

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, "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.

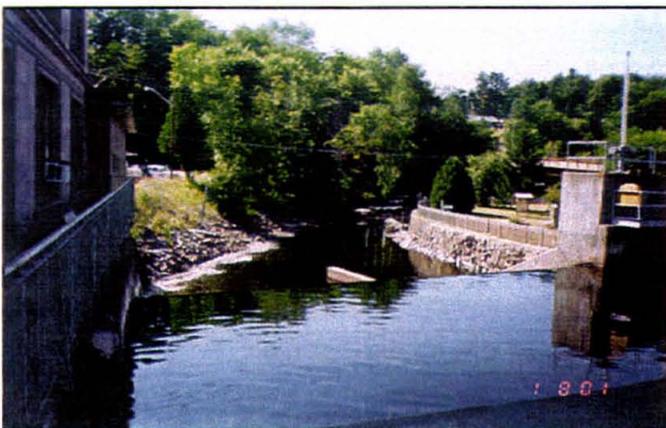
After World War II, new drugs made the rest cure for tuberculosis obsolete. Since then, catering to vacationers rather than health-seekers became the central business of the community. The region had long become famous for its Adirondack guides who could impart their unique knowledge about the natural 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 11th nationwide in 1995. In 1998, the National Civic League granted the prestigious All-America City award to the Village.

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.

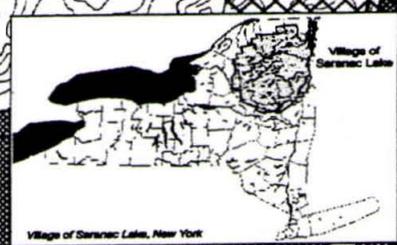
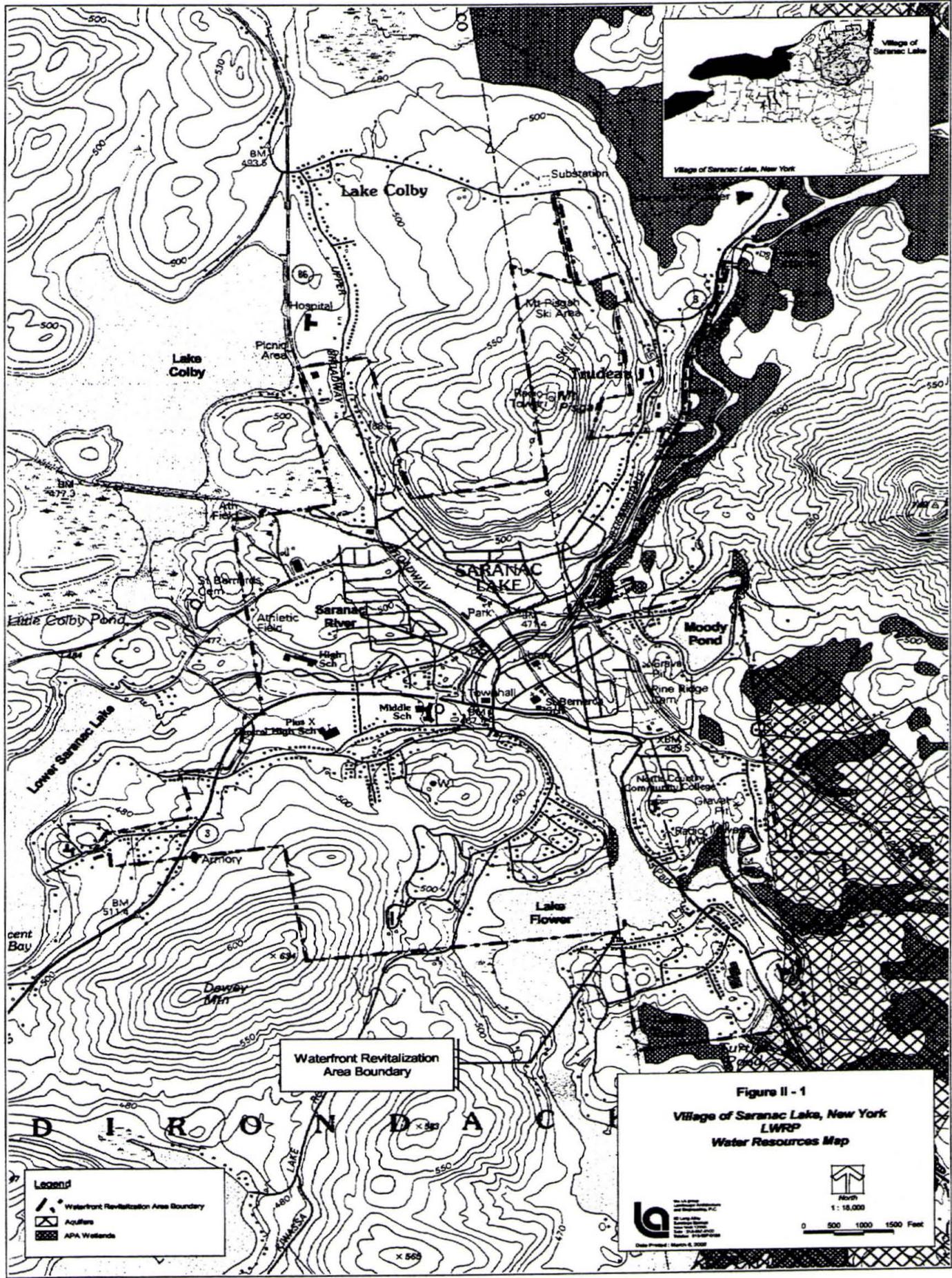
There are various levels of boat activity on the lake, many of which, at times, are in conflict. Residents are concerned about boat speed, noise, and shoreline erosion and safety issues. Responsibility for the enforcement of existing state navigational regulations lies with all enforcement agencies,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



