resources throughout the community.

Policy 13 Preserve historic resources.

## **A. General Policies**

***Policy 1.0 Foster a pattern of development along the Saranac Lake waterfronts that enhances community character, preserves open space, makes improved and efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development.***

The community character of Saranac Lake is defined by a pattern of development with a strong physical relationship to Lake Flower and the Saranac River. The Saranac River flows through Lake Flower reaching into the heart of the Village from the south. At the Lake Flower Dam, the Saranac River spills over the dam and winds northeast through the heart of the downtown business district, linking businesses, parks, and residential areas.

The Village of Saranac Lake enjoyed a long period of economic stability due to the lumber, health and tourism industries. The loss of timbering and other jobs in the area, as well as an ongoing regional and national competition for tourists, has destabilized Saranac Lake's downtown business district. The Village is seeking to find creative ways to attract more tourists to the downtown and offer a more diverse mix of wares and services. The long-standing planning goal for the waterfront areas has been to reclaim and rehabilitate the waterfront area and revitalize downtown Saranac Lake through economic redevelopment, increased recreational opportunities and establishment of community-oriented social activities and the facilities to accommodate them.

Policy 1 is intended to foster a development pattern that provides for beneficial use of the waterfront resources of the Village of Saranac Lake. The primary components of the desired development pattern are reuse of existing, architecturally-significant building stock and historic/archaeological sites along and near the waterfront as centers of recreational and economic activity. This can be accomplished through encouraging increased contact with the water through establishment of a River Walk and other amenities to provide public access and exposure to the waterfront areas.

Subpolicies and policy standards relating to Policy 1 include the following:

***1.1 Concentrate development and redevelopment in order to revitalize deteriorated and under-utilized waterfronts and strengthen the waterfront focus of the Village of Saranac Lake.***

A waterfront study area boundary is defined as the Village of Saranac Lake corporate limits. The boundary includes an area along Lake Flower, along the Saranac River and along a small portion of the shoreline of Lake Colby, as well as the downtown and other commercial areas. The intent is to:

- Enhance the historic importance of the area.
- Develop related commercial opportunities.
- Encourage appropriate land uses.

- Integrate and enhance the River Walk system into the area.
- Link to outside bike/hike/walking trails being developed regionally.
- Increase educational and interpretive use of the area around Lake Colby.
- Strengthen the economic viability of the traditional village center.

To accommodate new waterfront development in an orderly manner and foster a safe, convenient atmosphere, the issue of ancillary parking will also be addressed. Ample, well-designed parking areas facilitate access and, therefore, increase the use of amenities by tourists and residents. The provision of convenient parking at strategic locations along the waterfront, linked by the River Walk system, is a priority.

The revitalization of deteriorated, abandoned or under-utilized sites within the LWRP boundary is seen as a means of improving the appearance and vitality of the Village's waterfront areas. The sites identified as deteriorated, abandoned or under-utilized are identified in Chapter 2.0 of this LWRP.

### ***1.2 Ensure that development or uses make beneficial use of their waterfront location.***

There is a finite amount of waterfront space suitable for development purposes. Therefore, it is reasonable to expect that demand for waterfront land along Lake Flower and the Saranac River will intensify over time. Simply allowing market forces to determine the future, long-term use of this valuable resource does not ensure an attractive or a publicly accessible waterfront. This policy seeks to provide a measure of control for future waterfront land uses in the region by devoting these lands to uses that are water-dependent or water-enhanced.

Incompatible waterfront zoning can be counter-productive when considering methods to ensure more beneficial waterfront development. When zoning does not foster a cohesive and appropriate pattern of development, it can allow valuable waterfront lands to be lost to inappropriate uses which detract from connection to the waterfront. The policy standards listed below provide guidelines for ensuring appropriate waterfront development in the LWRP project area. Prior to listing the guidelines, however, several key terms should be defined. These are as follows:

‘Water-dependent uses’ are defined by the State of New York as “activities that require a location in, on, over, or adjacent to the water because the activities require direct access, and the use of water is an integral part of the activity.”

‘Water-enhanced uses’ are defined as “activities that do not require a location on or adjacent to the water to function, but whose location on the waterfront could add to public enjoyment and use of the water’s edge, if properly designed and sited. Water-enhanced uses are generally of a recreational, cultural, commercial, or retail nature.”

The guidelines are:

- Protect existing water-dependent uses.
- Give water-dependent development precedence over other types of development along Lake Flower and the Saranac River.
- Development occurring adjacent to the shore of Lake Flower and the Saranac River will include water-related recreational uses.
- For all waterfront development, ensure that parking is adequate to facilitate circulation and use of the development.
- Encourage private development projects to include Village public waterfront access initiatives.
- Prohibit uses on the waterfront that are not compatible with this overall program. Such uses include: industrial uses and other uses that are non-essential to the waterfront.

***1.3 Maintain and enhance natural areas, recreation, and open space lands. In an urban setting, the availability and use of open space can contribute dramatically to the quality of life in the Village. In addition to the quality of life benefits, open spaces and natural areas provide habitat for wildlife, fish and indigenous plant life. They also serve as an effective means to collect and manage stormwater runoff.***

Specific policies regarding maintenance and enhancement of open spaces and natural areas are as follows:

- Avoid the loss of economic, environmental, and aesthetic values of important recreation, open space, and natural areas of Lake Flower, the Saranac River and Lake Colby.
- Carefully consider the implications of expanding infrastructure that would facilitate conversion of open spaces or natural areas to other uses.
- Protect existing parklands and provide additional public recreational opportunities along Lake Flower, the Saranac River and Lake Colby.
- When evaluating proposed new developments, ensure that natural areas are preserved to the maximum extent possible.

***1.4 Minimize potential adverse land use, environmental and economic impacts that would result from proposed development.***

To enhance community character and maintain the quality of the natural and manmade environments of the Lake Flower, Saranac River and Lake Colby waterfront areas, potential adverse impacts on existing development, the natural environment and the economy will be addressed and mitigated. Local review of proposed land use is subject to an APA approved zoning code. Local review of proposed development falls under the purview of site plan review, by which the community can require that site development meet established requirements for layout, size and appearance. Furthermore, the State



Environmental Quality Review (SEQR) process provides an additional means whereby the local community can assess all potential significant environmental impacts of a proposed development. Local, state and federal review of major actions proposed in the Lake Flower and Saranac River and Lake Colby waterfront areas shall take into account the economic, social and environmental interests of Village residents.

Locate future development where public infrastructure capacity exists, where existing facilities can adequately handle the development, or where private facilities could be developed in such a way that community character, environmental quality, open space and natural resources are preserved and water-dependent uses are not displaced. There are presently no known restrictions or special concerns regarding the capacity of municipal water and sewer services to meet the demand from additional development. Cumulative adverse environmental impacts will also be considered and minimized during the review process.

### ***1.5 Protect stable residential areas.***

Residential land uses in Saranac Lake basically take two forms: detached single-family homes and multiple dwelling units occurring in multi-story buildings. Residences in and around the waterfront contribute to the vibrancy of the area by providing living accommodations close to the river, thus encouraging human contact and interaction with the waterfront. Specific policies for protection of residential areas are as follows:

- Maintain residential areas and allow for the restoration of existing commercial and institutional buildings for conversion to residential dwellings. In protecting the existing residential areas, the existing housing stock should be preserved and opportunities provided for the development of a variety of housing types to meet the needs of people at various stages of the life cycle, various income and age levels, and household compositions.
- Avoid new uses and developments, which are incompatible with existing residential development. New uses in a stable residential area will be avoided when the use, its design, or its scale will significantly impair the character or functionality of the neighborhood.
- Provide for zoning practices that will allow the residential use of space on upper floors and over commercial uses on lower floors of buildings in the downtown business district adjacent to the Saranac River.
- Develop a suitable environment for the development of retirement homes and seasonal visitor accommodations that add to the cosmopolitan environment of the community.

## **B. Economic Development Policies**

***Policy 2.0 Protect water-dependent uses and promote the siting of new water-dependent uses in suitable locations.***

Summer season water-dependent uses in the Village center on recreational fishing, motor boating, jet skiing, canoeing, kayaking and sailing on Lake Flower; kayaking, canoeing and fishing on the Saranac River and Lake Colby. Lake Colby is also a coveted all-season fishing resource. Winter sports shift recreational uses to snowmobiling, ice-skating, ice-fishing, snowshoeing and cross-country skiing. Providing safe and efficient public access is of great importance since the Village has a strong economic dependence on tourism during both the summer and winter seasons. Some of these uses have the potential to be incompatible with each other and careful consideration to the provision of both access and services must be given to minimize potential conflicts.

Subpolicies and policy standards relating to Policy 2 include the following:

**2.1 *Protect water-dependent uses.***

Existing publicly-owned water-dependent uses on Lake Flower include the State Boat Launch. Privately owned facilities include two large marinas and several lakefront motels which provide active waterfront activities and passive enjoyment to visitors. Village-owned uses on the Saranac River include a formal canoe access site along the River Walk and informal canoe access sites in Beaver Park, Denny Park and HydroPoint. Privately owned interests include a new canoe/kayak launch site on the Saranac River in the downtown business district. On Lake Colby, water-dependent uses include the village owned public beach and an informal launching area for small boats. The intent of this policy is to protect, enhance and expand these uses where feasible. The policy discourages any actions that would displace, adversely impact, or interfere with existing water-dependent uses. New water-dependent uses are encouraged where they are allowed by zoning, compatible with the surrounding uses and environment, and would make a significant contribution to the revitalization of the waterfront. These uses include beach improvements, separation of recreational uses, provision of a facility for group picnics, and a designated point of access for car-top boats.

**2.2 *Promote the siting of new water-dependent uses at suitable locations and provide for their safe operation.***

Enable new water-dependent uses through the careful review of existing zoning policies and subsequent revision of said policies.

Locate new and expanding water-dependent uses along the River Walk and the proposed new Lake Flower Trail where it will be exposed to the greatest public use and benefit.

Promote guiding, recreational fishing and related businesses such as bait and tackle shops.

Minimize the potential adverse impacts of new and expanding uses by siting them where:

- Parking and local infrastructure is adequate.
- Compatible uses can coexist on shared resources.

- Water classifications support their uses.
- Minimal modifications to the shoreline and lake bottom will be made.

#### Residential Land Uses

Residential development within the LWRP should adhere to existing zoning regulations for setbacks, square footages, densities, etc. When designing larger residential structures, such as multi-family dwellings, developers will consider the following:

- Limiting the height of the structure to one in keeping with the existing scale of the street (two or three stories).
- Breaking up the mass of the building so that it blends with other residential structures (this can be accomplished by varying the line of the façade, providing a regular pattern of windows, and/or constructing townhouses, rather than a single rectangular structure).
- Including landscaping that blends with and enhances existing street plantings, including shade trees.
- Including sidewalk connections to the street and/or to the riverfront.

#### Commercial Land Uses

Viable commercial operations are critical to the success of the LWRP. Making these operations accessible to a variety of users, from boaters along Lake Flower to pedestrians along Village streets, will help spur their success. The physical design of these operations should accommodate the variety of users. Developers will consider the following:

- Locating the buildings as close to the street as zoning allows, allowing foot traffic easy access to the establishment.
- Reserving space along the street for outdoor commercial activities, such as sidewalk cafes and sidewalk sale stalls.
- Scaling height of the buildings so that they blend with the existing structures in the LWRP area (when possible, consider two or three-story structures, rather than one-story).
- Designing the buildings so that they blend with other commercial and residential structures (this can be accomplished by varying the line of the façade and/or providing a regular pattern of windows).
- Including landscaping that blends with and enhances existing street plantings, including shade trees.
- Paying close attention to the design of signs and lighting of building façades, so that they engage the pedestrian.

In addition, special attention should be paid to circulation, parking, and parking lot design, as follows:

- Whenever possible, locating parking to the rear of commercial structures to maintain the line of the street and allow for easier pedestrian access to establishments. When establishments front both a river and a street, parking should be on the street side or

to the side of the structure(s) with particular attention given to the following considerations:

- When possible, arranging for shared driveways and parking areas to minimize curb cuts and keep traffic flowing more smoothly.
- Planning for interconnections between parking areas to keep drivers from re-entering the street when they simply want to move to another parking area.
- Breaking up expanses of parking areas with planted islands and canopy trees.
- Encouraging establishments to construct inviting “back doors” that welcome people in from the parking lots.

For commercial landowners along the Saranac River, consideration might be given to providing easements for the continuation of the River Walk trail. Such an easement will be granted to the Village to accommodate the trail.

#### Industrial Land Uses

Industrial uses typically require larger masses of land and more expansive facilities than commercial uses. While it may not be economically feasible to construct industrial buildings in a scale similar to commercial buildings, some measures may be taken to aesthetically blend and physically connect industrial complexes with the LWRP area:

- When constructing new industrial facilities, consider breaking up the mass of the building with vertical plantings, such as tall evergreen and canopy trees.
- Breaking up expanses of parking areas into several small lots with planted islands and shade trees.
- If located near the core of the LWRP, building sidewalks leading to existing street sidewalks.
- If located along the waterfront, creating walking links to riverfront trails, and building overlooks for staff to use on lunch hours and breaks.

#### Recreational Land Uses

Recreational lands currently exist along the lakefront and riverfront. The Village will expand its recreational offerings by constructing a multiple-use trail network, building on the existing pedestrian pathways and Village sidewalk networks. Additionally, existing historic and interpretive sites provide opportunities for tourism “nodes,” or stopping points along the multiple-use trail. A complete description of the proposed Lake Flower Trail and how it will enhance and expand recreational resources in the waterfront is provided in Section IV.

Ensure proposed new or expanding marinas:

- Provide a range of boating services that support the policies and proposed projects of this LWRP.

#### Commercial/Residential Land Uses

In areas that reflect a mix of residential and commercial properties, commercial design should complement residential design, and vice versa, maintaining a similar scale, street

setback, and planting scheme. Refer to the above descriptions of commercial and residential land uses for specific considerations.

### Public Service Land Uses

Public service sites include the Hydro Park Dam, the Village and Town Halls, and the State Boat Launch. Development projects and programs at each of these facilities should consider the following:

- Preserving, at a minimum, the historic footprints, historic landscape features (such as historic trees), and ideally, the historic shells of the buildings. A large part of their history lies in their spatial layout and architectural fabric.
- Utilizing these sites as features on walking and interpretive tours, and incorporating the same style of signage used at the interpretive points along the multiple-use trail.
- Connecting these facilities through the multiple-use pathway.

### **2.3 *Improve the economic viability of water-dependent uses.***

Both residents and tourists support the existing water-dependent uses. These primarily include the public boat launch and private marinas on Lake Flower, several canoe access sites along the Saranac River, and the public beach on Lake Colby. Existing uses generally experience a fairly low level of use, with the private marinas operating at or near capacity. The commercial corridor along Lake Flower Avenue is developed with motels. These uses could certainly be expanded by adding additional water-dependent uses to the passive activities of swimming, fishing and light boating presently on the sites. New water-dependent uses will be limited by the availability of waterfront land. The privately owned lands along Lake Flower between Mountain Mist Park and Baldwin are very narrow with limited areas for parking and other accommodations. The Saranac River has several areas in which water-dependent uses could be successfully established. A recent example is the conversion of a lumber supply store to an outdoor outfitter that utilizes the Saranac River for equipment and boat rentals. Careful review of each project is required to ensure the development does not adversely impact the natural environment or scenic resources.

One of the Village's strongest assets is the proximity of the downtown business district to both Lake Flower and the Saranac River. Despite the proximity, there is presently only a weak connection to the downtown from the waterfront and there is a strong community desire to complement the two resources so as to offer the highest quality experience. Seasonal residents and tourists from Lake Flower and other connected lakes could come by boat to shop and otherwise enjoy downtown resources and activities. These uses should be promoted through efforts that make every attempt to link downtown businesses with the waterfront along Lake Flower and the River Walk along the Saranac River. Compatible businesses include, but are not limited to, retail stores, restaurants, theaters and overnight accommodations. Along Village-owned lands, it is recommended that the Village provide public dock slips and handicapped-fishing access sites. The most appropriate location is in Riverside Park where there is an existing history of public

docking. It is the most logical location since it is a natural gathering place on its own and is the waterfront gateway to the business district.

