
TOWN OF SCHROON COMPREHENSIVE PLAN UPDATE

MEETING #2 SUMMARY NOTES

Location: Town Hall
Date: October 25, 2023
Time: 6:00 pm

MEETING ATTENDANCE

Committee Members

Roger Friedman, Committee Chair
Lorraine Brown, Business Owner
Jessica Deslauriers, Essex County
Lynn Donaldson, Town Council
Rick Gero, Town Council
Lisa Hess Marks, Business Owner
Pam Ireland, Resident
Dan Kelleher
Joan Lawless, Town Library
Steve Miller, Town Council
Bruce Murdock, Planning Board
Sue Palisano, Chamber of commerce

David Peterson, Mountainside Church
Glen Repko, Planning Board
Joe Steiniger, Adirondack Foundation
Ethan Thompson, Town of Schroon
Leanna Welch, Town Council
Dave Williams, Resident
Meg Wood, Town Supervisor
Darren Woods, Seagle Music Colony

Consulting Team

Tracey Clothier, Clothier Planning & Consulting
Jamie Konkoski, LaBella Associates
Matthew Rogers, LaBella Associates

SUMMARY NOTES

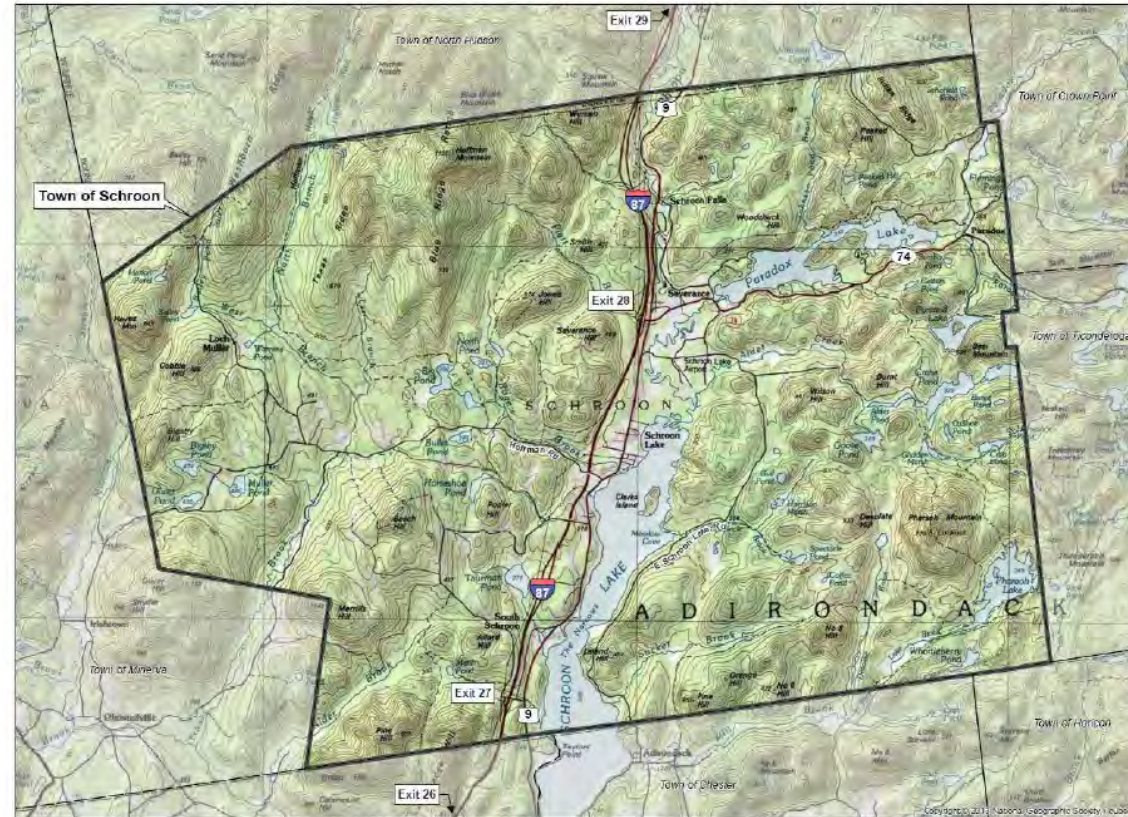
1. Kick-Off Meeting Notes approved.
2. Discussion of Public Outreach Plan
 - First Public Meeting will take place in January.
 - Stakeholder Interviews will be scheduled in late November through December and possibly into January. A draft list of stakeholders has been compiled based on the Committee Worksheets. The list will be shared so the Committee can add