Lake Flower Outlet into the Saranac River

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.

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



Waterfront Revitalization Area Boundary

D I R O N D A C

Figure II - 1
 Village of Saranac Lake, New York
 LWRP
 Water Resources Map

North
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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.

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 Esplanade
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."

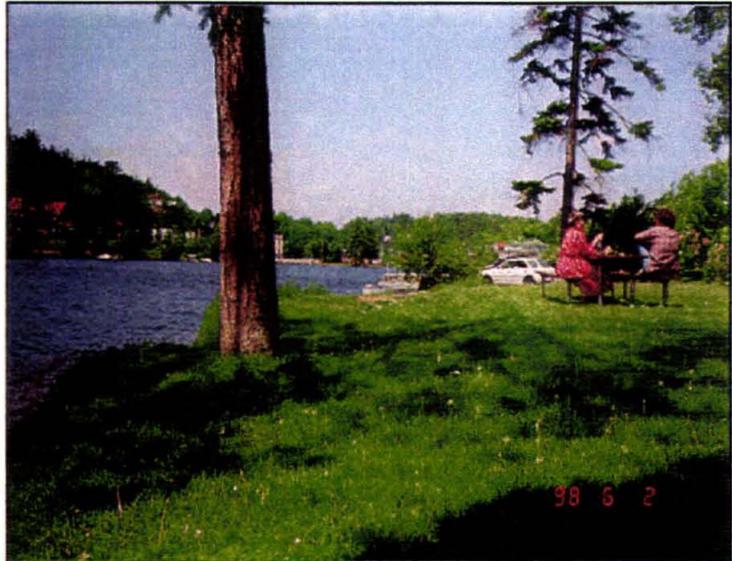
1. Lake Flower

a. Riverside Park

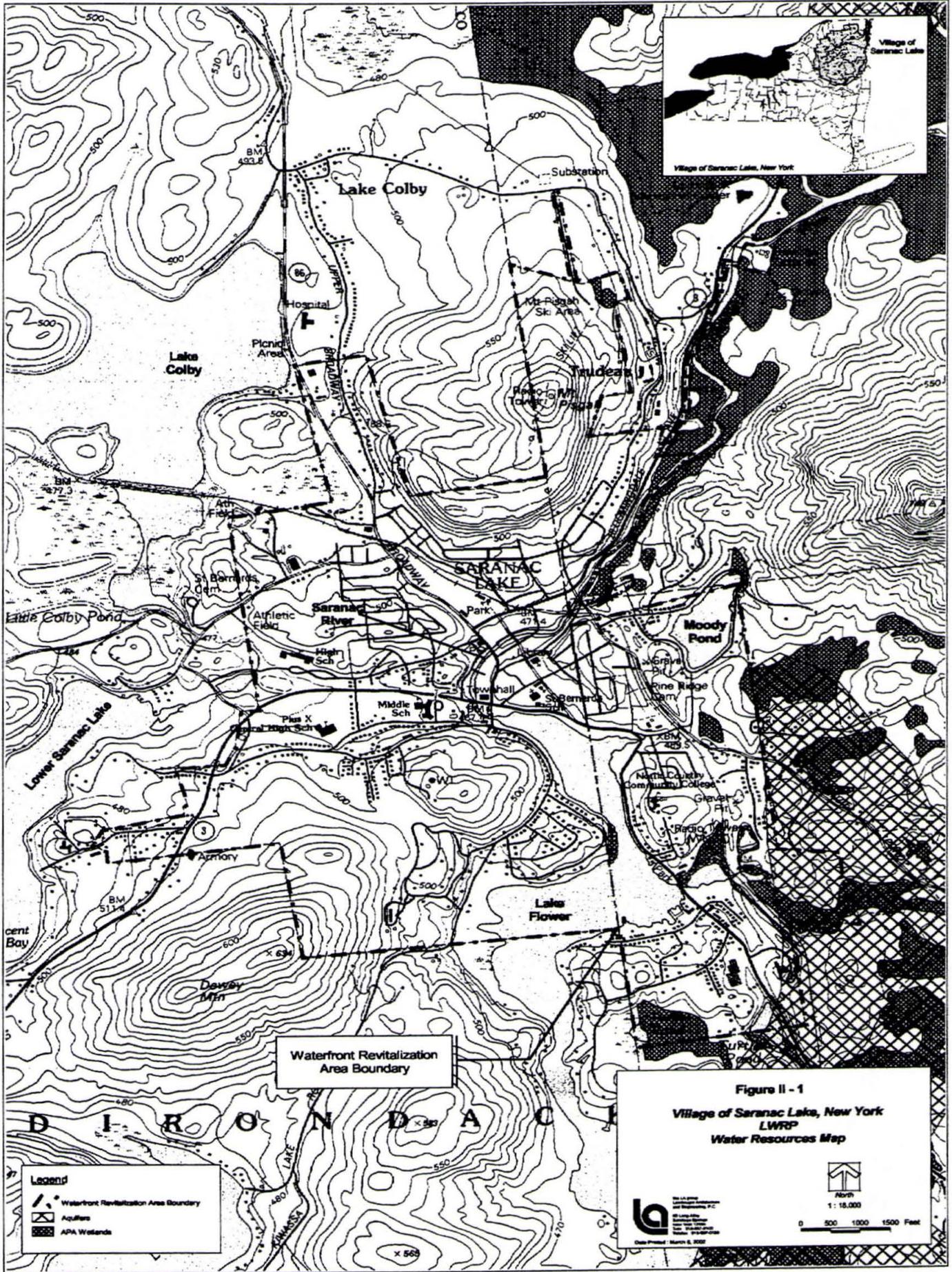
Riverside Park is located in a highly scenic area close to parking and to the downtown center. Riverside Park is a gathering place, a place to listen to concerts and hold community festivals in and around the Anderson Bandstand. The shoreline area is in poor condition and is comprised of the fragments 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.

