

TOWN OF SCHROON COMMUNITY PROFILE

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DEMOGRAPHICS

SUMMARY ANALYSIS OF DEMOGRAPHIC TRENDS

- Slow population growth over last 50 years.
- 2000-2010 only decade indicating population loss.
- 2010-2020 reversed the prior decade population loss.
- Schroon gained 226 residents while Essex County lost a total of 1,989 people.
- 2020 population is nearly identical to that of the year 1870.
- The median age of Schroon residents is about 58 years.
- 10 years older than the Essex County median age.
- 19 years older than the state and nationwide median age of 39.
- The highest level of enrollment of 298 occurred in the 2000-2001.
- Over last 10 years enrollment remained relatively steady until peaking at 261 in the 2019-2020.
- Covid years impacted total enrollment while the number of homeschooled children significantly increased.

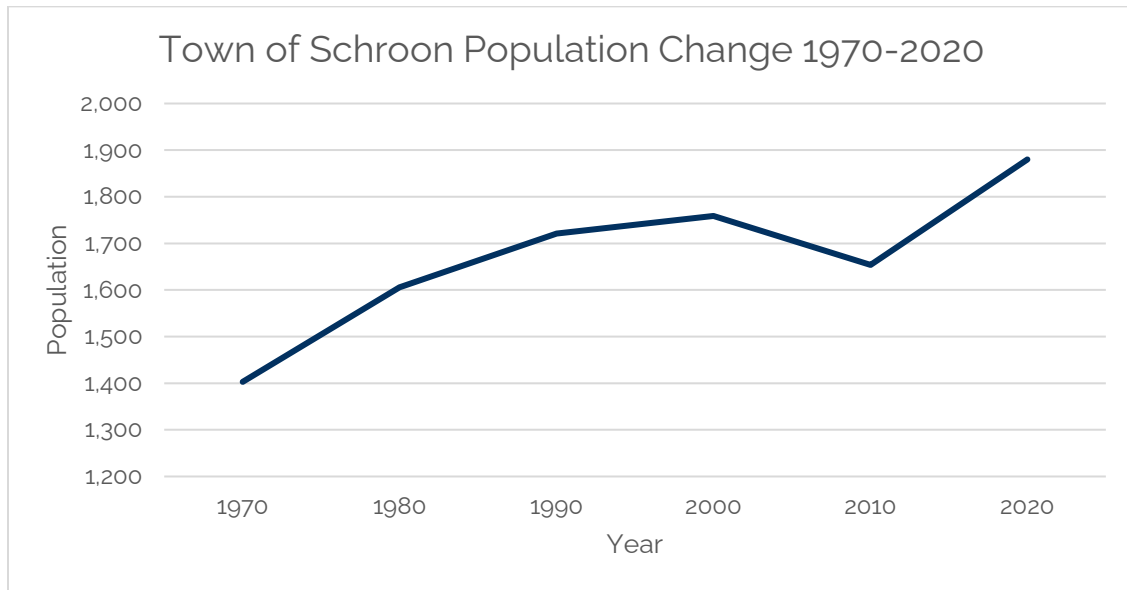
POPULATION AND GROWTH TRENDS

Table 1 - Town of Schroon Population Change 1970-2020						
Year	1970	1980	1990	2000	2010	2020
Population	1,403	1,606	1,721	1,759	1,654	1,880
Number Change	-	203	115	38	-105	226
Percentage Change	-	14.5%	7.2%	2.2%	-6.0%	13.7%

Source: Office of the NYS Comptroller. National Historical Geographical Information System (NHGIS), Integrated Public Use Microdata Series (IPUMS), at <https://data2.nhgis.org/main/nhgis>.

The 2020 census reports a population of 1,880 people for the Town of Schroon. This represents a ten-year increase of 226 residents and reverses the population loss of 105

people between 2000 and 2010. Over the last 50 years, the population of the Town of Schroon incrementally grew by a total of 477 people (see Table 1). The peak decades of growth occurred between 1970-1980 and 2010-2020. Much of the growth is attributed to increases in the number of retirees settling in the community.



Source: Office of the NYS Comptroller, National Historical Geographical Information System (NHGIS), Integrated Public Use Microdata Series (IPUMS), at <https://data2.nhgis.org/main/nhgis>.

Historically, the population of the Town peaked at 2,550 in the year 1860 during the period of manufacturing of forest materials in the Adirondacks. It gradually fell back to a low of 852 in 1920. After 1920, the population slowly built up to the current level of 1,880. The only period of population loss after that occurred between 1990 and 2000. This was a common trend among other communities in Essex County as well as within the Adirondack Park. The population today is nearly identical to that of the year 1870 (1,899) (Wikipedia: U.S. Decennial Census).

The Town shows strong population growth when viewed in comparison with other nearby waterfront communities in Essex County (see Table 2). Between 2010 and 2020, the overall population of Essex County was down 5%. Table 3 reviews population numbers for a broader area of neighboring municipalities. Population losses were significant in Minerva, Moriah, and Ticonderoga. While other neighboring municipalities experienced small gains in population the Town of Schroon's increase was significant representing a turnaround from population loss in 2010.