#### **2.4 *Allow water-enhanced uses, which complement or improve the vitality of water-dependent uses.***

Certain uses that are enhanced by a waterfront location may be appropriate to locate along the Lake Flower shoreline. However, the park-like setting is desired and should be enhanced by improvements that allow the greatest amount of people access to resources. Water-enhanced uses would, in most cases, be limited to sites across River Street and Lake Flower Avenue. Water-enhanced uses have perhaps the highest potential along the River Walk along the Saranac River. The existing commercial buildings in the downtown back up to the river and have the opportunity for retail expansion and eating and drinking establishments that benefit from being able to observe canoers, kayakers and fishermen along this stretch of river. Existing water-enhanced uses in this area include several downtown restaurants that have taken advantage of their riverfront location by constructing dining decks where people can view activities on the Saranac River. Along Lake Flower, water-enhanced uses include the motels that are located directly on the lake and the Mountain Mist food stand which draws people off the water to docks at this location.

The following criteria shall be considered when determining if a proposed water-enhanced use is appropriate at any of these locations:

- The use should be sited and operated so that it does not interfere with water-dependent uses.
- The use should be sited in a manner which does not limit or eliminate future opportunities for expansion of a water-dependent use.
- The use should complement existing or proposed water-dependent uses and serve to draw more visitors to the waterfront, thus supporting the water-dependent uses.
- Whenever possible, the use should provide access to winter activities.

#### **2.5 *Promote the efficient management of surface waters and underwater lands in the waterfront revitalization area.***

There is the potential for congestion, competition for recreational space, and mix of incompatible uses on water resources in the Village. This can degrade the water quality, as well as the public's ability to enjoy these resources to the greatest extent possible. Future opportunities for economic growth and development may also be impacted by these issues.

The following criteria shall be considered when determining if a proposed water-enhanced use is appropriate:

- Marinas and surface water uses will not be sited so as to encroach upon navigational channels.



- Conflicts of use will be avoided by careful consideration and analysis of the access site and uses taking place or planned on the water itself. The intent is to match water-dependent uses with the most suitable locations and, thereby, reduce or eliminate conflicts between potential uses.
- In selecting appropriate locations for water-dependent uses, consideration will be given to the availability of public sewers, public water lines, parking, pedestrian access and access to roads for deliveries.

***Policy 3.0 Protect existing agricultural lands in the coastal area.***

Agriculture does not play a role in the Village of Saranac Lake.

***Policy 4.0 Promote sustainable use of fish and wildlife resources.***

Living resources play an important role in the social and economic well-being of the waterfront community. The Village is located in the heart of the Adirondacks where the highest expectations exist for quality fishing and hunting experiences. Fishing and wildlife-watching along the lake and river is an important activity in the waterfront revitalization area. The continued uses relating to fish and wildlife resources depends on maintaining the long-term health and abundance of fisheries, wildlife and their habitats. Allocation and use of the available resources must be consistent with the restoration and maintenance of healthy stocks and habitats and must maximize the benefits of resource use so as to provide valuable recreational experiences and viable business opportunities for commercial and recreational fisheries.

Subpolicies and policy standards relating to Policy 4 include the following:

***4.1 Ensure the long-term maintenance and health of living water resources.***

The following standards shall be adhered in order to ensure the maintenance and health of existing living water resources:

- Maintain “run-of-river” conditions for Lake Flower and the Saranac River during operation of the hydroelectric dam in order to sustain adequate lake level and stream flows to preserve fish and wildlife resources.
- Consider the location of existing fish and wildlife habitats when new waterfront developments are propose and existing developments are expanded.
- Promote responsible commercial and recreational uses and manage these uses in consultation with DEC and in accordance with DEC regulations, so as to reduce the potential for exploitation.
- Protect and restore fish and wildlife habitats wherever possible.
- Encourage and participate in DEC educational and management efforts to avoid introducing aquatic nuisance species such as zebra mussels, Eurasian watermilfoil, and Purple Loosestrife. Participate in the environmental review of state, local or private projects proposed to control aquatic nuisance species.

#### **4.2 *Provide for commercial and recreational use of fisheries.***

Commercial sport fishing is an important activity on many of the lakes and rivers of the region. Fishing is taught as an activity to tourists plus numerous people make their living working as guides taking tourists to various lakes and rivers where the best fish can be found. Recreational fishing is an Adirondack pastime enjoyed by residents and tourists alike. The expansion of fishing as an activity would only serve to strengthen the Village's waterside image.

This can be accomplished by:

- Protecting existing commercial and potentially new fishing guide businesses by protecting fish habitats from contamination of any kind.
- Promoting the development of recreational and commercial opportunities associated with the Village's fishery resources including equipment shops and guide businesses.
- Actively promoting the sport fishing tournaments taking place in the region, including ice-fishing.

#### **Policy 4.3 *Promote aquaculture.***

Aquaculture in the region or in the immediately surrounding region is not commonly practiced. However, The New York State Fish Hatchery located at Saranac Inn on Upper Saranac Lake stocks all regional lakes and rivers on an annual basis according to fish stocking plans prepared by DEC. No policy is required for aquaculture.

### **C. Waterfront Natural Resources Policies**

#### **Policy 5.0 *Protect and restore ecological resources including significant fish and wildlife habitats, wetlands, and rare ecological communities.***

Significant coastal fisheries and wildlife habitats, identified by the DEC as critical to the maintenance or re-establishment of species of fish and wildlife in the waterfront revitalization boundary, must be protected for the habitat values they provide and to avoid permanent adverse changes to the involved ecosystem.

Wetlands provide numerous benefits to the natural environment as well as to the people living there. These benefits include fish and wildlife habitats, erosion and flood control, natural pollution treatment, groundwater protection and open space values. There are several wetland areas that have been identified by the Adirondack Park Agency and are, therefore, subject to agency regulations. Most of the involved wetlands are located adjacent to Turtle Pond, along the eastern edge of Lake Flower, the backside of Moody Pond, and certain areas along the edge of the Saranac River.

Subpolicies and policy standards relating to Policy 5 include the following:

### **5.1 *Protect significant coastal fish and wildlife habitats.***

Significant fish and wildlife habitats are those areas which:

- Are difficult or impossible to replace.
- Exhibit to a substantial degree one or more of the following characteristics:
  - Is essential to the survival of a large population of a particular fish or wildlife population.
  - Supports a species which is either endangered, threatened or of special concern as those terms are defined in 6 NYCRR Part 182.
  - Supports fish or wildlife populations having significant commercial, recreational or educational value.
  - Is of a type that is not commonly found in this region of the state.

Significant fish habitats exist in Lake Flower, the Saranac River and Lake Colby. The Saranac River supports an important trout fishery, which, in turn, provides significant economic activity through fishing tournaments and other activities. The banks of the Saranac River need to be kept vegetated with overhanging branches so as to provide cover and protection for young fish. Careful attention should be paid to not causing substantial changes to the river's gravel bottom or introducing any change to the river's temperature.

All projects along the waterfront, and especially projects involving waterfront access, must be developed in a manner that ensures the protection of fish and wildlife resources. Project reviewers must consider potential impacts on fish and wildlife habitats, and the following actions should be taken as appropriate and applicable:

- Avoid activities that would destroy or impair habitats through physical alteration, disturbance or pollution, or indirectly affect the loss of habitat.
- Schedule development or other activities to avoid vulnerable periods in life cycles of organisms utilizing habitats.
- Encourage a project design that will result in the least amount of potential adverse impact on habitats.
- Encourage a project design that will restore previously impacted habitats for desirable species.

### **5.2 *Protect freshwater wetlands or woodlands in the Village.***

Wetland and wooded areas comprise a portion of the shoreline along Lake Flower and the Saranac River. This contributes to the natural ecosystem of the area, and adds beauty and balance to the overall landscape. Development actions that would negatively impact wetland and wooded areas shall be avoided. In such cases where impairment of these resources cannot be avoided, the negative impacts shall be minimized through appropriate mitigation measures.

The following actions and policies should be applied to projects impacting wetland and wooded areas within the Village:

- Adequate buffers between wetlands and adjacent uses should be provided and maintained to the extent feasible.
- Avoid the placement of fill in vegetated wetlands.
- Design projects to result in the least amount of potential adverse impact pursuant to the appropriate APA and/or Army Corps of Engineers wetland permit and NYSDEC Water Quality Certification.
- Choose alternative actions or methods that would lessen potential impact.
- Mitigate the unavoidable adverse impacts resulting from activities by replacement of lost wetland areas or other appropriate means.
- Protect wooded areas to the extent feasible.

***Policy 6.0 Protect and improve water resources.***

The primary water resource in the Village of Saranac Lake is Lake Flower and the Saranac River. Other resources include Turtle Pond to the south, Moody Pond to the east, and Lake Colby at the edge of the northern Village line.

The protection and improvement of these resources is paramount to the future of Saranac Lake and central to short and long-term revitalization goals.

The highest water quality rating of “AA” has been established for both Lake Flower and Lake Colby. A Class “A” rating is established for Moody Pond and that portion of the Saranac River that flows through the Village. Turtle Pond has a Class “B” water quality rating. These classifications are compatible with the land and water uses described in this Local Waterfront Revitalization Program.

Subpolicies and policy standards for Policy 6 include the following:

***6.1 Prohibit direct discharges that would contribute to lowering water quality standards.***

This sub-policy focuses on those discharges into the water resources of the Village that have an identifiable source, such as a development site, industrial operation, or wastewater treatment plant. These are so-called “point-source” discharges. Point-source discharges into water resources will be prevented by avoiding land and water uses that would:

- Exceed applicable effluent limitations.
- Cause or contribute to contravention of water quality classification and use standards.
- Adversely affect the water quality of receiving lakes and rivers.

The effective treatment of sanitary sewage and industrial discharges will be ensured by:

- Maintaining efficient operation of sewage and industrial treatment facilities pursuant to the applicable NYSDEC regulations.
- Providing, at minimum, secondary treatment of sanitary sewage.
- Making improvements to sewage treatment facilities to improve nitrogen removal capacity.
- Reducing the loading of toxic materials into waters by including limits on toxic metals as part of wastewater treatment plant effluent permits.
- Reducing or eliminating combined sewer outflows.
- Providing and managing on-site disposal systems in accordance with NYS Codes, Rules and Regulations.
- Replacement of the sewer main along Bloomingdale Avenue and related upgrades in the other areas of the Village.
- Continue to monitor sewer main performance along both sides of the Saranac River from dam to Pine Street.

### ***6.2 Minimize indirect or non-point pollution of water resources, and manage activities causing non-point pollution.***

Non-point pollution is pollution that originates from sources that are not localized or easily identifiable. Non-point pollution includes runoff of urban areas and agricultural operations. Limiting non-point sources of pollution is the best way to avoid non-point pollution. This can be accomplished by the following:

- Reducing or eliminating the introduction of materials which may contribute to non-point pollution.
- Avoiding activities that would increase stormwater runoff.
- Controlling and managing stormwater runoff especially along the shorelines of Lake Flower, Lake Colby and the Saranac River.
- Retaining or establishing vegetation or providing soil stabilization.
- Preserving natural hydrologic conditions through maintenance of natural water surface flows thereby retaining natural watercourses and drainage systems.

### ***6.3 Protect and enhance water quality.***

To preserve and improve water quality, Saranac Lake should minimize non-point source pollution, including rainfall and snowmelt, by the following actions:

- Retaining as much of the natural vegetation as possible near the waterfront and avoiding the mass clearing of sites.
- Utilizing large graded areas on the most level portions of development sites, and avoiding the development of steep vegetated slopes.

- Conducting grading and clearance activities outside of floodplains to the extent feasible.
- Completing construction work pursuant to a NYSDEC State Pollutant Discharge Elimination System (SPDES) permit for stormwater discharge related to construction work, and maintaining a Construction Pollution Prevention Plan (CPPP) on-site for DEC inspection.
- Protecting inlets to storm sewers by using suitable filtering devices during construction.
- Continually evaluating the effectiveness of storm collection systems, and making improvements, where possible, aimed at collecting and detaining sediments in filtering catch basins and retention areas.

State law regulates the discharge of sewage, garbage, rubbish, and other solid and liquid materials from individual watercraft and marinas into the State’s waters. Adequate pump-out facilities should be maintained by local marinas to discourage the overboard discharge of sewage from boats.

Within the Village, there are several active and inactive petroleum storage facilities. Monitoring and permitting of these facilities is critical to the prevention of potential spills into local water resources. As redevelopment plans are proposed all non-essential or aged petroleum storage facilities, and any other hazardous materials, will be removed from the site. The siting of any future petroleum storage facilities in the Village will be subject to vigorous review and inspection standards.

***Policy 7.0 Minimize loss of life, structures, and natural resources from flooding and erosion.***

Almost all of the waterfront areas in the WRA are located within the 100-year floodplain. The Village of Saranac Lake participates in the National Flood Insurance Program (NFIP) and has local laws covering flood damage prevention. These laws are designed to prevent future property damage within the flood hazard area. Erosion continues to be a significant problem along the Lake Flower shoreline and the banks of the Saranac River.

Sub-policies and policy standards related to Policy 7 include the following:

***7.1 Minimize losses of human life and structures from flooding and erosion hazards.***

Standards that are applicable to the Village that are directed at protecting life and property using various management measures related to flood damage prevention are presented below:

- Locating development and structures away from areas of known flooding hazards.
- Providing funds for housing rehabilitation in the floodplain only in the context of floodproofing, and only when determined as “no practicable alternative.”

## **7.2 *Preserve and restore natural protective features.***

Every effort should be made to enhance existing natural protective features such as rocks, bushes and trees by the use of non-structural measures that are appropriate to manage erosion problems.

The Village should endorse the use of hard structure erosion protection measures only when avoidance is not appropriate because the structure is: water-dependent; construction of a hard structure is the only practical design alternative; the hard structure is limited to the minimum necessary; and adequate mitigation is provided to ensure there is no adverse impact on adjacent properties.

## **7.3 *Protect public lands when undertaking erosion or flood control projects.***

Every effort should be made to protect the loss of public lands threatened by flooding and erosion using the techniques and standards described above.

### **D. General Environmental Policies**

#### ***Policy 8.0 Protect and improve air quality.***

This policy provides for protection of the Village's air quality generated within the waterfront, or from outside the waterfront which adversely affects waterfront air quality.

Sub-policies and policy standards applicable to Policy 8 include the following:

#### ***8.1 Minimize existing air pollution and prevent new air pollution in the Village of Saranac Lake.***

New land uses or developments in the Village are to be reviewed according to the following standards to ensure they do not exacerbate air pollution:

- Ensure that developments proposed in the Village do not exceed thresholds established by the Federal Clean Air Act and state air quality laws.
- Review land use or development in the Village to ensure it does not generate significant amounts of nitrates and sulfates.

#### ***8.2 Minimize discharges of atmospheric radioactive material, chlorofluorocarbons, and pollution from nitrogen sources to levels that are as low as possible.***

State air quality statutes regulate radioactive materials, chlorofluorocarbon compounds, and nitrogen pollutants. The following three standards provide that, for actions with a potential impact on air quality, the Village shall provide information to the state, as appropriate, to enable the state to effectively administer its regulations by:

- Providing necessary information on local actions to the state to enable the state to effectively administer its air quality statutes pertaining to atmospheric radioactive material.
- Assisting the state whenever possible in the administration of its air quality statutes pertaining to chlorofluorocarbon compounds.
- Assisting the state whenever possible in the administration of its air quality statutes pertaining to the atmospheric deposition of pollutants in the region, particularly from nitrogen sources.