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



Waterfront Revitalization Area Boundary

- Legend**
- Waterfront Revitalization Area Boundary
 - Aquifers
 - APA Wetlands

Figure II - 1
Village of Saranac Lake, New York
LWRP
Water Resources Map

North
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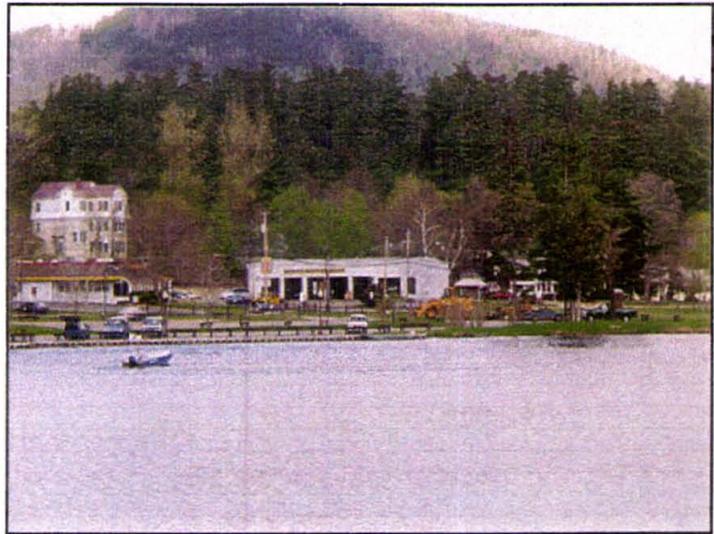
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Map prepared: March 8, 2002

I R O N D A L E

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 Oseetah Lake. There are several local issues regarding the State Boat Launch - the lack of public restrooms, physical parking for non-boaters, temporary docking for boats not using the launch itself and long-term parking for extended stay users.

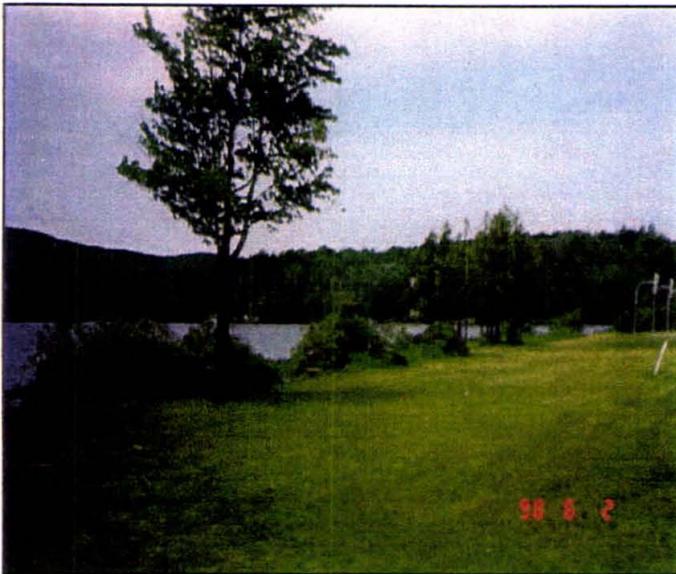


Lake Flower State Boat Launch

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

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.

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.



Village Building on 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.

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 Offices.

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.