additional stakeholders and contact information. Stakeholders will be grouped into focus groups by topic. A stakeholder group for youth/school/childcare will be added.

- Surveys – four (4) surveys planned. First will be a general survey that will be launched in late November. Draft will be sent to the Committee to review before the November meeting and discussed during the meeting. An online platform will be used for the survey. Hardcopies will be available at several locations. A postcard will be sent to all residents. The postcard will include a link to the survey/project website, notice about newsletters, and date/location for Public Workshop #1. Survey will be announced via press release, social media posts, and email blast that Committee Members can share with networks. Three (3) shorter surveys will be scheduled throughout the planning process. These surveys will focus on key topics and prioritization of projects or recommendations.
 - Newsletters – four (4) newsletters will be issued throughout the planning process. Newsletters will provide information about the planning process, share links to the short surveys, report results from surveys, and share dates for public meetings.
 - Subcommittees – Committee members have all signed up to participate in various subcommittees. Subcommittees will meet informally and provide input to the Consulting Team. Subcommittees are encouraged to refer to the Community Profile Outline and past planning documents as a starting point. LaBella will email a list of optional information that each subcommittee could collect. Subcommittees are also encouraged to develop a wish list to inform the projects and recommendations that will be included in the final plan. A leader for each subcommittee was selected.
3. Community Profile Outline was reviewed and discussed. School enrollment and trends will be added to the demographic information. The Consulting Team will continue to work on the Community Profile. Preliminary data/findings will be presented at the November meeting.
 4. A summary of Existing Plans, Studies, and Regulations was presented via power point slides. The presentation highlighted the purpose of each plan and noted recommendations that are still relevant to the comprehensive plan update. The Townwide Revitalization Plan has many recommendations that are still relevant. Many of the tourism recommendations have been implemented. The Route 9 Corridor Study includes some good design guidelines and recommendations for parking. Main Street Revitalization Plan is less relevant given current existing conditions. Environmental quality and climate change are not addressed in past plans but will be addressed in the comprehensive plan update.
 5. Next Steps:
 - Committee will meet on November 29th and January 24th at 6pm
 - Consulting Team will continue to compile the Community Profile
 - Public outreach activities will begin in late November

ITEM	ACTION ITEM	OWNER
1	Finalize the Stakeholder List	Committee Members
2	Subcommittees will meet to begin compiling information	Committee Members
3	Send list of information that could be compiled by subcommittees	LaBella
4	Establish project website	LaBella (& Sue)
5	Draft first survey, postcard & newsletter	LaBella
6	Finalize date and location for Workshop #1	LaBella
7	Draft Community Profile	LaBella

TOWN OF SCHROON 2024 COMPREHENSIVE PLAN UPDATE



TASK 8

REVIEW OF LOCAL AND REGIONAL PLANNING EFFORTS AND ONGOING INITIATIVES

	LOCAL PLANNING DOCUMENTS	YEAR
1	Management Plan and State of The Lake Report for Paradox Lake	2022
2	Schroon Lake Watershed Management Plan Schroon Lake Watershed Management Plan Addendum	2010 2019
3	Schroon Townwide Revitalization Strategy	2018
4	Destination Master Plan for Schroon Lake	2009
5	Schroon Lake Route 9N Corridor Study	1989
6	Schroon Lake Village Main Street Revitalization	1980
7	Town of Schroon Master Plan	1977
8	Town of Schroon Zoning Ordinance	1971
9	Town of Schroon Reclassification Process for a Residential Smart Growth Affordable Housing Initiative and Schroon Reclassification Revisited for Affordable Housing	2016 2022
10	Pharaoh Lake Wilderness Complex Unit Management Plan Vanderwhacker Mountain Wild Forest Unit Management Plan Hoffman Notch Wilderness Unit Management Plan Hammond Pond Wild Forest Unit Management Plan	1992 2008 2012 2019