***Policy 9.0 Promote appropriate use and development of energy and mineral resources.***

The intent of this policy is to foster the conservation of energy resources in the Village.

Subpolicies and policy standards relating to Policy 9 are as follows:

***9.1 Foster the conservation of energy resources.***

The conservation of energy should be an important part of prudent future planning. Energy efficiency can be achieved through several means that fall into the jurisdiction of local governments, including the following:

- Promoting an increased use of public transportation where practical and to the extent feasible.
- Integrating modes of transportation (pedestrian, bicycle, auto and waterborne).
- Promoting energy efficient design in new developments, including the use of solar and wind energy, and landscaping for thermal control including the use of solar, wind and fuel cell energy.
- Promoting greater energy generating efficiency through upgrades of existing public facilities.

***9.2 Promote alternative energy sources that are self-sustaining.***

Avoid interference with waterfront activities and development when siting hydro and other energy source improvements.

***9.3 Consider energy use and environmental impact in the siting of major energy generating facilities.***

There is no demand for energy generating facilities at this time. However, the following standards shall be used to guide future decision-makers when siting new major energy generating facilities in the Village.

- Major energy generating facilities may be sited in the Village where a clear public benefit is established using the following factors:



- There is a demonstrated need for the facility.
- The facility will satisfy long-term electric capacity needs or electric system needs.
- Alternative available methods of power generation and alternative sources of energy cannot reasonably meet the public need.
- Upgrades of existing facilities cannot reasonably meet the public need.
- The facility incorporates feasible public recreational uses.
- Major energy generating facilities shall be sited close to load centers to achieve maximum transmission efficiency.

Avoid the degradation of waterfront resources in the Village by siting new energy generating and transmission facilities so they do not adversely affect:

- Commercial navigation.
- Recreational fishing and associated support businesses.
- Significant trout habitats along the Saranac River.
- Habitats critical to fish and wildlife species, vulnerable plant species, and rare ecological communities.
- Wetlands.
- Historic resources.
- Scenic resources.

#### ***9.4 Minimize adverse impacts from fuel storage facilities.***

The following standards were derived from Environmental Conservation Law, Article 23, Title 17, and from Federal Safety Standards 40 CFR Part 193:

- Ensure that production, storage, and retention of petroleum products in the Village is done in accordance with DEC regulations.
- Liquefied natural gas facilities must be safely sited and operated.
- Natural resources must be protected by complying with local, county and state oil-spill contingency plans.

#### ***9.5 Ensure that mining, excavation, and dredging do not cause an increase in erosion, an adverse effect on natural resources, or degradation of visual resources.***

This policy regulated mining, excavation and dredging activities in the Village. Due to the disruptive nature of these activities and the environmental sensitivity of the area, caution must be exercised to ensure these activities do not adversely affect natural resources or disturb the human environment. The impact on visual resources is important since the waterfront area provides significant scenic views. Mining operations currently do not exist within and adjacent to the Village.

Dredging is not proposed for any of the involved waterbodies in the Village. However, there are concerns about aquatic plant invasive species and dredging could be considered an alternative, particularly should water chestnuts be discovered at some point in the

future. Dredging often proves to be essential for waterfront revitalization and development, maintaining navigation channels at sufficient depths, pollutant removal, and meeting other waterfront management needs.

Dredging projects, however, may adversely affect water quality, fish and wildlife habitats, wetlands, and other important waterway resources. Often these adverse effects can be minimized through careful design and timing of the dredging operation, and proper siting of the dredge spoil disposal site. Dredging is a state regulated activity and permits will be granted if it has been satisfactorily demonstrated that these anticipated adverse effects have been reduced to levels which satisfy dredging permit standards set forth in regulations developed pursuant to Environmental Conservation Law (Articles 15, 24, 25, and 34).

***Policy 10.0 Minimize environmental degradation from solid waste and hazardous substances and wastes.***

The Village does not have any active hazardous waste storage facilities. Solid waste is presently managed on a regional level. The economy of the Village has historically been dependent on the tourism sector to provide jobs for their residents. The intent of this policy is to protect people from contamination, and to protect waterfront resources in the Village from degradation through proper control and management of wastes and hazardous materials.

Sub-policies and policy standards that relate to Policy 10 include the following:

***10.1 Manage solid waste to protect public health and control pollution.***

Effective management of solid waste in the Village should follow the established state priorities for reducing, reusing and disposing of such waste. Solid waste management is an important issue in the Adirondack Park. Most local landfills, including Saranac Lake's, have been closed by DEC. Regional facilities have been constructed in Franklin County.

Solid waste should be managed by:

- Reducing the amount of solid waste generated.
- Reusing or recycling materials.
- Using land burial or other approved methods to dispose of solid waste that is not reused or recycled.

The discharge of solid wastes into the environment should be prevented by using proper handling, management and transportation practices. Solid waste disposal should be adequately addressed when evaluating any development proposal in the Village.

***10.2 Manage hazardous wastes to protect public health and control pollution.***

Hazardous wastes should be managed in accordance with the following priorities:

- Eliminating or reducing the generation of hazardous wastes to the extent feasible.
- Recovering, reusing, or recycling remaining hazardous wastes to the extent feasible.
- Using detoxification, treatment, or destruction technologies to dispose of hazardous wastes that cannot be reduced, recovered, reused or recycled.
- Phase out land disposal of industrial hazardous wastes.

***10.3 Protect the environment from degradation due to toxic pollutants and hazardous substances.***

The release of toxic pollutants or substances hazardous to the environment that would have a harmful effect on fish and wildlife resources should be prevented unless intended for the control or elimination of such fish or wildlife. Public health, private property, and fish and wildlife need to be protected from the inappropriate use of pesticides by:

- Limiting the use of pesticides to the effective targeting of actual pest populations.
- Preventing direct or indirect entry of pesticides into waterways except when waterway application is essential for controlling the target species as in pond reclamation projects, black fly control operations, or nuisance aquatic vegetation control projects.
- Minimizing the exposure of people, fish and wildlife to pesticides.

Appropriate actions should be taken to correct all unregulated releases of substances hazardous to the environment.

***10.4 Prevent and remediate the discharge of petroleum products.***

The handling of petroleum products near water bodies must be undertaken with utmost care. The following standards are applicable:

- Requiring an adequate plan for prevention and control of petroleum discharges at any major petroleum related facility.
- Undertaking clean-up and removal activities of petroleum discharge in accordance with guidelines contained in the New York State Water Accident Contingency Plan and Handbook, and giving first priority to minimizing environmental damage by:
  - Responding quickly to contain petroleum spills.
  - Containing discharges immediately after discovery.
  - Recovering petroleum discharges using the best available practices.

***10.5 Transport solid waste and hazardous substances and waste in a manner that protects the safety, well being and general welfare of the public, the environmental resources of the state, and continued use of transportation facilities.***

Refer to discussion in section 10.1.

**10.6 *Seek alternative locations outside the Village for solid and hazardous facilities.***

The Village is seeking to create a waterfront that is attractive to tourists and residents, and preserving waterfront lands or water-dependent and water-enhanced uses. The Village also includes a concentration of population not present in outlying areas. For these reasons, the siting of solid and hazardous waste facilities is prohibited.

**E. Recreation and Cultural Policies**

***Policy 11.0 Improve the public's access to and use of public lands and waters.***

Physical and visual access to Lake Flower, the Saranac River and Lake Colby are quite good. Physical access to Lake Flower includes the DEC Boat Launch and four public parks. There are three canoe access points and six public parks along the Saranac River, and beach and boat launch access at Lake Colby.

Access itself is limited by the lack of adequate parking and docking facilities and the lack of a diverse set of waterfront activities. The other prevailing access issues are related to the quality of the facilities and their lack of connection to the downtown area.

Visual access is generally very good to all waterfront resources. Major travel corridors are located quite close to the waterfront, however, there are no provisions for pullovers or parking in which to enjoy the visual beauty of the Village.

This policy incorporates measures needed to improve public access and recreational resources in the Village.

Sub-policies and policy standards related to Policy 11 include the following:

***11.1 Promote physical public access and recreation throughout the Village.***

Improving public access to the waterfront is very important. Public access and recreation facilities can attract tourists, improve the quality of life for residents, and generate revenues for the businesses throughout the Village.

The following standards will be used as a guide in making future decisions regarding public access and expanding recreation opportunities:

- Creating more opportunities for pedestrians/bicycles to get to and enjoy the waterfront.
- Foster new ways to connect existing paths with new paths so as to create a single multi-use trail. Also, make trail connections to regional trails that bridge communities.
- Provide for more and improved parking near waterfront areas.
- Provide access for visiting boaters not using the State Boat Launch.

- Provide year-round access to public restroom facilities at the State Boat Launch. The Village shall initiate a new agreement with DEC on this issue.

***11.2 Protect and provide public visual access to waterfront lands and waters from public sites and transportation routes where physically practical.***

To the extent feasible, views of the waterfront from roads and public access locations should be expanded to allow full appreciation of the beauty of these resources, and to increase the attractiveness of the waterfront for residents and tourists.

The following standards should be applied with respect to increasing visual access to waterfront lands and water:

- Limiting physical blockage of existing visual access by constructing improvements and buildings at an appropriate scale and location.
- Protecting view corridors provided by streets or natural resources.
- Providing interpretive exhibits at appropriate locations to enhance the understanding and enjoyment of views.
- Allowing vegetative or other screening of uses that does not detract from the visual quality of the waterfront.

***11.3 Provide access and recreation that is compatible with natural resource values.***

Access and recreational activities must avoid adverse impacts on natural resources. The following factors will be utilized in determining the potential for adverse environmental effects:

- The intensity of the anticipated recreational activity.
- The level of disturbance associated with the activity.
- The sensitivity of the natural resources involved.

Access should be limited where the uncontrolled public use of a recreational facility or public access site would impair the natural resources. The Village contains many natural resources that need protection from potential public overuse including the banks of the Saranac River and the recreational surface use of Lake Flower and Lake Colby.

The following additional standards and guidelines will be applied in analyzing recreation and public access projects along waterfront areas:

- Providing access for fish and wildlife related activities, so long as the level of access would not result in the unacceptable adverse impacts to, or loss of, the resources themselves.
- Using methods and structures of access that maintain and protect open space areas associated with natural resources.
- Imposing seasonal limitations on public access where necessary to avoid adverse environmental impacts.

***Policy 12.0 Enhance visual quality and protect scenic resources.***

The scenic qualities of the waterfront are significant and contribute greatly to the area's beauty and character. The area has highly scenic natural resources and a variety of cultural elements that should be protected. The preservation of the aesthetic, historic, and scenic character of the Village is important to the area's attraction as a waterfront area and a heritage area. Scenic views are extensive and varied. They include long-range views from roadways and upland areas, and shorter-range views from bridges and shoreline locations.

Sub-policies and policy standards associated with Policy 12 include the following:

***12.1 Protect and improve visual quality in the Village.***

The following standards and guidelines will be used to protect and improve visual quality:

- Minimizing the introduction of elements that would be discordant with existing scenic components and character.
- Restoring deteriorated and removing degraded visual components.
- Screening elements that detract from visual quality.
- Using appropriate siting, scales, forms and materials to ensure that structures are compatible with and add interest to existing scenic elements.
- Preserving existing vegetation and adding new vegetation to enhance scenic quality.
- Allowing the selective clearing of vegetation to provide or enhance public views.
- Improving the visual quality of urban areas.
- Considering the impacts of new development on existing visual resources.
- Remove ancillary utility poles and lines.
- Encourage new underground utility services for new development.

***12.2 Identify, develop and/or improve properties that have the potential to enhance the public's appreciation of the visual resources of the Village.***

The Village has several locations with outstanding scenic values. These locations include Lake Flower and the surrounding mountains, the entire Saranac River, Lake Colby, and the Mount Pisgah region. These viewing locations need to be preserved and enhanced.

***Policy 13.0 Preserve historic resources.***

Saranac Lake has numerous historic and cultural resources that provide points of interest for residents and tourists. This policy recognizes the importance of preserving and enhancing the area's historic and cultural resources.

Sub-policies and policy standards applicable to Policy 13 include the following:

***13.1 Preserve, protect, and enhance historic structures and landscapes in the Village from incompatible development.***

Historic resources will be protected through the following standards:

- Preserving the historic character of the resource by protecting historic materials and features by making repairs using appropriate materials.
- Providing for compatible use of a historic resource while limiting and minimizing alterations to the resource.
- Promoting the designation of historic landmarks that reflect Saranac Lake's cultural, social, economic, and architectural history.
- Recognizing that public investment in historical development is important to illustrate a commitment to the business community and public at large, who may later invest.
- Avoiding potential adverse impacts of development on nearby historic structures.

***13.2 Protect and preserve archeological resources.***

If impacts are anticipated on a significant archaeological resource, potential adverse impacts should be minimized by:

- Redesigning the project.
- Reducing direct impacts on the resource.
- Recovering data and artifacts prior to construction, pursuant to review and approval by the New York State Office of Parks, Recreation and Historic Preservation.



**SECTION IV**

**PROPOSED LAND AND WATER USES  
AND PROPOSED PROJECTS**

## **SECTION IV PROPOSED LAND AND WATER USES AND PROPOSED PROJECTS**

The proposed land and water uses are illustrated in Figure IV-1. They translate the policies in Section III into a cohesive and comprehensive land use plan for the Village. The proposed land and water uses reflect and implement the policies contained in Section III by applying them to the existing land use pattern, natural and physical resources, and development constraints of the Village. Methods or techniques to implement these proposals, including amendments to the Village's Zoning Ordinance, are detailed in Section V. The proposed land uses are based upon discussions with the LWRP Committee and the general public.

The implementation of the LWRP represents a concrete step in the Village's efforts to revitalize its waterfront areas and strengthen the local economy. The strongest overall goal in the LWRP is to better link the waterfront regions to the downtown environment and this is reflected in this section. The keys to long-term success include:

- A balance of land use types that generate revenues for the Village and additional commerce for private sector business owners.
- A well-planned and well-designed pedestrian circulation network.
- Development scaled to the Adirondack village setting.
- Amenities catering to both visitors and residents.

The first part of this section identifies proposed land uses for the waterfront revitalization area. The second part of this section identifies proposed water uses. The third section identifies the proposed land and water based projects.

### **A. Proposed Land Uses**

Figure IV-1, "Proposed Land and Water Uses Map," illustrates the proposed land and water public and private projects for the waterfront revitalization area. For the purposes of this study, the land use areas are identified as 1) stable or well-established uses that are not likely to change substantially in the future, 2) redevelopment opportunity areas which represent areas for which a variety of uses would be acceptable and 3) areas that can be described as sensitive in terms of natural resources. There is no recommendation to revise the existing zoning map, therefore, there is no "Proposed Zoning Map" included in this document.

#### **1. Areas of Predominantly Stable Land Uses**

This category of land use occupies the majority of the land use pattern within the entire Waterfront Revitalization Boundary. In general, most of the Village pattern is set and areas are not subject to any foreseeable changes in land use types or other factors that could significantly alter the character of the Village. It should be noted for historical purposes, however, that much of the development along River Street was disrupted by the DOT road improvements, which included the addition of two driving lanes in the 1970's.

All of the businesses located on the west side of River Street were removed after the two lanes were added to the road. The remaining lands become Village-owned greenspace. This action dramatically improved the landscape along the waterfront, increasing public visual and physical access to this important scenic corridor. The lack of parking for access to the waterfront in this area continues to be an important issue.