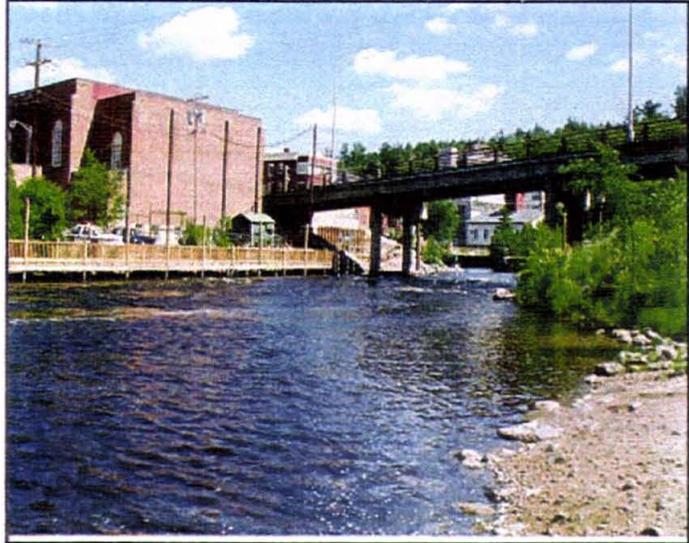
There are plans to install a pedestrian bridge between this park and the village parking facility in 2002.

Hydro Point Park, South Anchor of the River Walk

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 20-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 was 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 Boardwalk

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 green space 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.

6. 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.

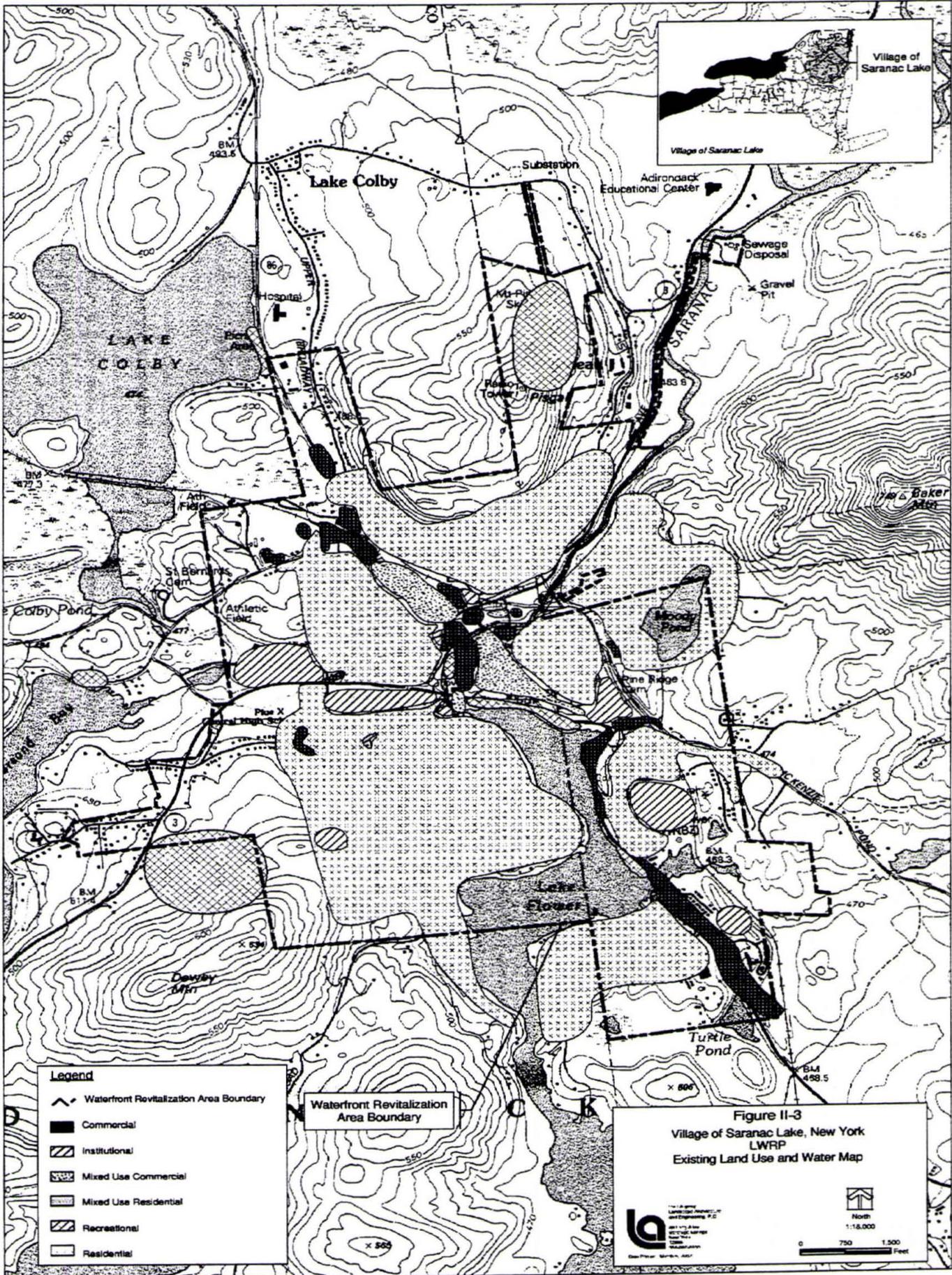
One of the ways to improve access and usage of community waterfront resources is to provide residents and visitors better knowledge of these resources through careful directional and interpretive signage. Another way is through connecting water and other natural resources to each other through recreational opportunities. Saranac Lake has begun this process by developing the Saranac River Walk and the Saranac Lake - Lake Placid Recreational Path. This LWRP concentrates 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.