Table 3 - Population Change Comparison with Neighboring Towns and Essex County						
Township	1970	1980	1990	2000	2010	2020
Town of Chester	2,330 -	2,909 579: 24.8%	3,465 556: 19.1%	3,614 149: 4.3%	3,355 -259/-7.2%	3,086 -269/-8.02%
Crown Point	1,857 -	1,837 -20: -1.1%	1,963 126: 6.9%	2,119 156: 8.0%	2,024 -95: -4.5%	2,042 18: 0.9%
Elizabethtown	1,284 -	1,267 -17: 1.3%	1,314 47: 3.7%	1,315 1: 0.1%	1,163 -152: -11.6%	1,203 40: 3.4%
Town of Indian Lake	1,290 -	1,410 120: 9.3%	1,481 71: 5.0%	1,471 -10: -0.68%	1,352 -119/-8.1%	1,363 +11/0.81%
Minerva	733 -	781 48: 6.6%	758 -23: -2.9%	796 38: 5.0%	809 13: 1.6%	773 -36: -4.4%
Moriah	5,244 -	5,139 -105: -2.0%	4,884 -255: -5.0%	4,879 -5: -0.1%	4,798 -81: -1.7%	4,716 -82: -1.7%
North Hudson	212 -	179 -33: -15.6%	266 87: 48.6%	266 0: 0%	240 -26: -9.8%	250 10: 4.2%
Schroon	1,403 -	1,606 203: 14.5%	1,721 115: 7.2%	1,759 38: 2.2%	1,654 -105: -6.0%	1,880 226: 13.7%
Ticonderoga	5,839 -	5,436 -403: -6.9%	5,149 -287: -5.3%	5,167 18: 0.03%	5,042 -125: -2.4%	4,789 -253: -0.5%
Town of Westport	1,453 -	1,439 -14: -1.0%	1,446 7: 0.5%	1,346 -100: -6.9%	1,312 -34/-2.5%	1,363 +8/0.06%
Essex County	34,631 -	36,176 1,545: 4.5%	37,152 976: 2.7%	38,851 1,699: 4.6%	39,370 519: 1.3%	37,381 -1,989: -5.0%

Source: Office of the NYS Comptroller. Local Government Census Dashboard.

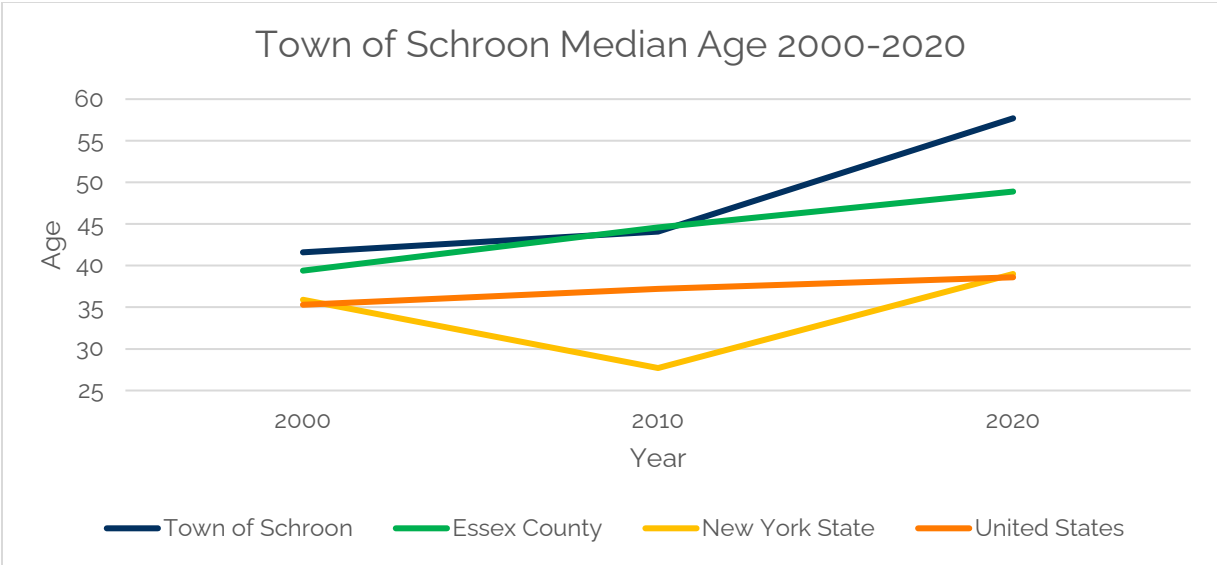
Median Age and Age Distribution

The median age of Schroon residents is about 58. Median age increased by 14 years between 2010 and 2020. In comparison, the local median age is 10 years older than the Essex County median age, and 19 years older than the state and nationwide median age of 39 (see Table 5). Neighboring counties in the Adirondacks are all considerably older than the statewide median with Essex County registering approximately 10 years higher than the state median.