## 2. Areas Suitable for Development, Redevelopment and/or Enhancement

The most relevant opportunities for redevelopment exist inside the downtown business core where there are numerous buildings that are underutilized and several that are vacant. One of the most prominent opportunities for enhancement exists along the backside of the business district adjacent to the River Walk. The Village has recently completed a Rear Façade Plan, which recommends alternative façades for rear buildings in the business district adjacent to the River Walk. The Village is presently researching a funding mechanism such as a revolving loan fund to provide incentives for these businesses to make building improvements that offer shops and services either linked passively or actively to the river. Typically, these would include businesses such as restaurants that would be enhanced by the sounds and the view of the river. There are no known obstacles under the present Zoning Code that would prohibit improvements along the rear façades. The New York State Building Code is presently being revised to allow combined uses more acceptable in terms of the permit approval process. The LWRP supports the Rear Façade Plan by bringing more people to the waterfront and linking them to the River Walk via the proposed Lake Flower Trail.

An additional opportunity is the large Branch and Callanan building and property across from the Train Station. This building already has three businesses operating from the site and has the potential to accommodate many more businesses following building renovation. To the greatest extent possible, new businesses in this area should complement the new scenic train running between Saranac Lake and Lake Placid.

There are a number of downtown businesses that would benefit from redevelopment or enhancement. Community Development Block Grant funds were utilized extensively in recent years to assist building owners that own combined housing/business units, however, the majority of buildings that are in the greatest need of assistance are strictly commercial. Most, in fact, need serious renovation and will be encouraged to follow historic restoration guidelines.

## 3. Sensitive Development Areas

Sensitive development areas are located along the Saranac River where substantial wetlands exist and the potential for flooding is high. The potential for stream bank erosion and pollution from unfiltered stormwater runoff is high along the Saranac River. Buildings where future improvements will logically take place are close to the edge of the river, increasing the environmental risks. Special attention to these issues is needed during the permitting and/or site plan review process.

The area along Lake Flower is also highly environmentally and visually sensitive. Outstanding water quality is essential to the tourism and second home industry that drive the economic forces in the region. It is particularly important to preserve the integrity of the viewshed looking west from Lake Flower Avenue and River Street, and east from Riverside Drive. Proposed buildings and other obstructions to these views should be carefully considered during the review process and mitigated to the greatest extent possible while continuing to support growth and improvement to private property owners.

## **B. Proposed Water Uses**

The Village of Saranac Lake recognizes the need to comprehensively manage the shoreline areas of the Saranac River, Lake Flower and Lake Colby and have integrated all other related plans within the LWRP. The LWRP addresses potential conflict, congestion, safety and competition for space in the use of the community's surface waters and underwater lands. It will also provide the opportunity to identify various suitable alternatives for the optimal use of the waterfront and adjacent water surfaces. Section II identified the key issues concerning water use in the Village of Saranac Lake. These include: the lack of public docking facilities, a significant lack of public parking, the lack of space for a commercial enterprise such as a tour boat on Lake Flower; the lack of a designated launch for small non-motorized boats such as canoes and kayaks on Lake Colby.

The Village also recognizes the potential for making the Village a destination for kayak and canoe clubs and organizations. Kayaking is one of the fastest growing sports in the US and Saranac Lake is taking advantage of the trend by holding various events in the area. A new "outfitting" business has recently opened in the downtown with on-site access to the Saranac River. The Saranac Lakes Chain is one of the most popular canoe routes for paddlers. The route begins at the top of Upper Saranac, past Middle Saranac, to the east end of Lower Saranac, continuing through Oseetah Lake into the Village of Saranac Lake where one can continue down the Saranac River. The Northern Forest Canoe Trail will create a long distance recreational water trail that will span from New York to Maine. Clearly, there are opportunities associated with vacationing paddlers that have yet to be realized and the Village plans on providing every opportunity possible to accommodate their needs.

In terms of private facilities, the LWRP does not see the need to encourage more marina-type facilities. Enhancement of existing facilities should instead be the focus. The enhancements should be designed to service seasonal and transient residents from the interconnected string of lakes that flow into Lake Flower. The public facilities proposed for Riverside Park will be designed to provide opportunities for links to the Village waterfront and the downtown business district. The proposed public facilities are also intended to complement the State Boat Launch by supplementing this facility which is designed only for customers who are utilizing the launch.

Proposed improvement projects related to water uses as described above can be found in Section IV-C.

### **C. Proposed Public and Private Projects**

As a result of developing their LWRP, the Village has identified a series of small and large-scale projects. Their individual locations are identified on Figure IV-1, “Proposed Land and Water Uses.” The uses and projects seek to:

- Restore and revitalize underutilized sites and buildings within the Village.
- Improve existing public recreational facilities and provide additional public access to the waterfront area.
- Link public sites and facilities along the waterfront and throughout the Village to neighboring communities and connecting waters.
- Protect and improve historical and scenic resources.
- Provide a proactive and positive economic boost to the Village.

The proposed projects outlined in this section recognize Lake Flower, the Saranac River and Lake Colby as valuable assets essential to the Village’s economic development efforts. A waterfront that is accessible to the public and provides an enjoyable mix of open space, recreational, cultural and commercial uses, will encourage those who come to Saranac Lake by car, train or boat to extend their stay, stroll along the waterfront, dine in a restaurant overlooking the Saranac River, and visit shops and other attractions. The ability of the Village to be “walkable” with clear and safe access between the downtown and the waterfronts during all seasons is an extremely important element for residents and visitors. Pedestrian walkways and signage should be consistent and designed to lead people from one place to another. The recognition and incorporation of these assets into the revitalization process will underscore Saranac Lake’s uniqueness.

Saranac Lake is dedicated to the revitalization of its waterfront area and does not want to preclude creative and innovative projects that advance this effort. However, the Village has identified a number of projects to be developed that will have substantial public benefit and are confident that these enhancements will promote existing businesses and spur new businesses in the community. Proposed land-based projects are on properties owned by the Village or the State, excepting some sections along Lake Flower Avenue.

#### 1. Proposed Public Projects

There are two main projects associated with this LWRP. A series of smaller, inter-related projects are incorporated into the main projects. The project areas include Lake Flower and Lake Colby.

##### a. Lake Flower

Lake Flower is truly the centerpiece for the community. The lake is a jewel, marking the eastern gateway into the Village of Saranac Lake. Riverside Park, Prescott Park, the

State Boat Launch, Mountain Mist Park and Baldwin Park are all located on the northern shoreline of Lake Flower. Although Village land holdings are significant along the lakeshore, they are not interconnected. This discontinuity is a considerable disadvantage since walking, jogging, boating and biking are an integral part of the recreational activities for Village visitors and residents. The first project provides the opportunity to make improvements to all parklands along the shoreline.

#### 1.) The Lake Flower Trail

The Village proposes to locate and construct a walking/biking/ski path that would originate at Riverside Park at the north end of Lake Flower proceeding in a southerly direction along the shoreline. The Trail is proposed to continue along Rte. 86 to the railroad tracks, future Lake Placid-Saranac Lake Recreational Path will intercept Route 86.

The Lake Flower Trail is proposed to follow the path of the existing sidewalk along River Street beginning at the immediate shoreline adjacent to Riverside Park, continuing past the State Boat Launch and Prescott Park. At the intersection of River Street and Lake Flower Avenue, a new sidewalk would be constructed on the west side of the road. A sidewalk would need to be constructed in the right-of-way along the west side of Lake Flower Avenue and continue as a cantilevered structure in the areas of the road where the distance between the road and the lake is too narrow for a traditional sidewalk. The Trail would then continue along the lake through Baldwin Park, becoming a traditional sidewalk at the south end of the park and stretching to the Saranac Lake-Lake Placid Recreational Trail.

The Lake Flower Trail is envisioned as a waterside experience with amenities commonly associated with public boardwalks such as benches, signage, historic lighting and bicycle racks. The Lake Flower Trail is to be lit with historic design pattern lighting that is consistent with the fixtures installed along the River Walk. It is envisioned as a handicapped-accessible multi-use trail, however, state regulations regarding the size of a public walkway will likely dictate the overall use. The Trail should begin as a five-foot path with additional space allocated should it be deemed necessary to expand the trail at a later date. The emphasis along Lake Flower is to retain as much green space as possible while keeping the project affordable for the community. The Lake Flower Trail should be designed to accommodate winter use since some winter activities that attract thousands of residents and visitors take place along this corridor.

Construction of the Lake Flower Trail is proposed to occur in three phases. The first is the section of River Street between Main Street and Lake Flower Avenue. The second section is located between Lake Flower Avenue and Baldwin Park. The third phase is from Baldwin Park to the Lake Placid-Saranac Lake Recreational Trail.

Construction of the Lake Flower Trail will be a challenge along the narrow strip of land between the public park at Mountain Mist and Baldwin Park. Much of this land is owned privately and easements will be needed to gain access to these properties. The shoreline

in this area has problems with stormwater runoff and stream bank erosion. These problems will need to be addressed before any walkway construction can begin.

Specific recommendations relating to improvements that NYSDOT can assist the Village in making during the planned improvements to Lake Flower Avenue include the following:

- Move the existing sidewalk to the west side of Lake Flower Avenue
- Create a walking trail consistent with the project recommended in this LWRP
- Create sitting areas with benches and pedestrian look-outs adjacent to the water
- Install historic lighting
- Eliminate unnecessary utility poles and wires
- Bury utility lines wherever possible

Estimated Project Cost:

Phase 1 – River Street	\$225,000
Phase 2 – Lake Flower to Baldwin Park	\$225,000
Phase 3 – Baldwin Park to Rec. Trail	<u>\$450,000</u>
TOTAL COST	\$900,000

## 2.) Riverside Park

Riverside Park is the village-owned park located in the extreme north end of Lake Flower. The Village proposes to make considerable improvements to Riverside Park since it is located at the primary intersection into the downtown business district. Riverside Park comprises a highly scenic area and is a focal point for both local and regional public events. The goal for this park is to minimize impairments to the visual landscape while improving the general aesthetics of the area and encouraging a greater level of public access.

The improvements are directed at connecting persons who come by water to the downtown area where existing restaurants and shops can benefit from the commerce. Providing a place for people to come by boat will establish Saranac Lake as a destination spot for the hundreds of shoreowners' along the many lakes that are linked to Lake Flower.

Specific recommendations for Riverside Park are as follows:

- Restore sea wall to safely and attractively accommodate floating type docks which will support docking for small to medium boats along the edge facing south and west.
- Limit docking and address enforcement issues. Public docking will encourage people into the downtown area and to attend concerts and other community activities. Provide signage to direct people and communicate dock rules.
- Construct an esplanade with appropriate pedestrian amenities, adequate access for the handicapped, a new band shell, public docks, historic lighting and formal landscaping.
- Replace the Anderson Bandstand with an open-air gazebo complete with storage, power, equipment and additional seating capacity.

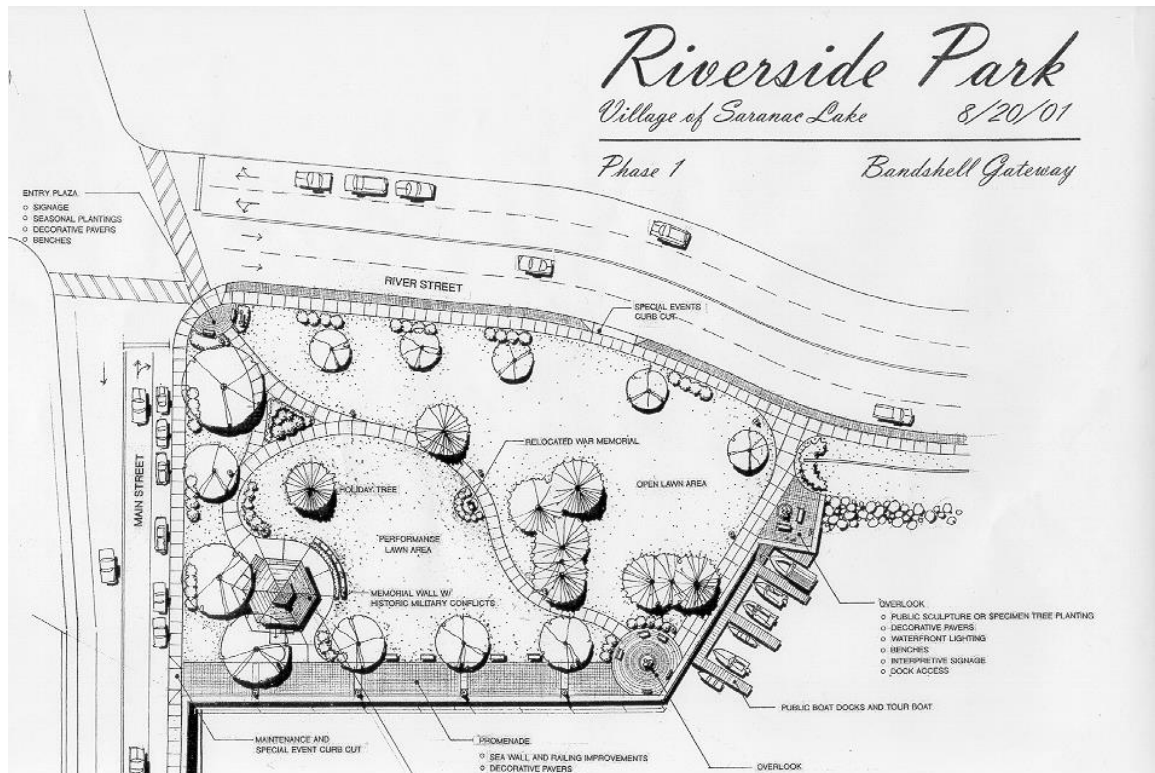


- Work with local veterans associations to incorporate a universal memorial into other park amenities such as the band shell, park benches and flower gardens.
- Immediately stabilize the bank and mitigate stormwater runoff from both storms and snowmelt along the shoreline just south of Riverside Park.
- Develop a landscape improvement plan that ties the parklands together and generally make the area a more attractive place. The area around the Bandstand is envisioned as a more formal public gathering place with formal plantings such as gardens and hedges for some protection from the roads. The remainder of Riverside Park is envisioned as tree-lined with a grassy base with the focal point as Lake Flower.

Estimated Project Cost:

Wall stabilization, boat docks, pavers	\$ 50,000
Bandstand replacement	\$100,000
Landscape plan and construction	\$290,000
	\$395,000

**Figure IV-2  
Riverside Park Rendering**



### 3.) Prescott Park

Prescott Park represents village-owned parkland on either side of the State Boat Launch. This area is envisioned to continue as a passive park with the Lake Flower Trail passing through with amenities such as benches, bike racks, and historic lighting. Specific additional recommendations include the following:

- Place picnic tables in the area along Pontiac Bay.
- Make landscape improvements that are informal and planted with native plants and bushes so as not to obstruct the view of Lake Flower from River Street.
- Add historic lighting.
- Develop a total electrical plan for the entire area.
- Upgrade electrical service and outlet arrangements to accommodate various activities.

Estimated Project Cost: \$150,000

### 4.) Lake Flower State Boat Launch

The State Boat Launch has certain limitations largely due to the size and narrowness of the site. Recommendations focus on expanding its single focus purpose for fishing to work within the village setting providing a place for parking for overnight boaters and persons desiring docking without the use of the launch facility. Another important consideration is also for the provision of a safe pedestrian crossing across River Street.

- DEC and the Village should work on a new joint agreement that shares the responsibility for providing year-round handicapped accessible heated bathroom facilities since this is an important all-season point of access for the public. Any building should be in keeping with the Adirondack environment and should be constructed so as to enhance the spectacular view from the State Boat Launch.
- Provide appropriate links to the future restrooms and a walkway down to the launch area from the part of the Lake Flower Trail that is proposed to pass through the Boat Launch area. This part of the walkway should also have pedestrian benches and attractive landscaping.
- Investigate parking alternatives for people not using the boat launch in cooperation with DEC.
- Consider the “Sand Pit” lot behind the NBT Bank for long-term boat trailer parking.