Town of Schroon Master Plan 1977

The current Master Plan is 46 years old

Adopted by the Town of Schroon in 2019

Many of the goals and objectives outlined 40 years ago are still valid

Economic Development

- Create an industrial park and other industrial sites; Extend the recreational season; Provide for additional second homes

State Property

- Encourage the State of New York to utilize this state property to the benefit of the community

Community Facilities and Programs

- Town offices, a youth center, a center for the elderly, library; Expanded youth program; ski slope; fishing pier; golf course expansion

Housing

- Expand public water and sewer; Revise the zoning ordinance; Increase the availability of rental units

Land Use Controls

- Revise zoning ordinance to provide areas for industrial growth, expanded commercial recreation growth; Develop a sanitary code, building code, regulations for signs, regulations for mobile homes and mobile home parks

Town of Schroon Zoning Ordinance and Subdivision Regulations

Adopted in 1971, and amended in 1980, 1986, 1988, 1989, 2002, 2011, 2017, and 2022.

Regulates and restricts the location, construction and use of buildings, structures, and the use of land

Purpose of promoting the health, safety, morals and general welfare of residents

10 districts: Shorefront Residential (SR-20); Rural Residential (R-80) and (R-40) and (40A); General Residential (R-20) and (R-10); Resort Business (B-2) and (B-2A); and General Business (B-1) and (I-1)

As part of the 2024 Comprehensive Plan both zoning and subdivision regulations should be reviewed, and recommendations made regarding revisions and additions that bring them up to contemporary standards

The Subdivision Regulations were adopted on April 29, 1971

Purpose is to plan for land use subdivisions that are orderly, efficient and support economical development

Schroon Townwide Revitalization Strategy

2018 Local Waterfront Revitalization Strategy is a comprehensive plan that was funded through the NYS Department of State

Potential source of future funding for the implementation of the recommendations outlined in the plan

Recommendations that are still relevant and not yet addressed should be included in the 2024 Comprehensive Plan.

- Tourism Branding and Marketing Plan
- Arts, Culture and Heritage Marketing Plan
- Reactivate the Schroon Lake Tourism Council
- Town/State-Owned Facility Improvements
- Improve Downtown Aesthetics
- Improve Pedestrian and Bicycle Experience
- Create Informational and Heritage Signage
- Affordable Housing

2009 Destination Master Plan for Schroon Lake

ROOST spearheaded a destination master planning process that resulted in the development of economic development strategy for Saranac Lake, Schroon Lake, Moriah, Ticonderoga, Wilmington and Lake Placid. Many regional concepts and projects remain relevant and should be included in the new plan.

Schroon's vision is to recapture its status as an *Adirondack Lakeside Destination*

- Become a Base Camp for Adirondack adventures
- Expand and upgrade its selection of lodging and dining
- Improve its curb appeal
- Build new outdoor experience products
- Increase visitor opportunities to access and view the lake
- Improving visitor experiences

Town of Schroon Reclassification Process for a Residential Smart Growth Affordable Housing Initiative and Update

2016 grant application focuses on hamlet expansion

Need for an Adirondack Park Agency (APA) reclassification

The report looked for potential housing development sites that feature a Smart Growth concept for residential development for school teachers, town and county employees, employees of new businesses

1977 Comprehensive Plan and Schroon Townwide Revitalization Strategy recommended that the “Low Intensity area between the Hamlet area and the Northway” be changed to Hamlet

A Smart Growth application for hamlet expansion with an affordable housing component was completed in 2011 but was not awarded for funding

2024 Comprehensive Plan should address this need and contain a strong recommendation and backup support for this land use change

Schroon Lake Watershed Management Plan and Addendum

Completed and published in 2010, the Schroon Lake Watershed Management Plan is a comprehensive review of the state of Schroon Lake and its immediate watershed. The overarching goal of the plan is to identify issues affecting the water quality and ecology of Schroon Lake.