Table 5 – Median Age

Place	2000	2010	2020
Town of Schroon	41.6	44.1	57.7
Essex County	39.4	44.6	48.9
Franklin County	36.4	39.3	40.4
Hamilton County	45.4	51.5	57.2
Warren County	39.1	44.2	47.3
New York State	35.9	27.7	39.0
United States	35.3	37.2	38.6

Source: Lake Champlain-Lake George Regional Planning Board

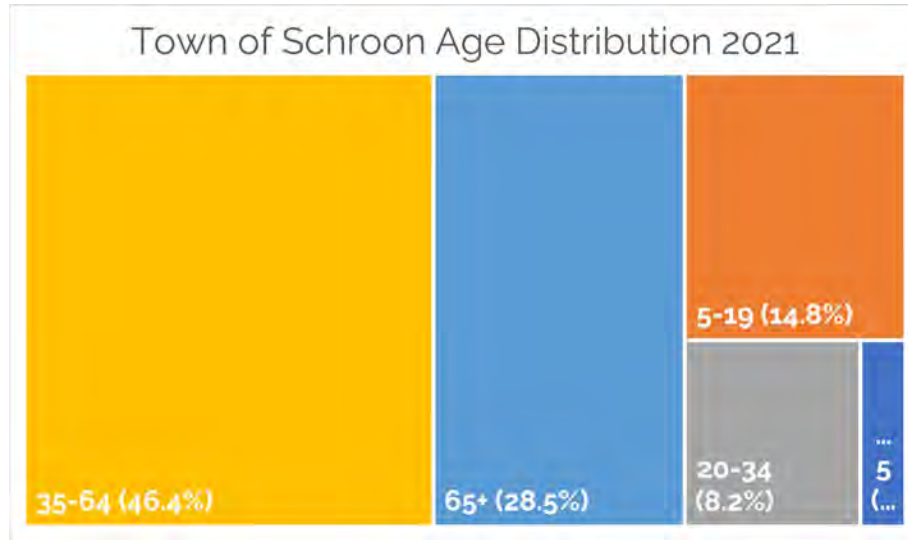


Source: US Census Bureau American Community Survey 5-Year Estimates

Table 6 shows that the largest population group is the age range of 65-74, making up 19.1% of the town. These statistics show that the town's population is aging quickly. The under 5 age group was stable for 20 years before it began to drop during the pandemic years. Age group 5-9 was a larger portion of the population but fell to a stable percentage since 2010. Age groups 20-34, 35-64, and 65+ all show a significant decline since 2000. While it is a fact that there are record numbers of people moving out of the state, and there is a national trend towards having fewer children, the severity of these age shifts is having a higher impact in the Town of Schroon and most Adirondack communities.

Table 6 – Age Distribution								
Age Level	2000		2010		2020		2021	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 5	69	4.4	76	4.6	80	4.3	39	2.2
5-19	368	23.2	258	15.6	256	13.6	273	14.8
20-34	273	17.2	193	11.7	244	13.0	152	8.2
35-64	715	45.1	725	43.8	707	37.6	859	46.4
65+	334	43.5	402	24.3	593	31.5	527	28.5

Source: Census and American Community Survey



Source: Census and American Community Survey

Table 7 – Age Distribution Comparison to other Lake Communities and Essex County 2021					
Age Level	Schroon	Westport	Indian Lake	Chester	Essex County
Under 5	2.2%	1.5%	0.8%	1.6%	3.9%
5-19	14.8%	14.2%	9.4%	19.3%	14.0%
20-34	8.2%	17.4%	6.4%	8.0%	17.0%
35-64	46.4%	36.2%	37.0%	47.2%	41.7%
65+	28.5%	30.6%	46.2%	23.7%	23.4%

Source: Census and American Community Survey

Median Household Size

The number of households in the town rose until 2010 and then steadily declined until 2020. Household size has also declined after increasing during the pandemic. The percentage of units that are occupied by owners increased from 70% in 2000 to 82% in 2021 while the percentage of rental units dropped from 30% in 2000 to 18% in 2021.

Table 8 – Median Household Size				
Household Information	2000	2010	2020	2021
Number of Households	734	929	857	874
Average # Persons	2.35	2.19	2.60	2.09
Owner-Occupied Units	70%	77%	80%	82%
Rental-Occupied Units	30%	23%	20%	18%
Average Household Size: Owners	2.52	2.34	2.69	2.06
Average Household Size: Renters	1.93	2.17	2.45	2.23