Estimated Project Cost: \$150,000

### 5.) Mountain Mist Park

This is a small village-owned parcel of land adjacent to the Mountain Mist ice cream store on Lake Flower Avenue. The area is a popular destination spot for tourists and residents and should be upgraded. The following specific improvements are recommended:

- Stabilize the shoreline and improve landscaping.
- Tie the Lake Flower Trail formally into the existing landscape.

Estimated Project Cost: \$75,000

#### 6.) Baldwin Park

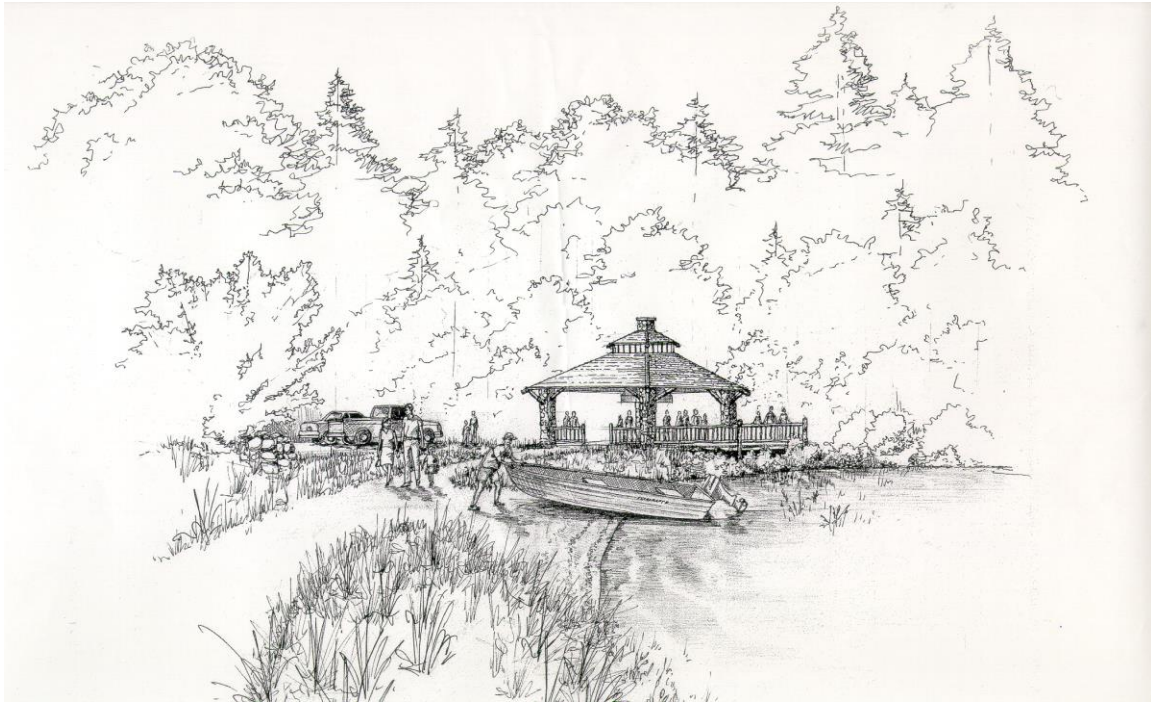
Improvements at the tennis courts and adjacent village-owned parklands are directed at creating better opportunities for public on-site parking.

Specific recommendations for this area include:

- Provide short-term pull-off parking along the road for canoe trailer access.
- Provide a designated kayak/canoe launch area with a small boat rack.
- Provide a public dock for water access to the tennis and basketball courts.
- Provide a fishing platform with handicapped access.
- Provide appropriate signage to direct people to this site and to the downtown business district.
- Stabilize shoreline embankments.
- Provide additional picnic tables and seating for pedestrians.
- Consider formalizing a mooring site for sea planes in this vicinity.
- Address parking needs as a priority for this area. Very limited on-street parking is available. DOT is engaging in a road improvement project in the near future and it is possible to work together with DOT to work new parking options into the plan along Lake Flower Avenue. One potential solution is to provide a single layer of public parking diagonally along the north side of the tennis courts.

Estimated Project Cost: \$200,000

**Figure IV-3  
Lake Colby Pavilion Rendering**



b. Lake Colby

Lake Colby has an established history of public use in the community over the past 35 years or so. While there are some good features in the park, there are a number of opportunities available that will greatly enhance the park and bring a greater level of use.

- Construct a large picnic pavilion on Village-owned property adjacent to the beach on the south shore. The pavilion can be rented by groups and families for special events or used by the Village for the same. On-site parking is already build-into the site along the existing stone wall.
- Provide handicapped-fishing access from the deck at the proposed new pavilion.
- Designate a formal launch site for canoes and kayaks at the pavilion site.
- Secure permits in order to provide the best solution to improve the sand retention and quality in the swimming zone.
- Plant trees to provide necessary shade, highway buffer and wind break where feasible, particularly in the parking area and the north end of the bathhouse.
- Expand the green space area and improve the overall attractiveness of the park by considering reclaiming some of the existing parking lot.

- Develop a four-season plan that includes year-round restrooms and guidelines for various winter events such as ice skating, ice-fishing, ATV or snowmobile races.
- Expand recreational programming to provide some kind of youth and family programs. Possibilities include regulation volleyball, tennis backboard, bocce ball, and construction of a new jungle gym.
- Allow commercial vendors to rent kayaks, canoes, rowboats, and small sailboats at the beach to provide access to the water.
- Enhance the sidewalk and trail to the beach from the Village and light the area with historic period lamps.
- Build up the area of the trail that drops below the elevation of the road so that there is better visibility. Extend the walkway from the Village of Saranac Lake and connected to this site and to the beach as well.
- Provide a trail connection from the Village beach area to the Town of Harrietstown Park and the Lake Colby State Boat Launch.

Estimated Total Project Cost:		\$325,000
Pavilion	\$ 125,000	
Beach	\$ 75,000	
Recreation	\$ 125,000	

## 2. Other Community Needs

### a. Signage

There is a great need for the Village to provide consistent and reliable signage to indicate public access to waterfront locations, public parking areas and the downtown Business District, and other recreational choices (alternatives). The recommendation is to develop an overall Sign Plan for the Village so that pedestrian and vehicular signage is coordinated, consistent, and reflects the Village’s aesthetic goals. This plan should also address attractive signage at all gateways into the community. Any signage plan should consider addressing all-season activities.

Estimated Project Cost:		\$ 75,000
Planning	\$ 15,000	
Implementation	\$ 60,000	

### b. Traffic

Traffic along River Street is a major concern for the community. This area is where pedestrians make the important link between the downtown business district and the waterfront. The highway as it presently exists is unsafe for pedestrians to cross at any location other than at the light at the intersection of River and Main Streets, and River and Church Streets. The width of River Street is out of scale with the village setting and does not promote interaction between Lake Flower waterfront resources and the business district, which is a primary goal of this LWRP. It is recommended in this report that a number of traffic calming alternatives be investigated by DOT and that DOT consider the

following recommendations during the planning process: address the need for a dedicated bicycle lane, some limited parking, or used as a greenspace buffer between traffic and the Lake Flower Trail.

DOT is planning to make improvements to Lake Flower Avenue in the near future. Whenever possible, DOT will incorporate sidewalk improvements and park amenities consistent with proposed LWRP improvements along this route.

Estimated Project Cost: Unknown

c. Parking

Creating practical solutions to the lack of public parking to Lake Flower waterfront resources is difficult without the loss of greenspace on the lake side of the road. However, should one lane be reclaimed on River Street, as a traffic calming solution, it could be utilized as on-street parking or provide a drop-off zone for group canoe and kayak vehicles.

A small public parking lot along the north side of the tennis courts is proposed to relieve the parking problem along Lake Flower Avenue. A list of proposed improvements will be presented to DOT as soon as practicable so that parking and pedestrian enhancements can be incorporated into their future plans.

Off-site parking location alternatives include the following options (none of these lots or parcels are owned by the Village and, therefore, would require leasing or purchase):

- Utilize the old Trudeau sandpit on Pine Street or the small lot at the intersection of Pine Street and River Street.
- Investigate leasing parking space from the Ames Department Store.
- Approach local schools and churches to lease property during summer season for overflow public parking.
- Discuss expansion of State Boat Launch for general parking use.
- There continues to be a shortage in public parking throughout the Village. Every effort should be made by the Village to retain existing parking lots and develop by purchase or lease new parking lots to address these shortages.
- Parking lots should be improved and the lines repainted.
- Appoint a separate transportation planning committee to carry out investigating the feasibility of public parking in any new locations.

Estimated Project Cost: \$50,000-100,000

d. Environmental Issues

Environmental issues that need to be addressed are nuisance non-native aquatic vegetation, point and non-point source stormwater control, the year round preponderance

of ducks and geese, and sediment buildup below the dam. General environmental recommendations include the following:

- Better enforcement of existing rules and the addition of certain new regulations can address problems with noise and light pollution, septic management and protection of groundwater resources.
- Identification of new invasive plant and animal species and monitoring of the spread of Eurasian watermilfoil in Lake Flower and Lake Colby should be developed with the assistance of the DEC. A plan to manage the plant invasion should be developed by the Village in cooperation with DEC and other interested parties.
- The Saranac River should be regularly cleaned of debris and garbage. There is a good ongoing effort which can be expanded to include more areas of the river.
- Address the smell of gas and oil at Hydro Park. DOT installed an oil separator in the stormwater system but the problem continues and should be resolved by additional investigations.
- Develop a cooperative program to protect all water resources in the Village from non-point source pollution created by stormwater runoff.
- Educate visitors and residents as to the detriment of feeding local ducks and geese.

Estimated Project Cost: \$8,000

e. Aesthetic Issues

Aesthetics are an important issue in the Village. There is strong interest in removing eyesores along major transportation routes especially relating to utility lines and utility poles. The following recommendation is, therefore, made to address this concern.

- Removal of all utility poles and lines from waterfront areas and Lake Flower Avenue.
- Remove ancillary poles and wires from the waterside of the road and replace with push poles.
- Bury lines wherever practicable.
- Encourage new services to be buried.
- Upgrade equipment and lines so as to remove unnecessary lines from important viewsheds.

Estimated Project Cost: \$2,000,000

f. Skateboard Area

Skateboarding is an enormously popular activity for young people in the community. The Village wants to promote it as a safe, worthwhile recreational pursuit and is looking to relocate the existing park to an appropriate location in which to site a skateboarding/roller blading park where competitions can take place and more people can enjoy watching. Since so many of the young people who come to the Park do not have vehicles, it is important to link the location to existing trails and bike pathways as well as to be within walking distance of the school. To encourage the sport to become a regional



destination spot, any new facility should be designed as a fully equipped “state of the art” Skateboard Area that can operate on a year-round basis.

Estimated Project Cost: \$250,000

g. Saranac Lake 2001: A Five-Year Strategic Plan for Downtown Revitalization

The Plan was prepared in 1996 and is a compilation of information recorded during public forums. A detailed list of action steps was created for each of the above objectives. Each step lists Lead Agency/person, Funding Source/Sponsor, Start and Completion Dates. Many of the plan’s action steps are either directly or indirectly related to development and improvement of Saranac Lake’s waterfront areas. The LWRP supports the recommendations in the Saranac Lake 2001: A Five-Year Strategic Plan for Downtown Revitalization and is including them as part of the LWRP to further their implementation. Supported actions include the following:

- Conduct an annual Saranac River Clean Up Day,
- Establish downtown historic building restoration program,
- Create outdoor recreational enhancement committee,
- Complete River Walk Plan between Village Office and Broadway,
- Further development and promote new beginners’ kayak training,
- Pursue Lake Flower tour boat operation for visitors,
- Utilize local architects to create downtown streetscape and park (Riverside and Berkeley) improvements,
- Reconstruct Main Street water line and storm sewers.

h. The Saranac River Walk: A Conceptual Plan for River Access

In 1992, The River Walk was presented as a conceptual plan for river access. The initial phase of the plan has been successful in changing the face of the riverfront. The River Walk represents the changing view of the riverfront, from a service area behind the commercial district, to an opportunity for recreation, new commercial activity and significant landscape of Saranac Lake. The River Walk establishes a 1.5-mile pedestrian path along the river, linking a wide variety of riverine habitats, cultural landscapes, historic sites and private parks. The River Walk plays a large role in overall development of the waterfront. The plan will bring more people into the village for recreation, boost pedestrian traffic, and expand the use of the river. This LWRP supports the completion of the final phases of The River Walk including access to all riverfront parks.

i. Rear Façade Plan

This Plan seeks to encourage stronger connections between the businesses/buildings in downtown and the river. An example of this is the creation of rear decks overlooking the river for restaurant patrons. The Village has modified the Land Use Code so as to allow businesses to develop and use the rear facades of buildings adjacent to the river and is now in the process of developing incentives and funding sources to implement the plan.

It is the intention of this LWRP to facilitate the implementation of the objectives and recommendations of the Rear Façade Plan.

### 3. Proposed Private Projects

There are several known private projects proposed for the waterfront area. The St. Regis Canoe Outfitter's have recently moved into the closed retail lumber outlet and have constructed a canoe/kayak equipment testing area. It is highly likely that this business will spur other new businesses and greatly enhance the downtown business district.

Fogarty's Marina (old Keough Marina) has plans to expand operations for marina retail store and boat rentals on Lake Flower.

## **SECTION V**

# **LOCAL IMPLEMENTATION TECHNIQUES**

## SECTION V LOCAL IMPLEMENTATION TECHNIQUES

The Waterfront Revitalization and Coastal Resources Act places great emphasis on the implementation provisions of the LWRP. This section accomplishes two objectives. It is meant to provide sufficient information for DOS to determine whether Saranac Lake has met the state's requirements and, to provide the Village with a clear and complete description of the strategy the Village will follow to implement those elements of the LWRP for which the Village is responsible.

### A. Local Laws and Common State Agency Regulations Necessary to Implement the Village's LWRP

Local laws and regulations are the basic means for enforcing the provisions of the LWRP. They can ensure that, at a minimum, nothing will occur to prevent the long-term advantageous use of the waterfront or to frustrate the achievement of any of the policies or purposes of the LWRP. The balance between development/redevelopment and resource protection that is apparent in the LWRP policies and the proposed land uses and projects has been achieved through the application of many of the Village's existing laws and regulations.

1. Village of Saranac Lake Local Laws
  - a. Saranac Lake Master Plan Update (in progress)

The 1988 Master Plan is an update of the original 1967 Master Plan. A present effort is underway to develop a new comprehensive plan that bridges the goals and initiatives of the local planning initiatives of the 1990's and early 2000's. Much of the planning work done in the Village is comprised of rather separate and discrete studies and plans that were designed to solve specific problems or purposes at a particular point in time.

The latest draft of the update identifies areas and sub-areas within the Village and lists a set of planning concerns and objectives. Below is a list of some of the objectives for areas and sub-areas as they relate to the LWRP.

- Encourage passive recreational use and public access to the lakefront.
- Encourage designs, including lighting and signs, which do not intrude on scenic views of the Saranac River and Lake Flower.
- Protect and enhance lakefront and riverside open space.
- Ensure building layouts that allow for maximum views of the lake from within plots but also from the road.
- Ensure that signs do not impinge on these views.
- Protect Lake front wetlands and lake by enforcing setback from the water's edge.
- Insure adequate drainage and erosion protection in this area.
- The quality of the Saranac River should be protected environmentally and its edges conserved visually. Development should be limited in environmentally sensitive

areas, protecting vegetation and wildlife, and guaranteeing public access to compatible recreation areas.

b. Saranac Lake Draft Land Use Code

This document is nearing completion and adoption. Relying on the objectives established in the draft Master Plan Update, the Village's Land Draft Use Code codified many of the objectives listed above into a useable and enforceable ordinance including provisions for development along the Village's waterfronts.