- Legend**
- Waterfront Revitalization Area Boundary
 - Commercial
 - Institutional
 - Mixed Use Commercial
 - Mixed Use Residential
 - Recreational
 - Residential

Waterfront Revitalization Area Boundary

Figure II-3
 Village of Saranac Lake, New York
 LWRP
 Existing Land Use and Water Map

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THE ENGINEERING FIRM OF
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 1000 Main Street
 Saranac Lake, NY 12158
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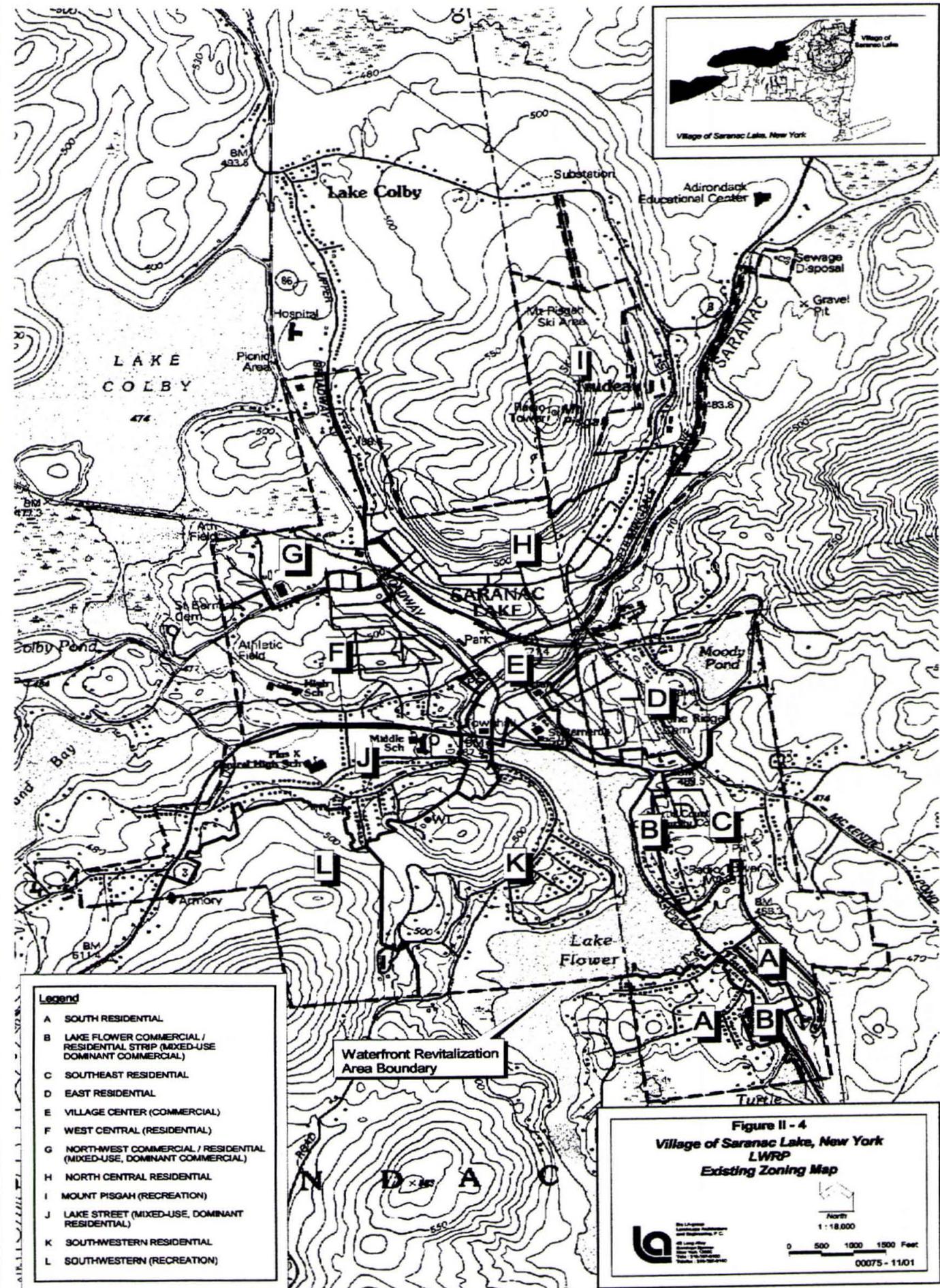
- Residential-Residential uses radiate away from the Village center in all directions and are limited in some areas by steep slope conditions. Two residential development patterns exist within the Village: a traditional grid pattern and linear pattern. Residential development extends out from the Village's 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,