Specific and detailed recommendations were made for Schroon Lake, Paradox Lake, and the watershed on the topics of stormwater management, erosion, invasive species, water quality monitoring, fisheries management, wastewater, municipal operations, water level, and stewardship.

Implementation has included numerous stormwater infrastructure projects, aquatic invasive species identification, management and surveillance, lakeshore homeowners septic pump-out days

An Addendum was prepared in 2019 to identify new issues and provide actionable recommendations and implementation strategies.

The recommendations should be fully incorporated into the inventory, analysis, and recommendations sections of the 2024 Plan.



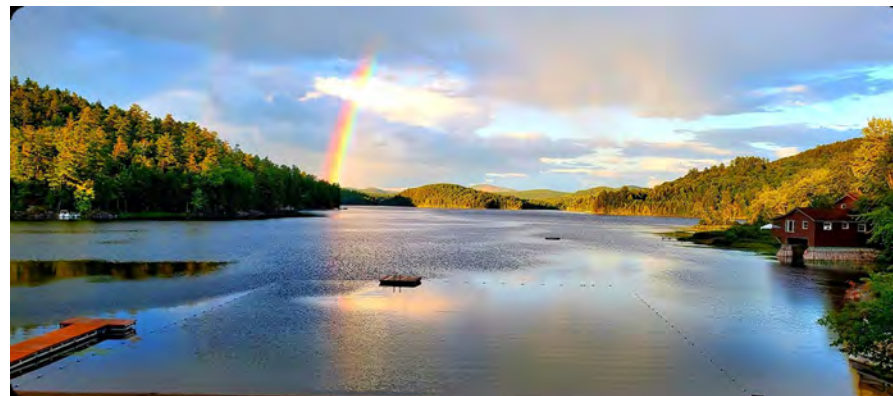
Management Plan & State of The Lake Report for Paradox Lake

This plan, prepared in 2022, provides a long-term plan for the sustainable management of Paradox Lake.

The identified purpose of the Paradox Lake Association is *“to preserve and protect Paradox Lake and its surroundings, to enhance the water quality, fishery, boating safety, and aesthetic values of Paradox Lake, as a public recreational facility for today and for future generations.”*

The management plan that follows was developed to include objectives and alternatives for ongoing Eurasian watermilfoil management, continued water quality monitoring, and public use and safety on the lake.

Each of these efforts details the lake’s existing conditions in a “state of the lake” report. The report considers management history, management alternatives for invasive species, water quality, public use and access, and environmentally sensitive areas.