Figure II-4, "Existing Zoning Map," illustrates that zoning along the Village's major waterfront areas (Lake Flower and the Saranac River) are the B – Lake Flower Avenue and E - The Village Center zones. Land uses in the B zone vary from residential to parks to commercial strip development with residential uses generally located closer to the Village center and commercial strip uses closer to the Village's edge towards Lake Placid. The B zoned area serves as an important gateway into the Village and offers expansive views to the west across the Lake. The Village Center, Zone E, encompasses most of the central business district and the Saranac River's passage through the Village. This is a high-density area with mixed-use buildings in this zone focused away from the River and towards Main Street.

Because these two zones are adjacent to the waterways being emphasized in the Village's LWRP, the establishment of a Waterfront Overlay District or Sub Area may be an appropriate step to take in the future. The new overlay district or sub area could be used to encourage pedestrian connections and access to the waterfront. It may also include some architectural design guidelines, which would emphasize both the historic character of the Village and its connection to nearby water bodies. This is an excellent opportunity because the Village is currently in the process of updating its Master Plan, which will include amendments to the zoning code.

In general, the Zoning Regulations of the Village are a significant tool in the implementation of the LWRP. The Committee found that the existing zoning districts and associated uses are compatible with the proposed uses and projects listed in Section II of this LWRP. Specific deficiencies in the Zoning Regulations include the lack of design standards for several development elements. (See Section 1b below.)

The Village also has Subdivisions that were adopted in 1988 and are incorporated into the Zoning Ordinance. The Planning Board is responsible for the review and approval of all subdivisions of land. Standards include street layout, lot configuration and drainage improvements. Similar to the Zoning Regulations, the Subdivision Regulations could benefit from the addition of design standards. The effort to upgrade all land use regulations is underway at the present time. This LWRP recommends at a minimum incorporating the standards listed above.

2. Common State Agency Regulations

a. Flood Damage Prevention Law

This law requires permits for construction within flood hazard areas identified by the Federal Emergency Management Agency. With such a law in place, property owners are eligible for purchase of subsidized flood damage insurance that would not otherwise be available. Projects within the flood hazard area are reviewed to ensure that hazards from flooding are minimized through appropriate standards concerning construction techniques and materials, siting, and protection and maintenance of drainage areas. The law also requires subdivision proposals to be consistent with the need to minimize flood damage. The Village Code Enforcement Officer administers this law. Appeals may be made to the Village Planning Board.

b. New York State Department of Environmental Conservation (DEC)

The DEC Division of Regulatory Affairs manages the State Environmental Quality Review Act (SEQRA). SEQRA is a law that establishes a process that requires the consideration of environmental factors early in the planning stages of actions that are directly undertaken, funded or approved by local, regional and state agencies. The Village considers all applicable requirements under (SEQRA) during review of all qualifying projects. SEQRA is incorporated into the site plan review procedures of the Village's Land Use Code.

DEC also issues permits for any discharge into waters, oil or gas drilling, mining, transportation of solid wastes, operation of new solid waste facilities, the storage, transport and disposal of hazardous waste. DEC also authorizes permits for air pollution, the operation of marinas and the construction, dredging or dumping in a freshwater wetland.

c. Adirondack Park Agency

The Adirondack Park Agency (APA) governs land use in the Adirondack Park. As such, there is often an additional layer of review for projects that fall within their jurisdiction. The APA has limited review authority, however, in Hamlet areas, which in this case, include the Village of Saranac Lake. Hamlets are APA designated zoning districts that primarily designated to well-settled population centers. Generally, projects that would be considered jurisdictional include projects over 40 feet in height and projects proposing 100 or more residential or commercial units. The Village refers these types of projects to the APA for a jurisdictional decision.

d. Army Corps of Engineers (ACOE)

All projects proposed along the Saranac River that impact the Hydro Dam must be submitted to the Federal Energy Regulatory Commissioner (FERC) of the US Coast Guard and the Army Corps of Engineers.

The ACOE requires a permit for wetland disturbances in the Adirondack Park.

## **B. Proposed Local Laws and Regulations**

Site plan review standards that address shoreline development concerns and encourages new businesses that are consistent with the LWRP should be added to the Zoning Ordinance. Within the previous section (V), the various local laws and regulations of the Village were examined to determine how well they implement the policies and proposals of the Village's LWRP. The Village needs to develop an improved set of design standards to address design issues, parking, landscaping and utilities. A copy of the suggested design standards is found in Appendix 2. Since the Village is in the process of revising both the Master Plan and Zoning Ordinance, the LWRP Advisory Committee is recommending that these standards be considered during this process as opposed to changing the law through this document.

The Zoning Regulations would also benefit from a review to improve definitions, remove inconsistencies, and take into account the recent amendments to the State planning and zoning statutes that were initiated by the New York State Legislative Commission on Rural Resources. All projects proposed along the Saranac River that impact the Hydro Dam must be submitted to the Federal Energy Regulatory Commissioner (FERC) of the US Coast Guard and the Army Corps of Engineers.

1. Proposed Amendments to Zoning Code
  - a. New Site Plan Review Standards

The long-term success of the Village's waterfront depends, in part, on sensitively designed development projects and programs that adhere to the overall vision for the waterfront area. For each land use type in the waterfront area, the Village should establish a set of design criteria. These design criteria will indicate to Village officials and future developers how projects should be designed to meet the overall vision. Design considerations may include graphic depictions of how development should occur as well as suggested zoning measures that will ensure their implementation. The Village can translate the design considerations into actual standards for inclusion in the appropriate sections of the Village's zoning regulations.

- b. Design Standards

Since the waterfront traverses the entire Village of Saranac Lake, all projects should be subject to the same design standards regardless of individual zoning district. The Village is presently in the process of addressing various design standards. Rather than incorporating specific standards in this document for adoption by the Village Board, the LWRP is providing substantial guidance for the preparation of design standards in

Section III, Policies (2.2). Recommended design standards are located in Appendix 2 of this document. Design standards should be developed to address the following criteria:

- Overall Design
- Relationship to Lake Flower and the Saranac River
- Architectural Design Standards
- Landscaping, Screening and Buffering
- Lighting
- Signage
- Transportation System
- Public Access to Waterfront
- Off-Street Parking
- On-Site Utilities and Services
- Building Height and Setback Requirements
- Natural Resource Protection

c. Establishment of Village of Saranac Lake Waterfront Consistency Law

The purpose of this new law is to provide a framework and procedures for agencies of the Village to consider the policies and purposes contained in the LWRP when reviewing applications for actions or direct agency actions located within the Village; and to assure that such actions are consistent with the policies and purposes of the Village's LWRP.

This proposed local law establishes consistency review procedures for Village actions within the Village in order to implement the LWRP. This local law will require of each board, department, office, officer or other body of the Village of Saranac Lake that its actions to directly undertake, or to permit, fund or otherwise approve any project, use or activity within the Village, be consistent to the maximum extent practicable with the State and local policies set forth in the Village of Saranac Lake Local Waterfront Revitalization Program. To this end, the LWRP Consistency Review Law establishes procedures for:

- 1.) Initial review of proposed actions in a manner compatible with requirements of the State Environmental Quality Review Act (SEQRA), Title 6, Part 617 NYCRR.
- 2.) Advisement and assistance to applicants (if involved) and/or the boards, the departments, offices, officers, or other bodies of the Village involved regarding forms, procedures, etc.



### **C. Other Actions Required of Both Public and Private Sectors**

In addition to the laws and regulations identified in the above section, a number of other public and private actions will be necessary to implement the Village's LWRP.

- 1.) **Proposed Projects**  
The Village has identified a number of improvements and revitalization projects to address and implement many of the LWRP Policies outlined in detail in Section IV. In implementing these projects the Village will seek to develop and/or foster a full range of public/private partnerships. Actions necessary to implement these projects are discussed in Section IV.
- 2.) **Development and Adoption of the New Master Plan and Zoning Ordinance**  
The Village should fund and expedite the development and adoption of the Master Plan Update and Land Use Code Update.
- 3.) **Full-Time Code Enforcement Officer**  
The Village should fund the position of a full-time Code Enforcement Officer to enforce all provisions of the land use and development codes of the Village.
- 4.) **Memorandum of Understanding Between Village and DEC**  
The Village and DEC should renegotiate their Memorandum of Agreement regarding the maintenance of the boat launch and seek a solution for the construction and maintenance of a restroom facility at the Lake Flower State Boat Launch.
- 5.) **Formation of Village Transportation Committee**  
The Village should form a Transportation Committee to address the traffic, parking and pedestrian access issues outlined in this LWRP.
- 6.) **Secure Easements for Lake Flower Trail**  
A property survey and easements, or negotiated passage, will need to be secured for properties bordering Lake Flower where the Lake Flower Trail is proposed.
- 7.) **Formation of a Signage Committee.**  
The Village should form a signage committee to address a consistent theme for signage that is targeted at pedestrian and parking.

### **D. Local Management Structure and Procedures for Reviewing Proposed Projects**

It is the intention of the Village of Saranac Lake that the revitalization of the Village take place in a coordinated and comprehensive manner that ensures a proper balance between the protection of natural resources and the need for economic development and revitalization.

In order to provide a LWRP focus within the community, the Village needs to enact a Local Consistency Review Law that provides a process for the review of actions within the Village for consistency with the LWRP. The procedures for review will be identified in the Local Consistency Law which is provided in Appendix 3.

The Village Planning Board will assist in interpreting the LWRP to the Village Board, Zoning Board of Appeals, and any and all other Village agencies, officers, offices, personnel, and the general public. The Office of Community Development will and also be responsible for coordinating and/or overseeing implementation of projects identified in Section IV of the LWRP.

The purpose of the LWRP Consistency Review Law is to provide a framework for agencies of the Village to consider the policies, purposes, and common interests contained in the Village's LWRP when reviewing applications for actions or direct Village agency actions and to assure that such actions are consistent with those policies and purposes. The procedures for consistency review are intended to ensure that all of the policies of the Village's LWRP are considered as early as possible in the formulation of a proposed action. The LWRP will result in the involvement of several agencies, boards and individual officials. Primary responsibility will be with the Planning Board. However, the Office of Community Development, Planning Board, Code Enforcement Officer, Zoning Board of Appeals, Director of Public Works, and the Chamber of Commerce will all play a significant role in the implementation of the LWRP.

#### **E. Financial Resources**

There are three main funding implications associated with implementation of the Village's LWRP. These are the administrative costs involved in the continued local management of the LWRP, the capital and revenue costs involved in project implementation, and the costs related to maintenance and upkeep of projects.

Management costs associated with the administration of the LWRP must be budgeted by the Village and financed out of general revenues. This involves creating a separate budget item for the administration of the LWRP by the Planning Board to cover the costs of consistency reviews, production of an annual report, and general administrative and clerical needs.

The second funding implication is the capital and revenue costs involved in project implementation. The Village of Saranac Lake has identified a number of LWRP projects designed to address and implement many of the LWRP Policies identified in Section III. These projects are discussed in detail in Section IV.

Although the Village will need to take the lead in achieving the implementation of these projects, it is unlikely that the Village will be able to provide the necessary financial resources to implement any of these projects without seeking financial assistance from other entities or as part of a public/private partnership.

A key element in the building of successful implementation partnerships is the availability of a local match from the Village. This match is essential in leveraging public or private sector money. The local match generally can take a number of forms, including funding by the Village, the provision of materials or Village public works labor, and the use of volunteers and staff time to provide a monetary equivalent. It is also advantageous to try to link LWRP project implementation to other capital improvement work that is going on within the Village, such as a development proposal or public water supply project, stretching the benefits of limited public funds and achieving multiple objectives. In terms of providing a monetary match, the Village Board should consider setting up a budget item that would dedicate funds for the implementation of LWRP projects. This item could be used to fund small-scale projects or parts of projects.

The Village should evaluate the requirements necessary to obtain monies from a variety of existing environmental response and economic development programs. Some of the available grant programs to address contaminated properties require a percentage contribution from the Village or private donors.

**Government funding programs include:**

DOS Waterfront Program

The *Coastal Resources Division* works with local governments, businesses, community organizations, and citizens to improve their waterfronts. Technical, planning, and financial assistance are available on an annual basis for both the planning and project elements of an individual program.

The New York State Clean Water/Clean Air Bond - Environmental Conservation Law Article 56. Project eligibility should be evaluated under different Bond Act funds, including the Safe Drinking Water Fund (Title 2), the Clean Water Fund (Title 3), and the Municipal Environmental Restoration Project Fund (Title 5).

The New York State Environmental Protection Fund - Environmental Conservation Law Article 54. This fund provides assistance for park, recreation and historic preservation projects.

The Federal "Superfund" - Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This fund provides the federal government with monies to implement short-term "removal" actions, or longer term remedial investigation and remediation of hazardous waste sites listed on the National Priorities List (NPL). The NYSDEC must request that a site be listed on the NPL. This fund was used to implement limited clean-up activities at the former Diamond International site;

Federal Environmental Response and Spill Compensation Fund - Navigation Law Article 12. This fund is available to states to implement investigation and clean-up of petroleum discharges and removal of underground storage tanks. The fund is also available to compensate injured parties, including municipalities which have lost revenue as a result of the discharge of petroleum;

NYS Council on Arts - The New York State Council on the Arts (NYSCA) is a state funding agency that provides support for activities of nonprofit arts and cultural organizations in New York State and helps to bring artistic programs of high quality to the citizens of the state. NYSCA achieves its goals primarily through its grantmaking activity. It offers grants and support services to the field through a number of discipline and field related programs.

Adirondack North Country Association - The Adirondack North Country Association works as a regional economic development association to create and retain jobs, increase goods and services, and market agricultural products, natural resources, crafts, and other items made in the region. Committed to the need for planning for economic development, ANCA works to build programs that result in long-term activities.

Empire State Development Corporation (ESDC)- and regional banks have established the Adirondack North Country Community Enhancement Program (ANCCEP) Loan Program to make a lending pool available to Adirondack North Country businesses. Loan funding through the program will be available to small and medium-sized businesses with fewer than 500 employees.

Essex County IDA/ Franklin County IDA - Their mission is to create a viable business atmosphere that will attract compatible and diverse sustainable economic development opportunities while focusing on major assets, retention / expansion projects, quality of life and job creation. To attain these goals, the IDA's offer a number of financing instruments and economic incentives.

USDA Rural Development - The mission of the Rural Business-Cooperative Service is "to enhance the quality of life for rural Americans by providing leadership in building competitive businesses including sustainable cooperatives that can prosper in the global marketplace." They meet these goals by investing financial resources and providing technical assistance to businesses and cooperatives located in rural communities, and by establishing strategic alliances and partnerships that leverage public, private, and cooperative resources to create jobs and stimulate rural economic activity

New York State Environmental Facilities Corporation ("EFC") - There are several State Revolving Fund ("SRF") programs which may be available to Saranac Lake or interested private sector investors for development of the contaminated properties.

Clean Water State Revolving Fund for Water Pollution Control - Financing is available to respond to non-point source pollution projects. Non-point source refers to water pollution from diffuse sources that are not directly related to a piped discharge. Examples include remediation of contamination from leaking underground storage tanks or collection and treatment of road runoff, and water body restoration such as stream bank stabilization, drainage erosion and sediment control.

Industrial Finance Program - provides low interest loans to private businesses for environmental improvement capital projects, including Brownfields site remediation and solid waste management.

The State Revolving Fund Program is one of the largest environmental infrastructure financing programs in the nation. Three primary loans are available through EFC: Bond-Funded Loans, Financial Hardship Loans, (including interest-free long-term), and Interest-Free Short-Term (up to two years).

Community Development Block Grant (CDBG) - This program provides direct funding from the Department of Housing and Urban Development (HUD) for activities that support the reuse of industrial sites. CDBG funds are used for grants, loans, loan guarantees and technical assistance activities.

Section 108 Federal Loan Guarantees - Another HUD program, may also be applicable to the industrial site reuse effort. Eligible projects include rehabilitation of obsolete structures, property acquisition and site preparation activities that could include removal of contamination from a property.