- Legend**
- A SOUTH RESIDENTIAL
 - B LAKE FLOWER COMMERCIAL / RESIDENTIAL STRIP (MIXED-USE DOMINANT COMMERCIAL)
 - C SOUTHEAST RESIDENTIAL
 - D EAST RESIDENTIAL
 - E VILLAGE CENTER (COMMERCIAL)
 - F WEST CENTRAL (RESIDENTIAL)
 - G NORTHWEST COMMERCIAL / RESIDENTIAL (MIXED-USE, DOMINANT COMMERCIAL)
 - H NORTH CENTRAL RESIDENTIAL
 - I MOUNT PISGAH (RECREATION)
 - J LAKE STREET (MIXED-USE, DOMINANT RESIDENTIAL)
 - K SOUTHWESTERN RESIDENTIAL
 - L SOUTHWESTERN (RECREATION)

Waterfront Revitalization Area Boundary

Figure II - 4
Village of Saranac Lake, New York
LWRP
Existing Zoning Map

North
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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 (Adopted April 22, 2002)

Relying on the objectives established in the draft Master Plan Update, the Village's Land Use Code codifies 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.

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.



Saranac River Just North of Village

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.

3. Rear Facade 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 Downtown 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 received NYSDOT TEA-21 funding for Phase I. The 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 path, 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. Corridor Management Plan for the Olympic Byway

The Olympic Byway Corridor Management Plan is a document that provides for the promotion of tourism and economic development as well as the conservation and enhancement of the byway's intrinsic qualities. The Corridor Management Plan:

- Reflects and describes the byway.
- Is a community driven document prepared by a Local Action Committee.
- Describes the progression and names the local community members responsible in the planning process.
- Articulates a vision and set of local strategies for the corridor and its communities.
- Outlines methods to balance economic development and tourism promotion with preservation and protection of the byway's resources.
- Details strategies, tools, and techniques for implementing the plan.
- Serves as an important document for future projects.
- Demonstrates a commitment to preserve, protect, and enhance the byway and its natural, historical, cultural and recreational resources.
- Enables Byway communities to apply for Byway and Federal Enhancement funds.

Local cities, towns, villages and hamlets along the 170 mile official New York State Byway and are represented in the Corridor Management Plan. The document will be used as a reference tool for future regional planning efforts in Byway communities along the Routes 3, 86 and 9N from Lake Ontario to Lake Champlain.

The Byway travels through six counties: Jefferson, Lewis, St. Lawrence, Franklin, Essex, and Clinton. The overall goals of byway programs are to recognize, interpret, maintain, enhance, and preserve the unique qualities of byways.

7. 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.

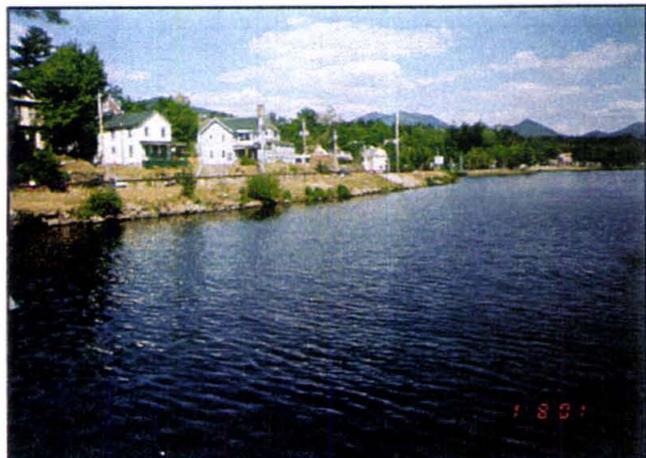
Several institutional buildings have been or are in the process of being updated and improved. These improvements include the expansion of the High School, Petrova Elementary/Middle School, construction of new church buildings, major expansions to both the Adirondack Medical Center and Trudeau Institute, 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.

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.



Flower

Eastern Shoreline of Lake

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.

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 (HSL) is an organization dedicated to preserving the Village's unique architectural and cultural heritage. Thanks to HSL's 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.