Source: Census & American Community Survey

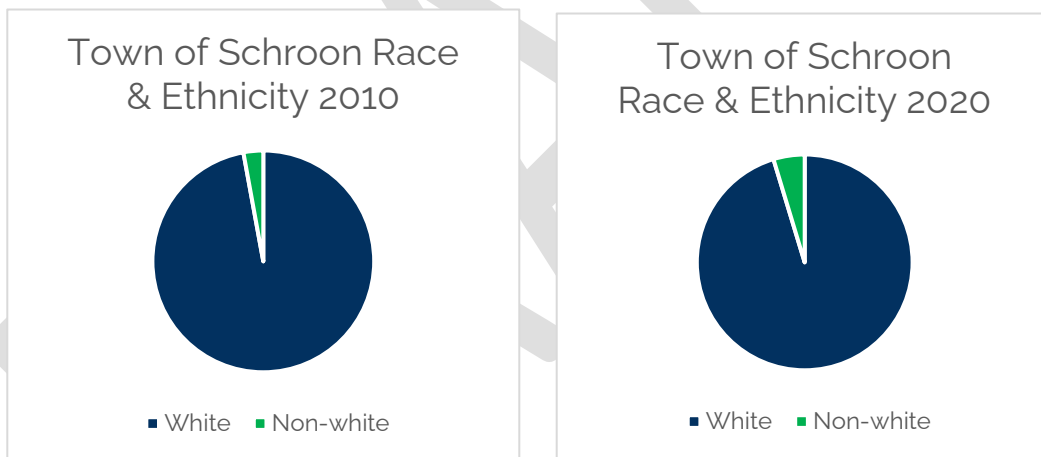
RACE AND ETHNICITY

Schroon is not a diverse community, with 93.4% of residents being White. Other races are less represented with the next most common being Hispanic at 36 residents, Asian at 19 residents, Black or African American at 6, and American Indian or Alaska Native at 2. A number of residents, 21, reported being some other race than those listed in the Census, and six residents reported being two or more races. Data for the five counties that make up the Lake Champlain-Lake George Region shows the population is predominantly White, accounting for over 90% of the region's population. However, racial diversity is incrementally increasing. Between 2010 and 2020, the LCLG Region witnessed a 306% increase in residents identifying as two or more races. This demographic, the second largest racial cohort in the region, comprises 5.4% of the population, followed by Black residents (2.5%).

Similar to racial trends, the LCLG Region saw an increase in the number of residents identifying as Hispanic or Latino ethnicity. This cohort represents a small proportion of the region's population (3%) compared to NYS (20%) and the U.S. (19%). However, the region added 1,725 Hispanic/Latino residents, increasing the share of these residents by almost a full percentage point (0.8%) within the past 10 years. The largest gains in residents with Hispanic or Latino ethnicities were found in the region's most populous counties, Clinton County (802 residents) and Warren County (574 residents).

Table 9 – Race and Ethnicity 2010, 2020, 2021			
Race	2010	2020	2021
White	1,584	1,711	1,794
Black or African American	5	5	2
American Indian/Alaska Native	9	4	1
Asian	7	22	0
Native Hawaiian/Pacific Islander	0	0	4
Some Other Race	3	6	12
Hispanic or Latino (any race)	23	47	6
Not Hispanic or Latino	1,631	1,833	1,844

Source: Census & American Community Survey



Source: Census & American Community Survey

PUBLIC EDUCATION

Residents of Schroon are overall more educated than the rest of the country with 91.5% having at least graduated high school, higher than the national average of 86.7%. More than a quarter of residents have a bachelor's degree or higher, 26.3%.

Educational Attainment (Age 25+)						
Educational Level	Schroon	Westport	Indian Lake	Chester	Essex Co.	NYS
Less than High School	3.70%	3.50%	6.60%	8.40%	8.80%	12.00%
High School graduate	25.00%	32.70%	32.70%	29.80%	33.60%	24.40%
Some College, No Degree	15.90%	13.70%	4.70%	16.40%	16.10%	14.90%
Associate Degree	11.80%	12.90%	38.30%	12.00%	11.10%	8.90%
Bachelor's Degree	19.90%	14.80%	7.30%	14.40%	17.40%	22.20%
Graduate or Professional Degree	23.60%	22.40%	10.40%	19.00%	13.10%	17.70%
H.S. or Higher	96.30%	96.50%	93.30%	91.60%	91.10%	88.00%
Bachelor's or Higher	43.50%	37.20%	17.70%	33.40%	30.50%	39.90%

Source: Census & American Community Survey

School District Enrollment Trends

Public education in the Town of Schroon is provided by the Schroon Lake Central School District. The highest level of enrollment of 298 occurred in the 2000-2001 school year. Enrollment remained relatively steady over the last 10 years until peaking at 261 in the 2019-2020 school year. Enrollment dropped significantly in the following year during the covid-19 pandemic (see Table 10). At the same time, the number of registered homeschooled school age children increased significantly.