New York State and U.S. Departments of Transportation - Grants and loans may be available pursuant to the DOT Transportation Efficiency Act 21<sup>st</sup> Century (TEA-21). Provides project grants to states for the purposes of providing and maintaining recreational trails through the National Recreational Trails Funding Program.

The Quality Communities Task Force - Provides State grants aimed at improving the quality of life through economic and environmental protection measures under the Quality Communities Demonstration Program, administered by the Department of State.

Sustainable Development Challenge Grant Program – An EPA program to encourage communities to address their long-term ecological well-being by creating plans and activities that recognize the relationships and interdependency of environmental quality, economic prosperity and community well-being for a community's long-term sustainability.

National Preservation Loans – The Preservation Loan Fund of the National Trust for Historic Preservation provides below-market loans, lines of credit or participation loans for acquisition and rehabilitation of historic buildings.

New York State Empire State Development Corporation - Program grants and loans are available as incentives to attract commercial development and may be applicable to Brownfields development through the Economic Development Fund.

U.S. Department of Commerce Economic Development Administration - Grants are available to assist economic development projects.

New York State Nonpoint Source Implementation Grants Program - The NYSDEC has a grant program under its Nonpoint Source Implementation Grants Program. The Program

provides grants for up to fifty percent (50%) of the cost of eligible nonpoint source water pollution assessment, planning and abatement projects.

Private Foundation Grants - The Environmental Grantmakers Association, 1290 Avenue of the Americas, Suite 3450 New York, New York, 10104 compiles a listing of hundreds of potential foundations and trusts which may provide funding assistance to creative environmental/economic development initiatives.

Adirondack Economic Development Corporation – Provides access to capital for start-up and existing businesses located in and around the Adirondack Park. Programs combine financing and investments, entrepreneurial training and small business development, and assistance to communities to create multi-level economic opportunities within the region.

Friends of the North Country – Provides financing and loans and other business assistance throughout the Adirondack/North Country Region. Also raises funds for community programs and projects for planned development, resource protection and grassroots community advocacy.

Small Business Development Center – Provides advice and training for business start-ups and existing businesses, including the preparation of business plans and associated financial documents. This center is partnership program between the U.S. Small Business Administration and Plattsburgh State University.

Americorps Program - This domestic Peace Corps engages more than 50,000 Americans in intensive, results-driven service each year. We're teaching children to read, making neighborhoods safer, building affordable homes, and responding to natural disasters through more than 1000 projects. Most AmeriCorps members are selected by and serve with projects like Habitat for Humanity, the American Red Cross, and Boys and Girls Clubs, and many more local and national organizations. Others serve in AmeriCorps\*VISTA (Volunteers in Service to America) and AmeriCorps\*NCCC (the National Civilian Community Corps).

## **SECTION VI**

### **STATE AND FEDERAL ACTIONS AND PROGRAMS LIKELY TO AFFECT IMPLEMENTATION**

## **SECTION VI STATE AND FEDERAL ACTIONS AND PROGRAMS LIKELY TO AFFECT IMPLEMENTATION**

State actions will affect and be affected by implementation of the LWRP. Under State law and the U.S. Coastal Zone Management Act, certain State actions within or affecting the local waterfront area must be "consistent" or "consistent to the maximum extent practicable" with the enforceable policies and purposes of the LWRP. This consistency requirement makes the LWRP a unique, intergovernmental mechanism for setting policy and making decisions and helps to prevent detrimental actions from occurring and future options from being needlessly foreclosed. At the same time, the active participation of State agencies is also likely to be necessary to implement specific provisions of the LWRP.

The first part of this section identifies the actions and programs of State agencies which should be undertaken in a manner consistent with the LWRP. This is a generic list of actions and programs, as identified by the NYS Department of State; therefore, some of the actions and programs listed may not be relevant to this LWRP. Pursuant to the State Waterfront Revitalization of Coastal Areas and Inland Waterways Act (Executive Law, Article 42), the Secretary of State individually and separately notifies affected State agencies of those agency actions and programs which are to be undertaken in a manner consistent with approved LWRPs. The list of State actions and programs included herein are informational only and do not represent or substitute for the required identification and notification procedures. The current official lists of actions subject to State and federal consistency requirements may be obtained from the NYS Department of State.

The second part of this section is a more focused and descriptive list of State agency actions which are necessary to further implementation of the LWRP. It is recognized that a State agency's ability to undertake such actions is subject to a variety of factors and considerations; that the consistency provisions referred to above, may not apply; and that the consistency requirements cannot be used to require a State agency to undertake an action it could not undertake pursuant to other provisions of law. Reference should be made to Section IV and Section V, which also discuss State assistance needed to implement the LWRP.

### **A. State Actions and Programs Which Should be Undertaken in a Manner Consistent with the LWRP**

#### **ADIRONDACK PARK AGENCY**

- 1.00 Regulation of land use and development on private lands pursuant to the Adirondack Park Land Use and Development Plan.
- 2.00 Administration of the NYS Wild, Scenic and Recreational Rivers System Act within the Adirondack Park.



- 3.00 Administration of the NYS Freshwater Wetlands Act within the Adirondack Park.
- 4.00 Approval of local government land use plans within the Adirondack Park.

**OFFICE FOR THE AGING**

- 1.00 Funding and/or approval programs for the establishment of new or expanded facilities providing various services for the elderly.

**DEPARTMENT OF AGRICULTURE AND MARKETS**

- 1.00 Agricultural Districts Program
- 2.00 Rural Development Program
- 3.00 Farm Worker Services Programs.
- 4.00 Permit and approval programs:
  - 4.01 Custom Slaughters/Processor Permit
  - 4.02 Processing Plant License
  - 4.03 Refrigerated Warehouse and/or Locker Plant License

**DIVISION OF ALCOHOLIC BEVERAGE CONTROL/STATE LIQUOR AUTHORITY**

- 1.00 Permit and Approval Programs:
  - 1.01 Ball Park - Stadium License
  - 1.02 Bottle Club License
  - 1.03 Bottling Permits
  - 1.04 Brewer's Licenses and Permits
  - 1.05 Brewer's Retail Beer License
  - 1.06 Catering Establishment Liquor License
  - 1.07 Cider Producer's and Wholesaler's Licenses
  - 1.08 Club Beer, Liquor, and Wine Licenses
  - 1.09 Distiller's Licenses
  - 1.10 Drug Store, Eating Place, and Grocery Store Beer Licenses
  - 1.11 Farm Winery and Winery Licenses
  - 1.12 Hotel Beer, Wine, and Liquor Licenses
  - 1.13 Industrial Alcohol Manufacturer's Permits
  - 1.14 Liquor Store License
  - 1.15 On-Premises Liquor Licenses
  - 1.16 Plenary Permit (Miscellaneous-Annual)
  - 1.17 Summer Beer and Liquor Licenses
  - 1.18 Tavern/Restaurant and Restaurant Wine Licenses
  - 1.19 Vessel Beer and Liquor Licenses
  - 1.20 Warehouse Permit

- 1.21 Wine Store License
- 1.22 Winter Beer and Liquor Licenses
- 1.23 Wholesale Beer, Wine, and Liquor Licenses

## **DIVISION OF ALCOHOLISM AND SUBSTANCE ABUSE SERVICES**

- 1.00 Facilities, construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
  - 2.01 Certificate of approval (Substance Abuse Services Program)
- 3.00 Permit and approval:
  - 3.01 Letter Approval for Certificate of Need
  - 3.02 Operating Certificate (Alcoholism Facility)
  - 3.03 Operating Certificate (Community Residence)
  - 3.04 Operating Certificate (Outpatient Facility)
  - 3.05 Operating Certificate (Sobering-Up Station)

## **COUNCIL ON THE ARTS**

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Architecture and environmental arts program.

## **DEPARTMENT OF BANKING**

- 1.00 Permit and approval programs:
  - 1.01 Authorization Certificate (Bank Branch)
  - 1.02 Authorization Certificate (Bank Change of Location)
  - 1.03 Authorization Certificate (Bank Charter)
  - 1.04 Authorization Certificate (Credit Union Change of Location)
  - 1.05 Authorization Certificate (Credit Union Charter)
  - 1.06 Authorization Certificate (Credit Union Station)
  - 1.07 Authorization Certificate (Foreign Banking Corporation Change of Location)
  - 1.08 Authorization Certificate (Foreign Banking Corporation Public Accommodations Office)
  - 1.09 Authorization Certificate (Investment Company Branch)
  - 1.10 Authorization Certificate (Investment Company Change of Location)
  - 1.11 Authorization Certificate (Investment Company Charter)

- 1.12 Authorization Certificate (Licensed Lender Change of Location)
- 1.13 Authorization Certificate (Mutual Trust Company Charter)
- 1.14 Authorization Certificate (Private Banker Charter)
- 1.15 Authorization Certificate (Public Accommodation Office - Banks)
- 1.16 Authorization Certificate (Safe Deposit Company Branch)
- 1.17 Authorization Certificate (Safe Deposit Company Change of Location)
- 1.18 Authorization Certificate (Safe Deposit Company Charter)
- 1.19 Authorization Certificate (Savings Bank Charter)
- 1.20 Authorization Certificate (Savings Bank De Novo Branch Office)
- 1.21 Authorization Certificate (Savings Bank Public Accommodations Office)
- 1.22 Authorization Certificate (Savings and Loan Association Branch)
- 1.23 Authorization Certificate (Savings and Loan Association Change of Location)
- 1.24 Authorization Certificate (Savings and Loan Association Charter)
- 1.25 Authorization Certificate (Subsidiary Trust Company Charter)
- 1.26 Authorization Certificate (Trust Company Branch)
- 1.27 Authorization Certificate (Trust Company-Change of Location)
- 1.28 Authorization Certificate (Trust Company Charter)
- 1.29 Authorization Certificate (Trust Company Public Accommodations Office)
- 1.30 Authorization to Establish a Life Insurance Agency
- 1.31 License as a Licensed Lender
- 1.32 License for a Foreign Banking Corporation Branch

**OFFICE OF CHILDREN AND FAMILY SERVICES**

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Homeless Housing and Assistance Program.
- 3.00 Permit and approval programs:
  - 3.01 Certificate of Incorporation (Adult Residential Care Facilities)
  - 3.02 Operating Certificate (Children's Services)
  - 3.03 Operating Certificate (Enriched Housing Program)
  - 3.04 Operating Certificate (Home for Adults)
  - 3.05 Operating Certificate (Proprietary Home)
  - 3.06 Operating Certificate (Public Home)
  - 3.07 Operating Certificate (Special Care Home)
  - 3.08 Permit to Operate a Day Care Center

## **DEPARTMENT OF CORRECTIONAL SERVICES**

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

## **DORMITORY AUTHORITY OF THE STATE OF NEW YORK**

- 1.00 Financing of higher education and health care facilities.
- 2.00 Planning and design services assistance program.

## **EMPIRE STATE DEVELOPMENT/EMPIRE STATE DEVELOPMENT CORPORATION**

- 1.00 Preparation or revision of statewide or specific plans to address State economic development needs.
- 2.00 Allocation of the state tax-free bonding reserve.

## **EDUCATION DEPARTMENT**

- 1.00 Facilities construction, rehabilitation, expansion, demolition or the funding of such activities.
- 2.00 Permit and approval programs:
  - 2.01 Certification of Incorporation (Regents Charter)
  - 2.02 Private Business School Registration
  - 2.03 Private School License
  - 2.04 Registered Manufacturer of Drugs and/or Devices
  - 2.05 Registered Pharmacy Certificate
  - 2.06 Registered Wholesale of Drugs and/or Devices
  - 2.07 Registered Wholesaler-Repacker of Drugs and/or Devices
  - 2.08 Storekeeper's Certificate

## **NEW YORK STATE ENERGY RESEARCH AND DEVELOPMENT AUTHORITY**

- 1.00 Issuance of revenue bonds to finance pollution abatement modifications in power-generation facilities and various energy projects.

## **DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of lands under the jurisdiction of the Department.
- 2.00 Classification of Waters Program; classification of land areas under the Clean Air Act.
- 3.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 4.00 Financial assistance/grant programs:
  - 4.01 Capital projects for limiting air pollution
  - 4.02 Cleanup of toxic waste dumps
  - 4.03 Flood control, beach erosion and other water resource projects
  - 4.04 Operating aid to municipal wastewater treatment facilities
  - 4.05 Resource recovery and solid waste management capital projects
  - 4.06 Wastewater treatment facilities
- 5.00 Funding assistance for issuance of permits and other regulatory activities (New York City only).
- 6.00 Implementation of the Environmental Quality Bond Act of 1972, including:
  - (a) Water Quality Improvement Projects
  - (b) Land Preservation and Improvement Projects including Wetland Preservation and Restoration Projects, Unique Area Preservation Projects, Metropolitan Parks Projects, Open Space Preservation Projects and Waterways Projects.
- 7.00 Marine Finfish and Shellfish Programs.
- 8.00 New York Harbor Drift Removal Project.
- 9.00 Permit and approval programs:

### Air Resources

- 9.01 Certificate of Approval for Air Pollution Episode Action Plan
- 9.02 Certificate of Compliance for Tax Relief - Air Pollution Control Facility

- 9.03 Certificate to Operate: Stationary Combustion Installation; Incinerator; Process, Exhaust or Ventilation System
- 9.04 Permit for Burial of Radioactive Material
- 9.05 Permit for Discharge of Radioactive Material to Sanitary Sewer
- 9.06 Permit for Restricted Burning
- 9.07 Permit to Construct: a Stationary Combustion Installation; Incinerator; Indirect Source of Air Contamination; Process, Exhaust or Ventilation System

Construction Management

- 9.08 Approval of Plans and Specifications for Wastewater Treatment Facilities

Fish and Wildlife

- 9.09 Certificate to Possess and Sell Hatchery Trout in New York State
- 9.10 Commercial Inland Fisheries Licenses
- 9.11 Fishing Preserve License
- 9.12 Fur Breeder's License
- 9.13 Game Dealer's License
- 9.14 Licenses to Breed Domestic Game Animals
- 9.15 License to Possess and Sell Live Game
- 9.16 Permit to Import, Transport and/or Export under Section 184.1 (11-0511)
- 9.17 Permit to Raise and Sell Trout
- 9.18 Private Bass Hatchery Permit
- 9.19 Shooting Preserve Licenses
- 9.20 Taxidermy License
- 9.21 Permit - Article 15, (Protection of Water) - Dredge or Deposit Material in a Waterway
- 9.22 Permit - Article 15, (Protection of Water) - Stream Bed or Bank Disturbances
- 9.23 Permit - Article 24, (Freshwater Wetlands)

Hazardous Substances

- 9.24 Permit to Use Chemicals for the Control or Elimination of Aquatic Insects
- 9.25 Permit to Use Chemicals for the Control or Elimination of Aquatic Vegetation
- 9.26 Permit to Use Chemicals for the Control or Extermination of Undesirable Fish

### Lands and Forest

- 9.27 Certificate of Environmental Safety (Liquid Natural Gas and Liquid Petroleum Gas)
- 9.28 Floating Object Permit
- 9.29 Marine Regatta Permit
- 9.30 Navigation Aid Permit

### Marine Resources

- 9.31 Digger's Permit (Shellfish)
- 9.32 License of Menhaden Fishing Vessel
- 9.33 License for Non-Resident Food Fishing Vessel
- 9.34 Non-Resident Lobster Permit
- 9.35 Marine Hatchery and/or Off-Bottom Culture Shellfish Permits
- 9.36 Permits to Take Blue-Claw Crabs
- 9.37 Permit to Use Pond or Trap Net
- 9.38 Resident Commercial Lobster Permit
- 9.39 Shellfish Bed Permit
- 9.40 Shellfish Shipper's Permits
- 9.41 Special Permit to Take Surf Clams from Waters other than the Atlantic Ocean
- 9.42 Permit - Article 25, (Tidal Wetlands)

### Mineral Resources

- 9.43 Mining Permit
- 9.44 Permit to Plug and Abandon (a non-commercial, oil, gas or solution mining well)
- 9.45 Underground Storage Permit (Gas)
- 9.46 Well Drilling Permit (Oil, Gas, and Solution Salt Mining)

### Solid Wastes

- 9.47 Permit to Construct and/or Operate a Solid Waste Management Facility
- 9.48 Septic Tank Cleaner and Industrial Waste Collector Permit

### Water Resources

- 9.49 Approval of Plans for Wastewater Disposal Systems
- 9.50 Certificate of Approval of Realty Subdivision Plans
- 9.51 Certificate of Compliance (Industrial Wastewater Treatment Facility)

- 9.52 Letters of Certification for Major Onshore Petroleum Facility Oil Spill Prevention and Control Plan
  - 9.53 Permit - Article 36, (Construction in Flood Hazard Areas)
  - 9.54 Permit for State Agency Activities for Development in Coastal Erosion Hazards Areas
  - 9.55 State Pollutant Discharge Elimination System (SPDES) Permit
  - 9.56 Approval -Drainage Improvement District
  - 9.57 Approval - Water (Diversion for) Power
  - 9.58 Approval of Well System and Permit to Operate
  - 9.59 Permit - Article 15, (Protection of Water) - Dam
  - 9.60 Permit - Article 15, Title 15 (Water Supply)
  - 9.61 River Improvement District Approvals
  - 9.62 River Regulatory District Approvals
  - 9.63 Well Drilling Certificate of Registration
  - 9.64 401 Water Quality Certification
- 10.00 Preparation and revision of Air Pollution State Implementation Plan.
  - 11.00 Preparation and revision of Continuous Executive Program Plan.
  - 12.00 Preparation and revision of Statewide Environmental Plan.
  - 13.00 Protection of Natural and Man-made Beauty Program.
  - 14.00 Urban Fisheries Program.
  - 15.00 Urban Forestry Program.
  - 16.00 Urban Wildlife Program.