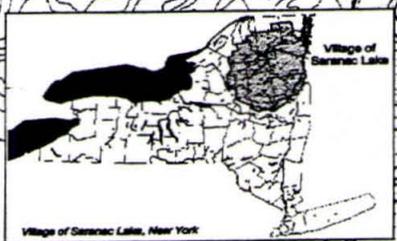
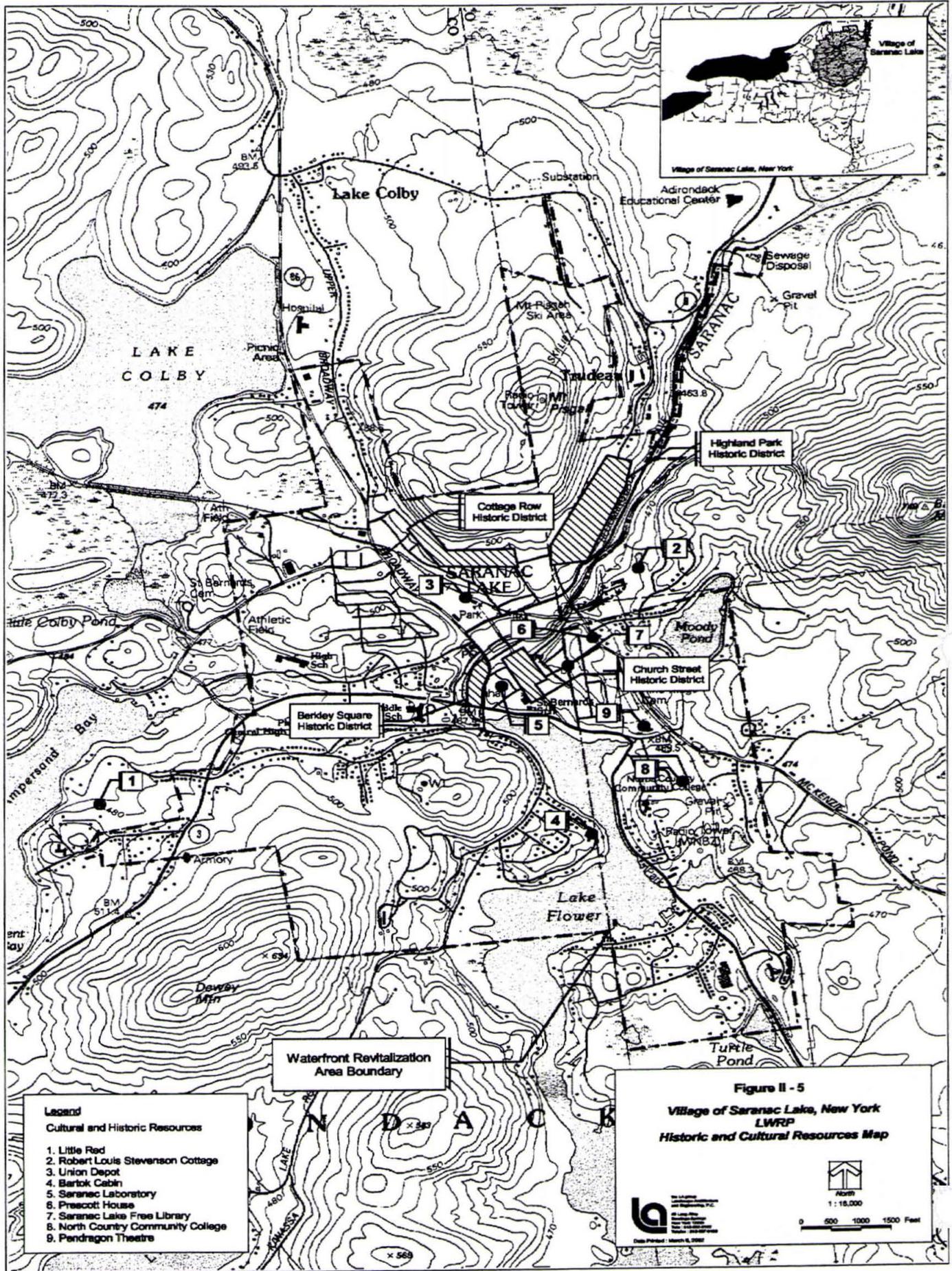
The Robert Louis Stevenson Cottage housed the famous author when he took the "cure" at 11 Stevenson Lane during the winter of 1887-1888. This house museum is open for viewing in the summer months and by appointment.

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 built 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.



Legend
Cultural and Historic Resources

1. Little Red
2. Robert Louis Stevenson Cottage
3. Union Depot
4. Barlok Cabin
5. Saranac Laboratory
6. Prescott House
7. Saranac Lake Free Library
8. North Country Community College
9. Pendragon Theatre

Waterfront Revitalization Area Boundary

Figure II - 5
Village of Saranac Lake, New York
LWRP
Historic and Cultural Resources Map

North
1:18,000
0 500 1000 1500 Feet

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 and Lake Flower are classified as "Recreational Rivers" under the New York State Wild, Scenic and Recreational Rivers System Act. (WSRR), Article 15, Title 7. Any proposed project within ¼ mile of a Recreational River will require a permit. This department has WSRR jurisdiction for proposed projects on State Owned land. The Adirondack Park Agency handles WSRR projects that involve Privately Owned, including Municipally Owned land.

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 LWRP identifies the water bodies that will potentially be affected by proposed construction/improvement projects. The following chart shows water bodies that are protected under Article 15, Title 5 (*Use and Protection of Waters):

Protected Water Bodies		
Water Body	Water Index No.	Classification
Lake Flower	C-15-P-86	Class AA
Lake Colby	P-106	Class A(T)
Moody Pond	P-85	Class A(T)
Saranac River	C-15	Class C(T)
Turtle Pond	P-89	Class B

The water quality rating of "AA" 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 additional standard of (T) 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.