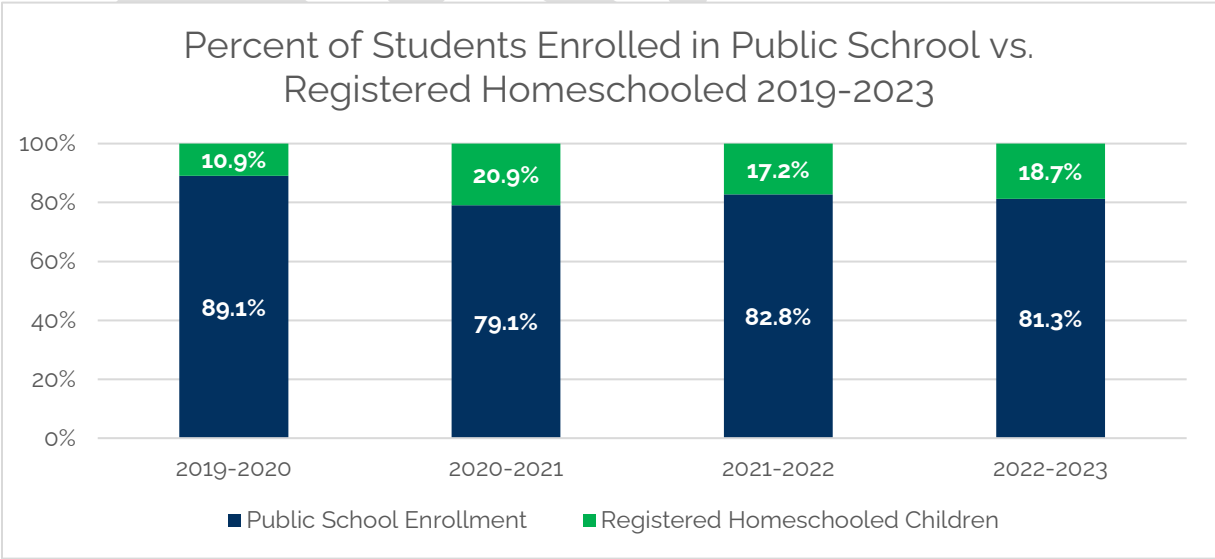


Table 10 - Schroon Lake Central School District Enrollment Trends			Registered Homeschooled Children	
Year	Enrollment	Change	Number	Change
2014-2015	224	-	30	-
2015-2016	222	-2	18	-12
2016-2017	214	-8	23	+5
2017-2018	238	+14	25	+2
2018-2019	246	+8	32	+7
2019-2020	261	+15	32	0
2020-2021	204	-57	54	+22
2021-2022	221	+17	46	-8
2022-2023	227	+6	52	+6
2023-2024	234	+7	Not Reported	-

Source: NYSED

LOCAL & REGIONAL ECONOMIC CHARACTERISTICS

ECONOMIC DEVELOPMENT BACKGROUND

Schroon Lake is the quintessential small town in an iconic Adirondack setting that offers a multitude of outstanding events and activities that attract visitors throughout the year. Not only is Schroon Lake a premier destination, the Town's proximity to Lake Placid and Lake George allows it to pull visitors from both regions. Something truly special about the town is that as some local villages have grown touristy to appeal to a wider audience, Schroon Lake has maintained a small town, classic Adirondack feel. The Main Street borders beautiful Schroon Lake with a picture-perfect beach and waterfront park. Schroon Lake is surrounded by wilderness, has many accessible ponds and lakes, and is adjacent to Schroon River. Schroon Lake is home to many events, activities and cultural venues including the Seagle Colony, the country's oldest summer voice program, a very active Arts Council, the Strand Theater and others, the Schroon Lake area.

To encourage business development the Town of Schroon operates a Revolving Loan Fund to strengthen the commercial base, to create new jobs and retain existing jobs, and to stimulate private investment. Currently there are 4 active loans all for construction projects.

Despite the many quality activities and amenities available, there are still challenges for the Schroon community. The main obstacle, both for tourism and new business, is the relative anonymity the Town of Schroon has relative to other destinations. The accommodations industry suffered a loss of more than 150 rooms over the last 20 years. The simple nostalgic small cabins and motel rooms that lack modern lodging amenities are no in vogue. Visitors are demanding larger, upgraded facilities with more amenities. At the same time, the lack of access to capital and a declining customer base is preventing many tourist accommodations from being able to afford to make needed improvements. Shrinking shares of overnights in existing facilities are increasingly due to Airbnb and other home rental agencies.

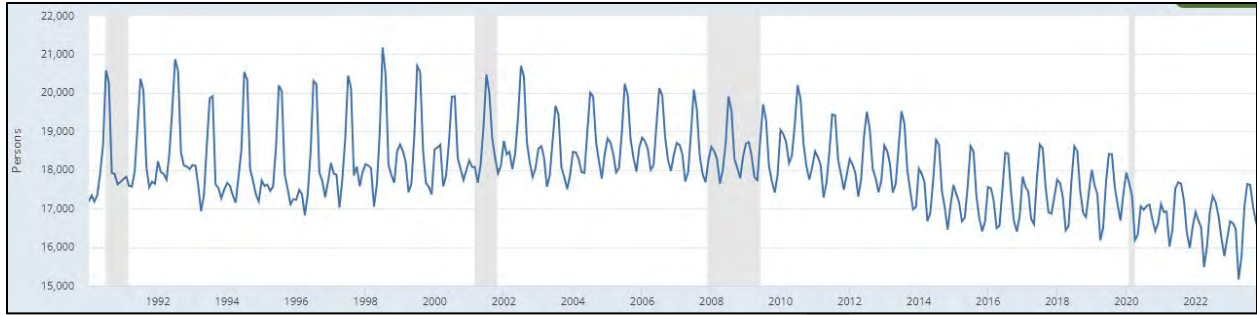
The Townwide Revitalization Strategy noted the need for the community to build an economic development model that strives to reach new visitors through a strong and distinctive branding message that evokes a unique experience and results in a growing economy and population. Some of the goals identified in the plan included:

- Market the Town's high quality of life and small-town character.
- Identify infrastructure and business recruitment needs.
- Expand recreational, environmental and heritage tourism opportunities.
- Improve tourism infrastructure, visitor support services, and tourism promotion.
- Promote the fine art and performing arts venues.
- Expand the mission of the Chamber of Commerce model to be regionally inspired and locally driven.
- Market Schroon Lake as a regional visitor "Base Camp".
- Leverage regional initiatives for economic development including:
 - Frontier Town "Upper Hudson Recreation Hub" initiative
 - North Country National Scenic Trail
 - Adirondack Community Based Trails and Lodging System (Hamlets to Hut)

LABOR FORCE AND UNEMPLOYMENT

Civilian Labor Force

Labor force participation is reported at the county level. In Essex County, labor force participation reached a high of 47.2% in 2020 and has historically been below state, regional and national averages which were approximately 62%. A large number of residents are not in the labor force at 509 people, 55.6%. This number is likely inflated by the large, retired population in Schroon. Similar to New York and the United States, the Region saw a decline in the labor force participation rate between 2019 and 2020, due in large part to the COVID-19 pandemic and continued to drop due to population loss.