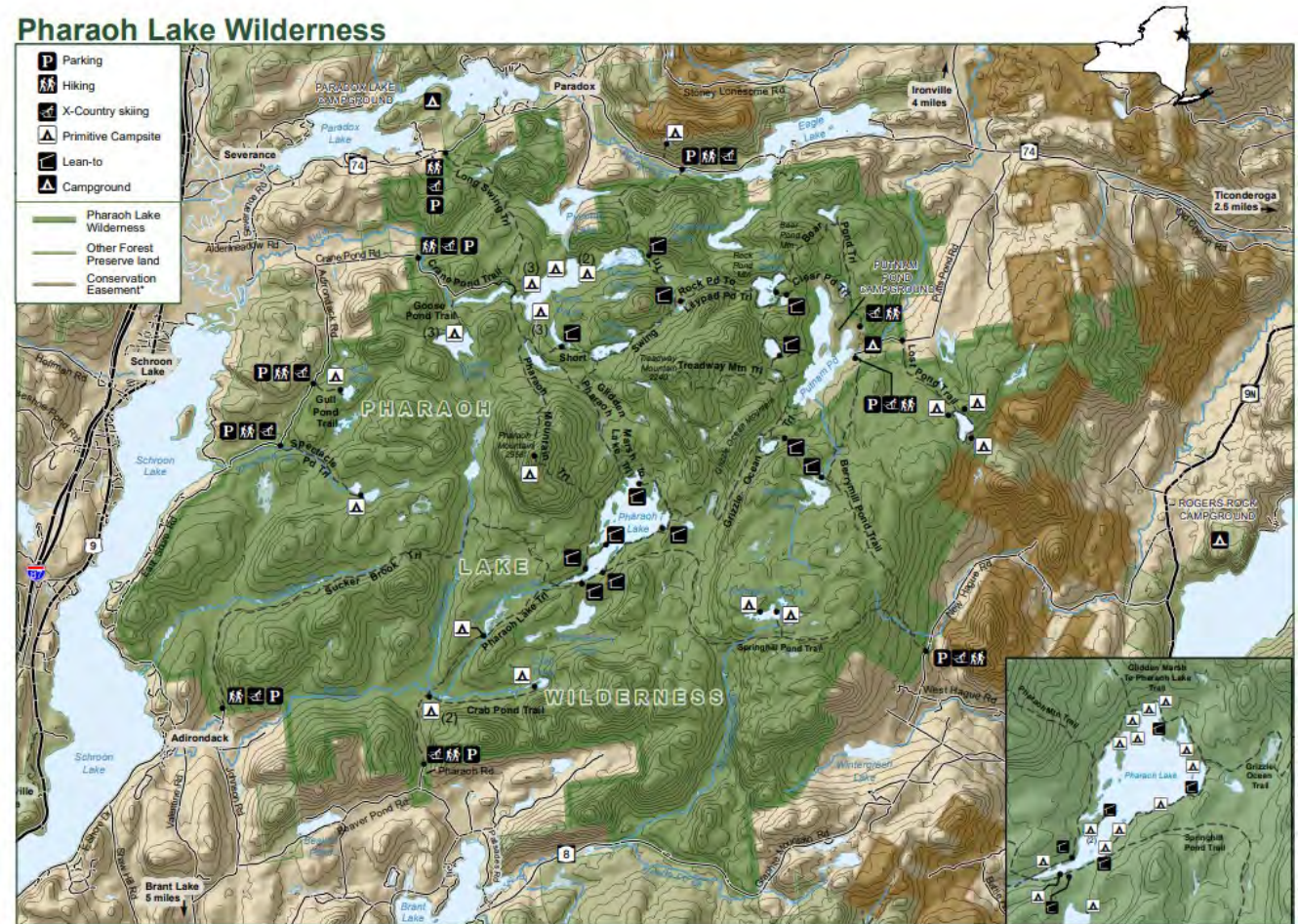


Unit Management Plan for Pharaoh Lake Wilderness Complex

Consists of 46,283-acre wilderness located in Schroon, Ticonderoga, Horicon and Hague. Expanded in 1979 by the reclassification of the Crane Pond Primitive Area to wilderness (exception Crane Pond Road).

The *UMP* is 30 years old.

Recommendations are long outdated, and many are not likely feasible at this point.