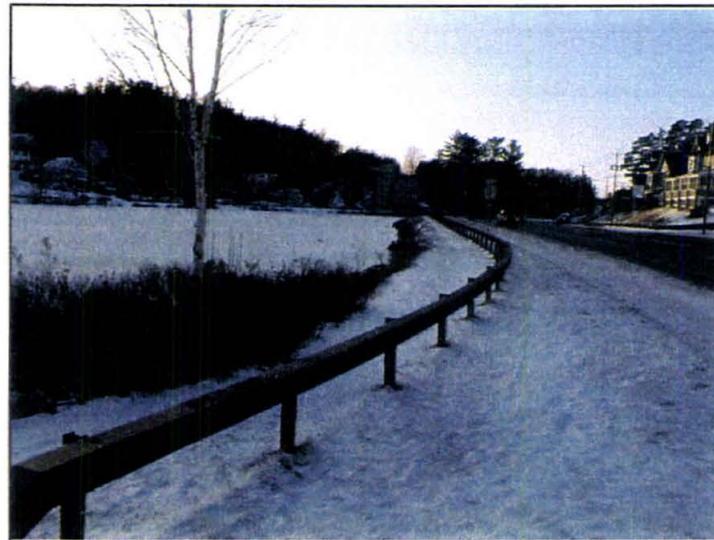
Any of the planned projects in the LWRP that involve disturbance to the bed or banks of a protected water body, or any excavation or fill in a navigable water body, will require a Protection of Waters permit from the Department of Environmental Conservation.

In addition, an individual Water Quality Certification may be required, depending on the Army Corps of Engineers Jurisdiction. During all aspects of construction, care should be taken to ensure that New York State water quality standards (particularly turbidity) are not contravened.

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 that 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. Active petroleum remediation exists within the village. Manufactured Gas Plant (MGP) wastes exist in Lake Flower at Pontiac Bay.

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.



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.

Residents living in the downtown in buildings without parking facilities use the Dorsey Street, Village office and Church Street lots. 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.

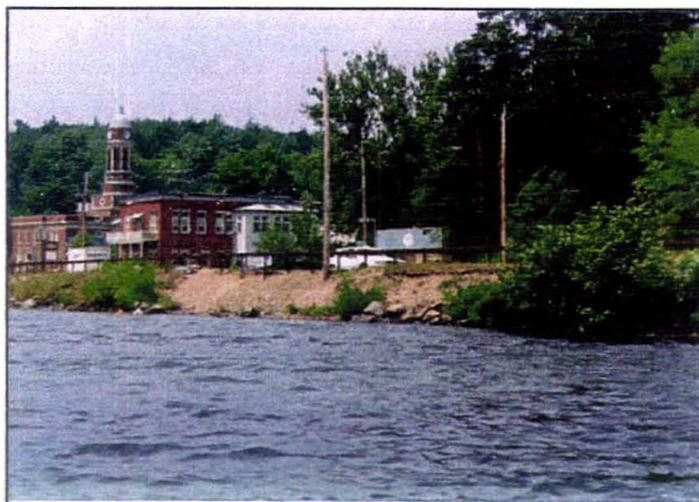
The public beach has a large parking area that will accommodate about 70 cars.

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 Lake Flower (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 20th 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 1993 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 provides secondary treatment, including phosphorus removal.

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. The Village is under an "Order on Consent" with NYS DEC, to reconstruct the section along the Saranac River from the Bloomingdale Pump station to the plant. The Bloomingdale Pump Station is scheduled for a major upgrade as well as improvement to the sewer trunkline. The pump station is being designed to handle the projected growth potential for the Village and also takes into account the two correctional facilities in Ray Brook, since they are connected to the

Village's Sewage system. Sewer line replacement is 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 in 2003. 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.)
- All adjacent Roads

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.

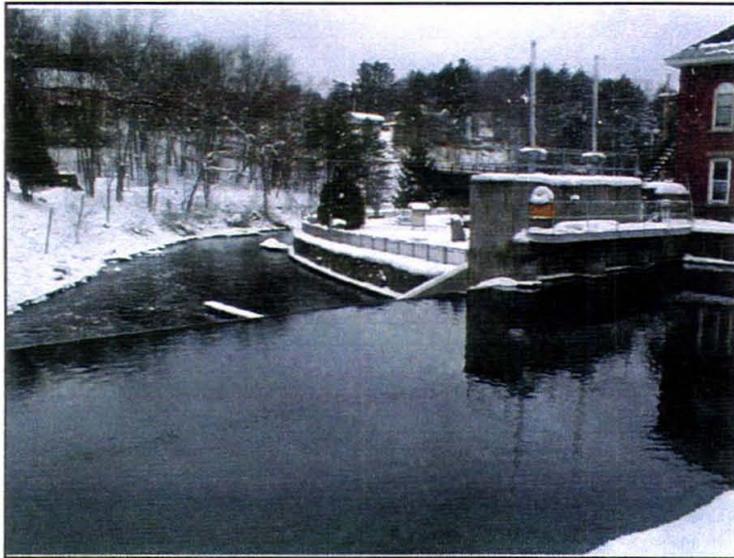
S. Solid Waste Disposal

Solid waste is presently disposed of in the County of Franklin Solid Waste Management Authority Transfer Station 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.



Hydro Dam

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.

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 that have compact attractive lively downtown business districts and truly spectacular recreational and scenic resources. Each supports 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.