**ENVIRONMENTAL FACILITIES CORPORATION**

- 1.00 Financing program for pollution control facilities for industrial firms and small businesses.

**FACILITIES DEVELOPMENT CORPORATION**

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

**OFFICE OF GENERAL SERVICES**

- 1.00 Administration of the Public Lands Law for acquisition and disposition of lands, grants of land and grants of easement of land under water, issuance of licenses for removal of materials from lands under water, and oil and gas leases for exploration and development.



- 2.00 Administration of Article 4-B, Public Buildings Law, in regard to the protection and management of State historic and cultural properties and State uses of buildings of historic, architectural or cultural significance.
- 3.00 Facilities construction, rehabilitation, expansion, or demolition.

**DEPARTMENT OF HEALTH**

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
  - 2.01 Approval of Completed Works for Public Water Supply Improvements
  - 2.02 Approval of Plans for Public Water Supply Improvements.
  - 2.03 Certificate of Need (Health Related Facility - except Hospitals)
  - 2.04 Certificate of Need (Hospitals)
  - 2.05 Operating Certificate (Diagnostic and Treatment Center)
  - 2.06 Operating Certificate (Health Related Facility)
  - 2.07 Operating Certificate (Hospice)
  - 2.08 Operating Certificate (Hospital)
  - 2.09 Operating Certificate (Nursing Home)
  - 2.10 Permit to Operate a Children's Overnight or Day Camp
  - 2.11 Permit to Operate a Migrant Labor Camp
  - 2.12 Permit to Operate as a Retail Frozen Dessert Manufacturer
  - 2.13 Permit to Operate a Service Food Establishment
  - 2.14 Permit to Operate a Temporary Residence/Mass Gathering
  - 2.15 Permit to Operate or Maintain a Swimming Pool or Public Bathing Beach
  - 2.16 Permit to Operate Sanitary Facilities for Realty Subdivisions
  - 2.17 Shared Health Facility Registration Certificate

**DIVISION OF HOUSING AND COMMUNITY RENEWAL AND ITS SUBSIDIARIES AND AFFILIATES**

- 1.00 Facilities construction, rehabilitation, expansion, or demolition.
- 2.00 Financial assistance/grant programs:
  - 2.01 Federal Housing Assistance Payments Programs (Section 8 Programs)
  - 2.02 Housing Development Fund Programs
  - 2.03 Neighborhood Preservation Companies Program
  - 2.04 Public Housing Programs

- 2.05 Rural Initiatives Grant Program
  - 2.06 Rural Preservation Companies Program
  - 2.07 Rural Rental Assistance Program
  - 2.08 Special Needs Demonstration Projects
  - 2.09 Urban Initiatives Grant Program
  - 2.10 Urban Renewal Programs
- 3.00 Preparation and implementation of plans to address housing and community renewal needs.

**HOUSING FINANCE AGENCY**

- 1.00 Funding programs for the construction, rehabilitation, or expansion of facilities.
- 2.00 Affordable Housing Corporation

**JOB DEVELOPMENT AUTHORITY**

- 1.00 Financing assistance programs for commercial and industrial facilities.

**MEDICAL CARE FACILITIES FINANCING AGENCY**

- 1.00 Financing of medical care facilities.

**OFFICE OF MENTAL HEALTH**

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
  - 2.01 Operating Certificate (Community Residence)
  - 2.02 Operating Certificate (Family Care Homes)
  - 2.03 Operating Certificate (Inpatient Facility)
  - 2.04 Operating Certificate (Outpatient Facility)

**OFFICE OF MENTAL RETARDATION AND DEVELOPMENT DISABILITIES**

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
  - 2.01 Establishment and Construction Prior Approval

- 2.02 Operating Certificate Community Residence
- 2.03 Outpatient Facility Operating Certificate

## **DIVISION OF MILITARY AND NAVAL AFFAIRS**

- 1.00 Preparation and implementation of the State Disaster Preparedness Plan.

## **NATURAL HERITAGE TRUST**

- 1.00 Funding program for natural heritage institutions.

## **OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION (including Regional State Park Commission)**

- 1.00 Acquisition, disposition, lease, grant of easement or other activities related to the management of land under the jurisdiction of the Office.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 3.00 Funding program for recreational boating, safety and enforcement.
- 4.00 Funding program for State and local historic preservation projects.
- 5.00 Land and Water Conservation Fund programs.
- 6.00 Nomination of properties to the Federal and/or State Register of Historic Places.
- 7.00 Permit and approval programs:
  - 7.01 Floating Objects Permit
  - 7.02 Marine Regatta Permit
  - 7.03 Navigation Aide Permit
  - 7.04 Posting of Signs Outside State Parks
- 8.00 Preparation and revision of the Statewide Comprehensive Outdoor Recreation Plan and the Statewide Comprehensive Historic Preservation Plan and other plans for public access, recreation, historic preservation or related purposes.
- 9.00 Recreation services program.
- 10.00 Urban Cultural Parks Program.

## **POWER AUTHORITY OF THE STATE OF NEW YORK**

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition.

## **NEW YORK STATE SCIENCE AND TECHNOLOGY FOUNDATION**

- 1.00 Corporation for Innovation Development Program.
- 2.00 Center for Advanced Technology Program.

## **DEPARTMENT OF STATE**

- 1.00 Appalachian Regional Development Program.
- 2.00 Coastal Management Program.
- 3.00 Community Services Block Grant Program.
- 4.00 Permit and approval programs:
  - 4.01 Billiard Room License
  - 4.02 Cemetery Operator
  - 4.03 Uniform Fire Prevention and Building Code

## **STATE UNIVERSITY CONSTRUCTION FUND**

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

## **STATE UNIVERSITY OF NEW YORK**

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the University.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

## **DEPARTMENT OF TRANSPORTATION**

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Department.

- 2.00 Construction, rehabilitation, expansion, or demolition of facilities, including but not limited to:
  - (a) Highways and parkways
  - (b) Bridges on the State highways system
  - (c) Highway and parkway maintenance facilities
  - (d) Rail facilities
  
- 3.00 Financial assistance/grant programs:
  - 3.01 Funding programs for construction/reconstruction and reconditioning/preservation of municipal streets and highways (excluding routine maintenance and minor rehabilitation)
  - 3.02 Funding programs for development of the ports of Albany, Buffalo, Oswego, Ogdensburg and New York
  - 3.03 Funding programs for rehabilitation and replacement of municipal bridges
  - 3.04 Subsidies program for marginal branchlines abandoned by Conrail
  - 3.05 Subsidies program for passenger rail service
  
- 4.00 Permits and approval programs:
  - 4.01 Approval of applications for airport improvements (construction projects)
  - 4.02 Approval of municipal applications for Section 18 Rural and Small Urban Transit Assistance Grants (construction projects)
  - 4.03 Approval of municipal or regional transportation authority applications for funds for design, construction and rehabilitation of omnibus maintenance and storage facilities
  - 4.04 Approval of municipal or regional transportation authority applications for funds for design and construction of rapid transit facilities
  - 4.05 Certificate of Convenience and Necessity to Operate a Railroad
  - 4.06 Highway Work Permits
  - 4.07 License to Operate Major Petroleum Facilities

- 4.08 Outdoor Advertising Permit (for off-premises advertising signs adjacent to interstate and primary highway)
- 4.09 Real Property Division Permit for Use of State-Owned Property
- 5.00 Preparation or revision of the Statewide Master Plan for Transportation and sub-area or special plans and studies related to the transportation needs of the State.
- 6.00 Water Operation and Maintenance Program--Activities related to the containment of petroleum spills and development of an emergency oil-spill control network.

**URBAN DEVELOPMENT CORPORATION and its subsidiaries and affiliates**

- 1.00 Acquisition, disposition, lease, grant of easement or other activities related to the management of land under the jurisdiction of the Corporation.
- 2.00 Planning, development, financing, construction, major renovation or expansion of commercial, industrial, and civic facilities and the provision of technical assistance or financing for such activities, including, but not limited to, actions under its discretionary economic development programs such as the following:
  - (a) Tax-Exempt Financing Program
  - (b) Lease Collateral Program
  - (c) Lease Financial Program
  - (d) Targeted Investment Program
  - (e) Industrial Buildings Recycling Program
- 3.00 Administration of special projects.
- 4.00 Administration of State-funded capital grant programs.

**DIVISION OF YOUTH**

- 1. Assistance under the Public Works and Economic Development Act for street improvements.

**B. State Actions and Programs Necessary to Further the LWRP.**

**STATE AND FEDERAL ACTION AND PROGRAMS WHICH ARE NECESSARY TO FURTHER THE LWRP**

Department of Commerce

1. Provision of funding and assistance for development and promotion of local tourism, including Adirondack North Country Association (ANCA) programs and activities in the Village area.

Department of Environmental Conservation

1. Planning, development, construction, major renovation or expansion of facilities.
2. Administration of permits and approvals.
3. Implementation of the Environmental Quality Review Act of 1972.
4. Provision of operating aid to municipal wastewater treatment facilities.
5. Administration of funding for resource recovery and management capital projects.
6. Execution of cooperative agreement for expansion and maintenance of the State Boat Launch.

Division of Housing and Community Renewal

1. Continued funding under the Rural Area Preservation Program as administered by the Association for Neighborhood Rehabilitation (ANR).

Department of State

1. Provision of funding and assistance for implementation of an approved LWRP.

Department of Transportation

1. Continued funding and assistance for Village programs and projects through enhancements.
2. Coordination of planned road improvements.

Office of Parks, Recreation and Historic Preservation

1. Provision of funds from the Land and Water Conservation Fund.
2. Provision of planning and funding, and development of recreation services programs.
3. Nomination of properties to the State and National Register of Historic Places.
4. Provision of funding for State and local historic preservation activities.
5. Project review of State and Federal agency projects affecting National Register properties.

Paul Smith's College

1. Provision of technical assistance and/or in-kind services for waterfront projects including water quality studies.

## **Federal Action and Programs**

Department of Defense, US Army Corps of Engineers

1. Permit decisions and assistance with funding regarding dredging or development along the Saranac River shoreline and Lake Flower dam.

Department of Housing and Urban Development

1. Continued funding and assistance as requested through the Community Development Block Grant/Small Cities program and the Urban Development Action Grant program.

Department of the Interior

1. Provision for funding under the Historic Preservation Grants-in-Aid program, when available.

Department of the Treasury, Internal Revenue Service

1. Provision of investment tax credits for qualified building rehabilitation.



**SECTION VII**  
**CONSULTATION WITH OTHER AGENCIES**

## **SECTION VII      CONSULTATION WITH OTHER AGENCIES**

Several government agencies and local organizations have been consulted during the preparation of this waterfront program. Consultation during the preparation of the draft LWRP involved correspondence, telephone contacts and/or meetings with representatives of those agencies and organizations most likely to affect or be affected by the local program. The agencies and groups listed below provided essential background information, advice, and details about potential funding sources, programs, or regulations that they administer.

To ensure that the needs and desires of the community were reflected in this Local Waterfront Revitalization Program, the Mayor of Saranac Lake established an LWRP Advisory Committee consisting of a wide representation of the residential and business community. Additional designees included representatives from DEC and DOT. The LWRP was prepared over the period of one year. During the course of the Program's development the Committee held eleven committee meetings which were open to the public. A well-publicized public outreach meeting was held in a workshop style to solicit ideas for projects in January 2001. In addition, a special meeting was conducted in May 2001 to address the controversial subject of the location for the public beach. A second public meeting was held in December 2001 to discuss identified projects and priorities and to once again, solicit input from the community.

Representatives of public agencies and private entities actively participated throughout the process and assisted in shaping this document by offering project alternatives and creative funding options. Local media reported on the LWRP's development and provided the public with important information about meeting dates.

### Federal Agencies

- Department of Commerce.
- Office of Coastal Zone Management.
- Department of Defense.
- U.S. Army Corps of Engineers.
- Department of Housing and Urban Development.
- Department of Transportation.

### State Agencies

- Adirondack Park Agency.
- Department of Environmental Conservation.
- Department of Health.
- Department of State.
- Department of Transportation.

- Division of Housing and Community Renewal.
- Office of Parks, Recreation and Historic Preservation.

Local Agencies, Groups and Organizations

- Village of Saranac Lake.
  - Village Mayor and Board of Trustees.
  - Village Manager.
  - Community Development Director.
  - Zoning and Code Enforcement Officer.
  - Director of Public Works.
  - Village Zoning Board of Appeals.
  - Village Planning Board.
  - River Corridor Commission.
  - Saranac Lake Area Chamber of Commerce.
  - Sound Adirondack Growth Alliance.
  - Lake Colby Association.
  - Village Improvement Society.
  - Women's Civic Chamber.
  - Lake Flower Shoreowners'.
- Town of Harrietstown
  - Supervisor.
  - Town Board.
  - Planning Board.

The completed draft LWRP (and Environmental Assessment Long Form) will be declared complete by the Village Board and forwarded to the Secretary of State for review. During a 60-day review period, the LWRP will be available for review and comment by all affected government agencies and other interested parties. Since the NYS Department of State coordinated the federal and State reviews, only those affected regional and local government agencies and other local organizations will be consulted directly by the Village.

Comments on the draft LWRP and DEIS received at public hearings and/or in writing will be analyzed by the Village Board, Local Waterfront Revitalization Advisory Committee and program consultants. Upon receiving all comments, the Village of Saranac Lake, as lead agency, will prepare and adopt the final LWRP.

**APPENDIX 1**

**LETTERS OF RECORD**

## **APPENDIX 5**

### **LIST OF COMMITTEE MEMBERS**

**APPENDIX 4**

**SIGNIFICANT MEETING NOTES**

## **APPENDIX 3**

### **LOCAL CONSISTENCY LAW**

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**DESIGN STANDARDS**



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<b>APPENDIX 1</b>	<b>LETTERS OF RECORD</b>
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