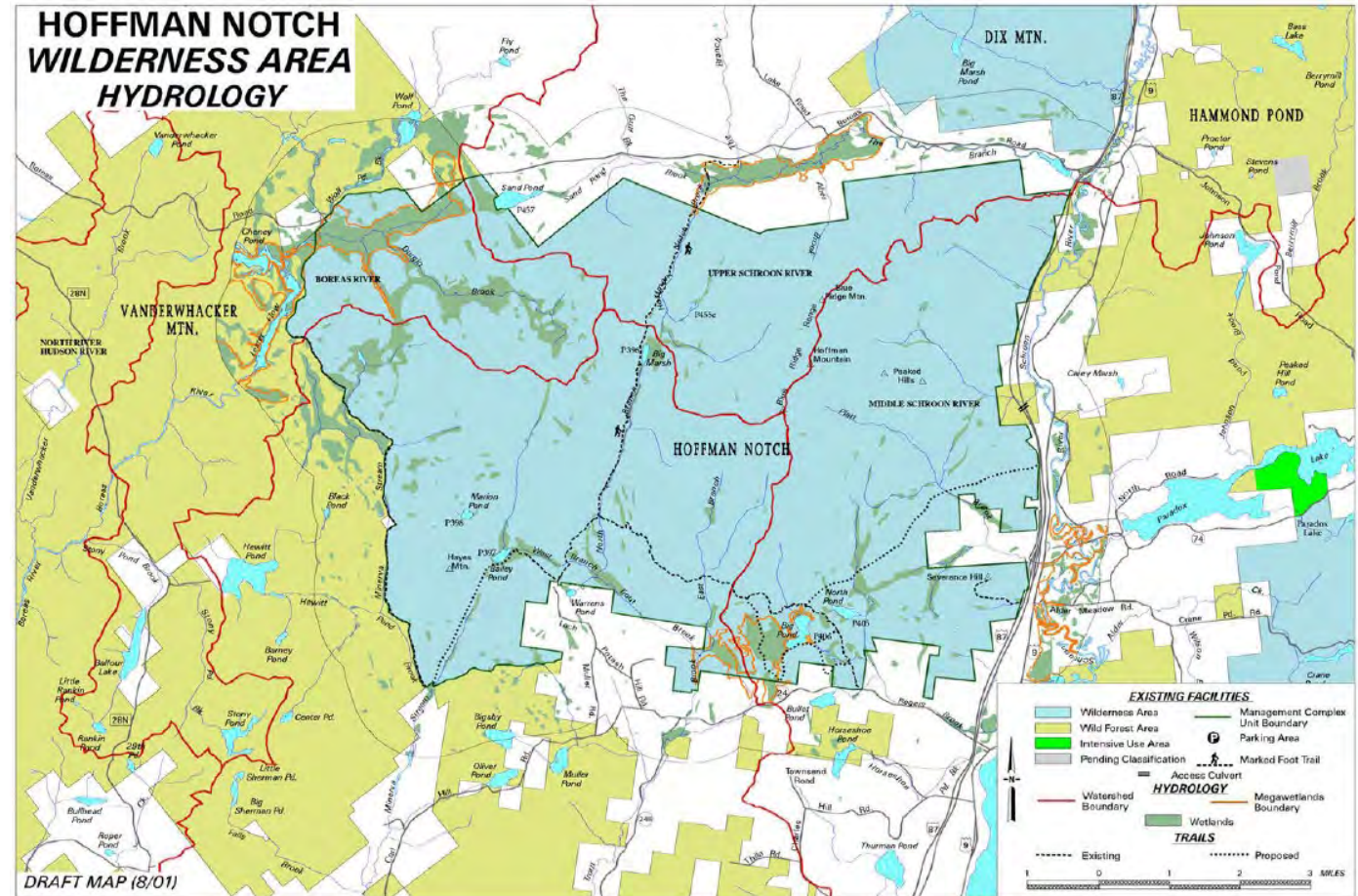


Unit Management Plans for Hoffman Notch Wilderness

Consists of 38,500 acres of forest preserve lands in North Hudson, Minerva, and Schroon

The unit is generally bounded on the north by the Boreas Road, on the east by the Adirondack Northway, on the south by Hoffman Road, and on the west by the boundary of Vanderwhacker Mountain Wild Forest