Source: U.S. Bureau of Labor Statistics

Employment and Unemployment

The majority of employed Essex County residents work in the private sector, 51%, while government workers make up 28.7% and self-employed residents make up 18.8%. Of the 915 residents that are 16 years and over, 406 are in the work force (44.4%) and 404 are employed. The New York State Department of Labor today released preliminary local area unemployment rates for November 2023. New York State's seasonally adjusted unemployment rate increased from 4.2% in October to 4.3% in November 2023. Essex County which reported an unemployment rate of 4% for the same time period. A comparison of the eight Adirondack counties shows Essex County with the fourth highest unemployment rate for November 2023.

Employed, Unemployed, and Rate of Unemployment by Place of Residence For Selected Adirondack Counties November 2023

Area/County	EMPLOYED			UNEMPLOYED			UNEMPLOYMENT RATE (%)		
	Nov. 2023	Nov. 2022	Net Change	Nov. 2023	Nov. 2022	Net Change	Nov. 2023	Nov. 2022	Net Change
Clinton	34.9	34.2	+0.7	1.2	1.0	+0.2	3.3	3.0	+0.3
Essex	15.8	15.2	+0.6	0.7	0.5	+0.1	4.0	3.4	+0.6
Franklin	18.4	18.0	+0.4	0.7	0.6	+0.1	3.9	3.4	+0.5
Hamilton	2.0	2.0	+0.1	0.1	0.1	0.0	6.1	5.5	+0.6
Lewis	11.5	11.0	+0.5	0.5	0.4	+0.1	4.1	3.5	+0.6
St. Lawrence	42.4	41.5	+1.0	1.9	1.6	+0.2	4.2	3.8	+0.4
Warren	30.6	29.7	+0.9	1.2	1.0	+0.2	3.9	3.3	+0.6
Washington	26.9	26.0	+0.8	1.0	0.8	+0.2	3.4	2.9	+0.5

Note: Numbers in thousands, not seasonally adjusted).

Source: New York State Department of Labor, Division of Research and Statistics, 518-457-3800.

Major Employers

Town and regional major employers include the Town of Schroon, Schroon Lake Central School District, Essex County, Mountain Lake Services, Tops/Stewart's Shops/Dollar General (collectively), Sylvamo Ticonderoga Mill, Hudson Headwaters Health Network (HHHN), UVM/Elizabethtown Community Hospital–Ticonderoga Campus, and Word of Life/Bible Institute. The Lodge at Schroon Lake will be another local major employer beginning in the summer 2024.

Comparison of Employment Sectors in the Town of Schroon	#	%
Educational services, and health care and social assistance	202	25.2
Retail trade	155	19.4
Arts, entertainment, and recreation, and accommodation and food services	82	10.2
Construction	76	9.5
Finance and insurance, and real estate and rental and leasing	74	9.2
Professional, scientific, and management, and administrative and waste management services	67	8.4
Other services, except public administration	58	7.2
Public administration	44	5.5
Transportation and warehousing, and utilities	15	1.9
Wholesale trade	13	1.6
Information	6	0.7
Manufacturing	5	0.6
Agriculture, forestry, fishing and hunting, and mining	4	0.5

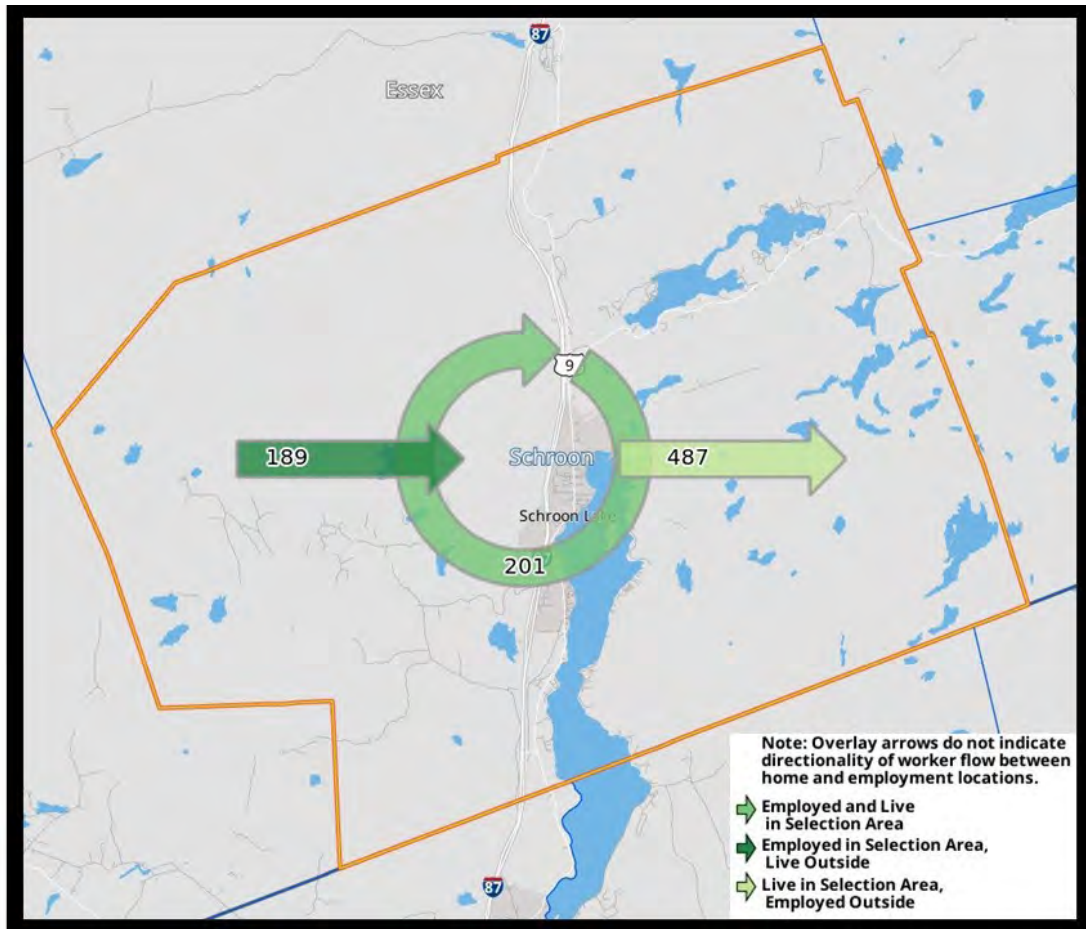
Source: US Census Bureau American Community Survey 5-Year Estimates

