

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 waterfront 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 the 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 Hydro Point. 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:
 - A. 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:

- 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 waterfront 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 depend 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 proposed 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 waterfront 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 Stormwater Pollution Prevention Plan (SPPP) 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 petroleum & chemical 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 regulates 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. Active mining operations currently exist at the Will Rogers Pit.

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 Article 12, Navigation Law 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:

- F. Creating more opportunities for pedestrians/bicycles to get to and enjoy the waterfront.
- G. 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.
- H. Provide for more and improved parking near waterfront areas.
- I. Provide access for visiting boaters not using the State Boat Launch.
- J. 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 resources including under water resources, 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.