The UMP was last approved in 2012



Unit Management Plans for Vanderwhacker Mountain Wild Forest

Vanderwhacker Mountain Wild Forest UMP was developed 2005 and amended in 2018

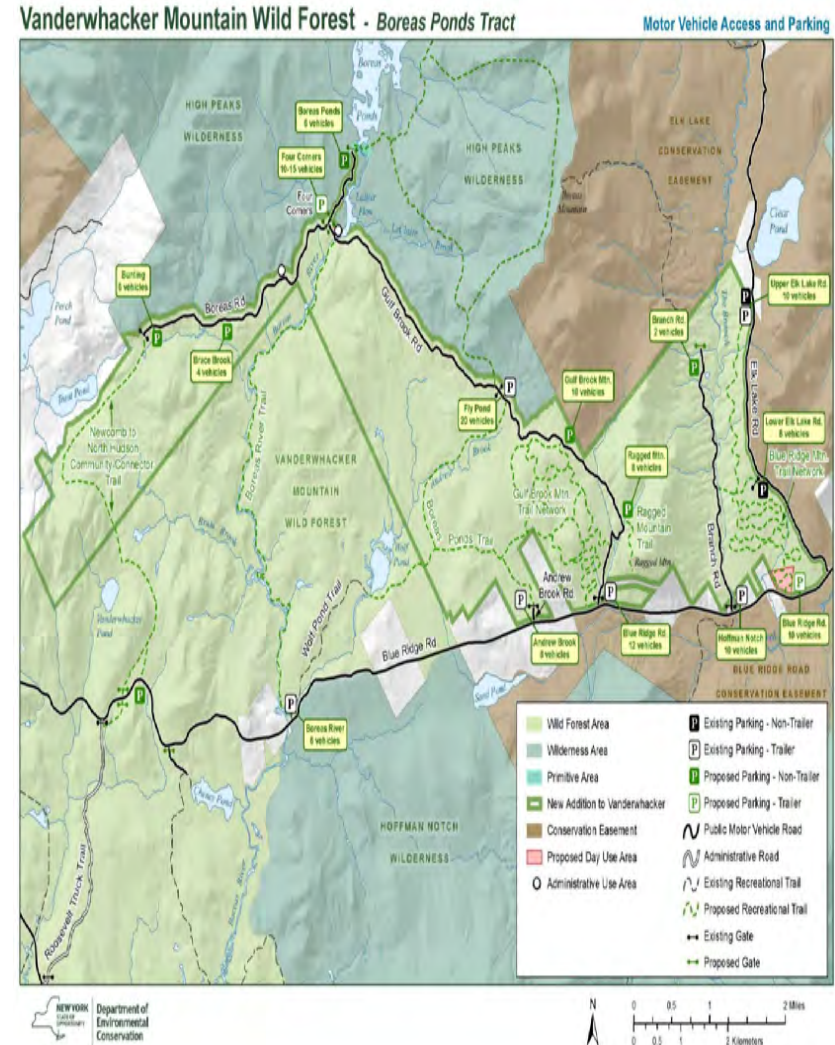
6,060-acre MacIntyre East Tract purchased by the State of New York in 2015

20,430-acre Boreas Ponds Tract acquired in 2018

Included parking in several locations, bicycle and equestrian opportunities on a limited number of existing roads, and informal camping, hiking and paddling throughout the tract.

The purpose of the amendment was to propose additional recreational opportunities and facilities within and adjacent to the recently classified wild forest and primitive lands