Employment Trends

- The majority (51%) of employed residents work in the private sector.
- Government workers make up 28.7% and self-employed residents make up 18.8%.
- Of the residents that are 16 years and over, 44.4% are in the work force.
- A high percentage (55.6%) of residents are not in the labor force.
- The number of residents that fall below the poverty line (7.3%) is lower than the national rate of 15.5%.

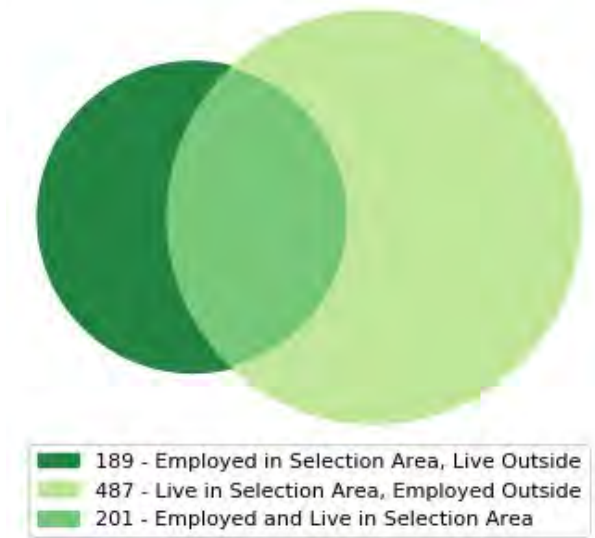
COMMUTING PATTERNS

In 2021, 74.8% of workers in Essex County drove alone to work, followed by those who carpooled to work (10.3%) and those who worked at home (8.92%). The average commute time is 22.6 minutes. Using averages, employees in Essex County have a shorter commute time than the normal US worker (26.8 minutes). However, 3.17% of the workforce in Essex County have "super commutes" in excess of 90 minutes.



Source: US Census Bureau On TheMap, 2021

Inflow/Outflow Job Counts in 2021



Source: US Census Bureau On TheMap, 2021

MEDIAN HOUSEHOLD INCOME

The Median Household Income (MHI) for counties in the Eastern Adirondacks range from a low of \$60,270 in Franklin County to a high of \$74,531 in Warren County. The Town of Schroon is slightly lower (\$65,570) than the median for Essex County (\$68,090) but falls within the average for the region. It is nearly \$16,000 lower than the state median and \$9,000 lower than the countrywide median.

Median Household Income	
Place	2022
Town of Schroon	\$65,570
Essex County	\$68,090
Clinton County	\$67,097
Franklin County	\$60,270
Hamilton County	\$66,891
Warren County	\$74,531
New York State	\$81,386
United States	\$74,580

Source: Source: Lake Champlain-Lake George Regional Planning Board

POVERTY RATE

The Town of Schroon poverty rate has dropped in recent years to a low of 8.6% in 2021. In a comparison of the poverty rate of nearby municipalities the Town of Schroon falls at the higher end. It is still nearly a point lower than the Essex County rate and considerably lower than the statewide rate.

Poverty Rate	2010	2020	2021
Town of Schroon	10.30%	9.30%	8.60%
Town of Westport	13.80%	12.60%	10.20%
Town of Indian Lake	3.80%	3.60%	3.10%
Town of Chester	7.50%	8.70%	7.00%
Essex County	8.10%	10.10%	9.50%
NYS	14.90%	13.60%	13.90%

Source: Lake Champlain-Lake George Regional Planning Board

SALES, OCCUPANCY, AND MORTGAGE TAXES

Sales, Occupancy, and Mortgage Taxes are collected by municipality by Essex County and redistributed to each municipality by various formulas. The New York state sales tax rate is 4% and the Essex County sales tax rate is 4%. Of the 8% collected, 3.75% retained by the county and the remaining 0.25% is distributed to the towns and villages. Town shares are based 50% on assessment and 50% on population. Essex County has a lower maximum sales tax than 52% of New York counties and a higher maximum sales tax than 63% of counties nationwide. The table below indicates sales tax collections were static in the Town from 2018 to 2020 and then jumped by \$7 million in 2021 before falling back in 2022. Both mortgage and occupancy taxes jumped significantly as well. This increase was likely due to the pandemic when the region experienced a dramatic increase in visitors.