Eight smaller tracts have also been recently added



Unit Management Plans for Hammond Pond Wild Forest

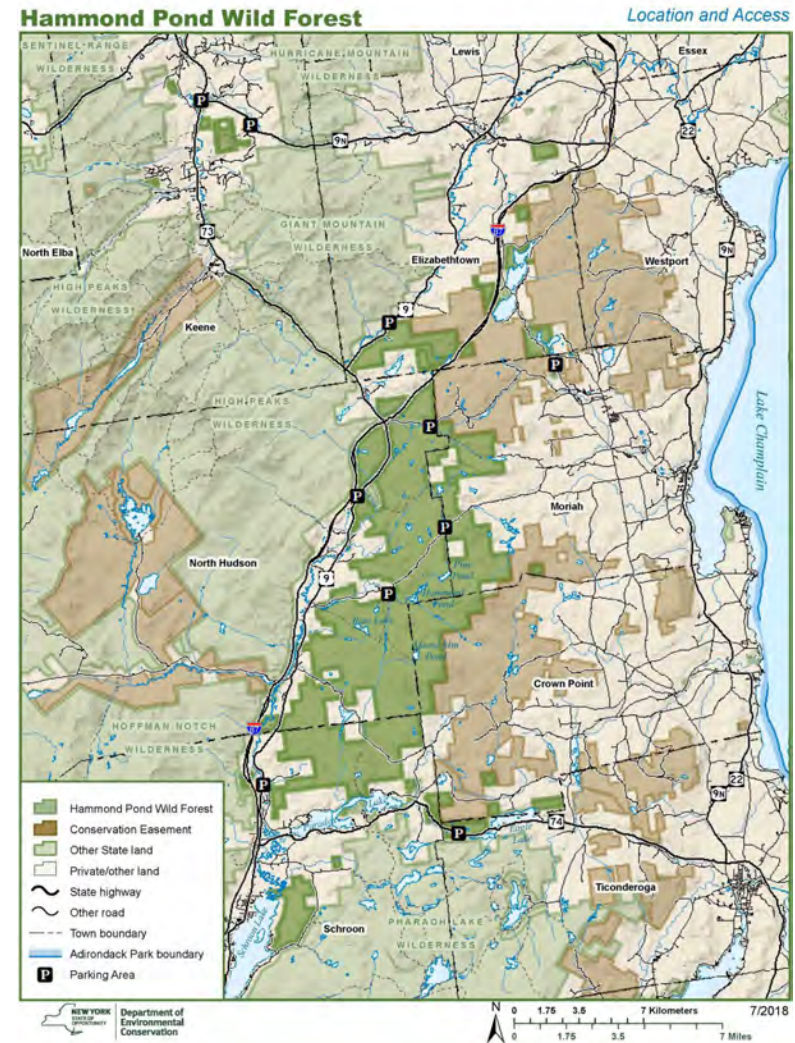
A Unit Management Plan for the HPWF was adopted in 1988 and updated in 2019

Land area has been added to the unit and recreational trends have evolved

Much of the unit lies within relatively close proximity to the Northway (I-87)

Home to a spectacular variety of significant ecological resources, which warrant care and protection

The unit contains 56 parcels totaling approximately 45,619 acres classified as wild forest, wholly contained within Essex County



Schroon Lake Route 9N Corridor Study

This 1989 study resulted in a Town appointed a special committee to respond to the development opportunities and concerns in the Town of Schroon. The study focuses on three areas of concern: (1) economic growth; (2) land use and site development; and (3) maintenance and enhancement of architectural integrity.

Specific actions were recommended for:

- Business opportunities
- Land use
- Design guidelines site plan review
- Sign ordinance
- Zoning regulations
- Architectural guidelines
- Long-term parking solutions

There are many good ideas that may still be relevant and should be considered as part of the 2024 Comprehensive Plan.

Schroon Lake Village Main Street Revitalization

Included an initial analysis of Main Street with general and specific recommendations tied to an implementation strategy.

Completed in August 1980.

Primary functional problems were identified, and potential solutions were considered including rerouting commercial buses, designating off-street or on-street parking areas; enforcing off street employee parking, constructing new municipal lots or reorganizing the existing municipal lot; reducing safety hazards at the curve over Roger's Brook by installing traffic signals or removing sight line barriers.

Specific recommendations were made regarding architectural preservation, commercial development and redevelopment at Brookfield and Main, parking, signage, streetscape, parks.

Relevance to the Comprehensive Plan

This plan is over 40 years old, and many areas recommended for improvement have changed substantially. Some of the illustrations may be useful in determining solutions for parking and architectural standards.