Various Annual Taxes for Essex County 2016-2021			
Area/County	OCCUPANCY TAX (\$ millions)	MORTGAGE TAX (\$ millions)	SALES TAX (\$ millions)
2016	2.3	151	28
2017	2.7	189	29
2018	2.9	135	32
2019	3.0	169	32
2020	4.3	306	32
2021	-	-	39
2022	-	-	37

Source: Essex County

Monthly Local Sales Tax Collections by County, 2022 to 2023

County	January-November		
	2022 (millions)	2023 (millions)	Percentage Change
Clinton	\$64.24	\$67.19	4.6%
Essex	\$36.85	\$38.00	3.1%
Franklin	\$29.09	\$30.47	4.7%
Jefferson	\$91.28	\$94.44	3.5%
Lewis	\$16.23	\$16.20	-0.2%
St. Lawrence	\$71.36	\$72.93	2.2%
Albany	\$314.7	\$325.1	3.3%
Columbia	\$54.85	\$55.76	1.7%
Greene	\$40.95	\$43.25	5.6%
Rensselaer	\$108.0	\$112.7	4.4%
Saratoga	\$144.6	\$155.7	7.6%
Schenectady	\$113.3	\$120.3	6.2%
Warren	\$64.38	\$66.10	2.7%
Washington	\$24.82	\$26.40	6.4%

Source: NYS Department of Taxation and Finance reported by the State Comptroller

REAL PROPERTY TAXES

Taxes on real property are collected for county, town, fire, lighting, park, park district, ambulance, water, sewer, and school services. The equalization rate is at 100 percent therefore the full value and assessed value are the same. The general tax rate for the years 2017 – 2023 are reported in the table below.

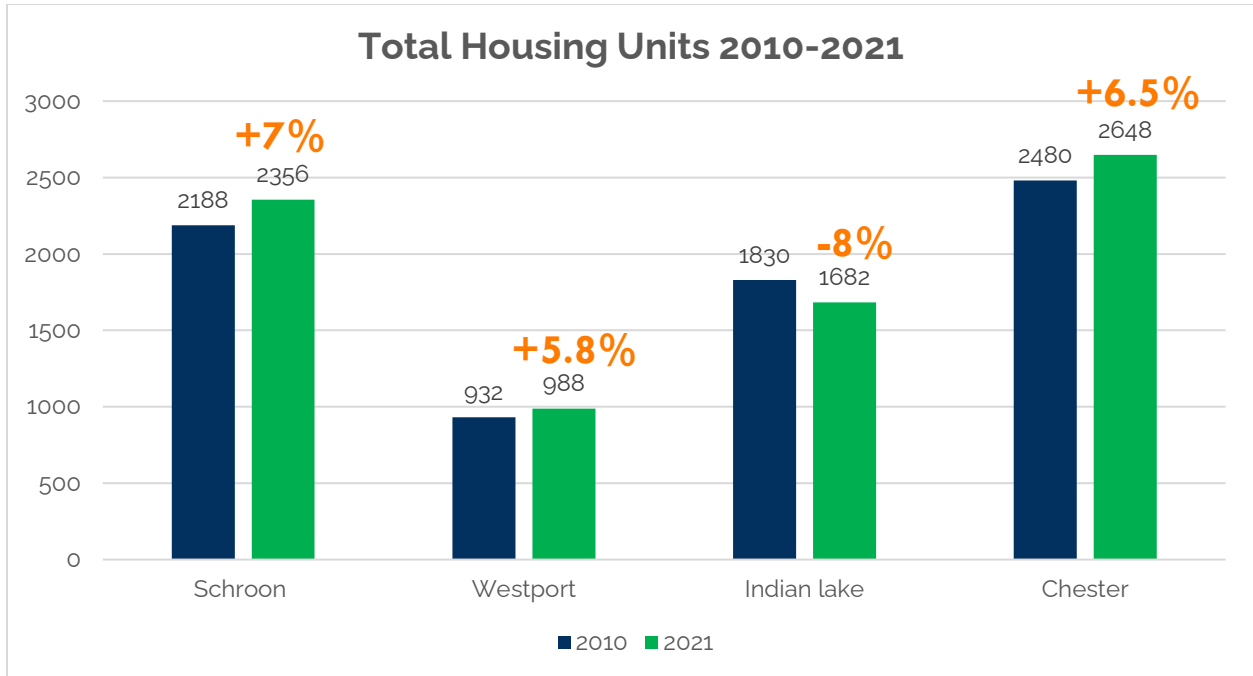
Town of Schroon Real Property Tax Rates							
	2017	2018	2019	2020	2021	2022	2023
County Tax Rate	3.23	3.27	3.33	3.32	3.31	3.30	2.99
Town Tax Rate	1.85	2.02	2.26	2.40	2.33	2.22	2.05
School Tax Rate:	8.42	8.36	8.15	8.31	8.22	8.08	7.27

Source: Town of Schroon and Schroon Lake School District; NYS Comptroller's Office

HOUSING CHARACTERISTICS

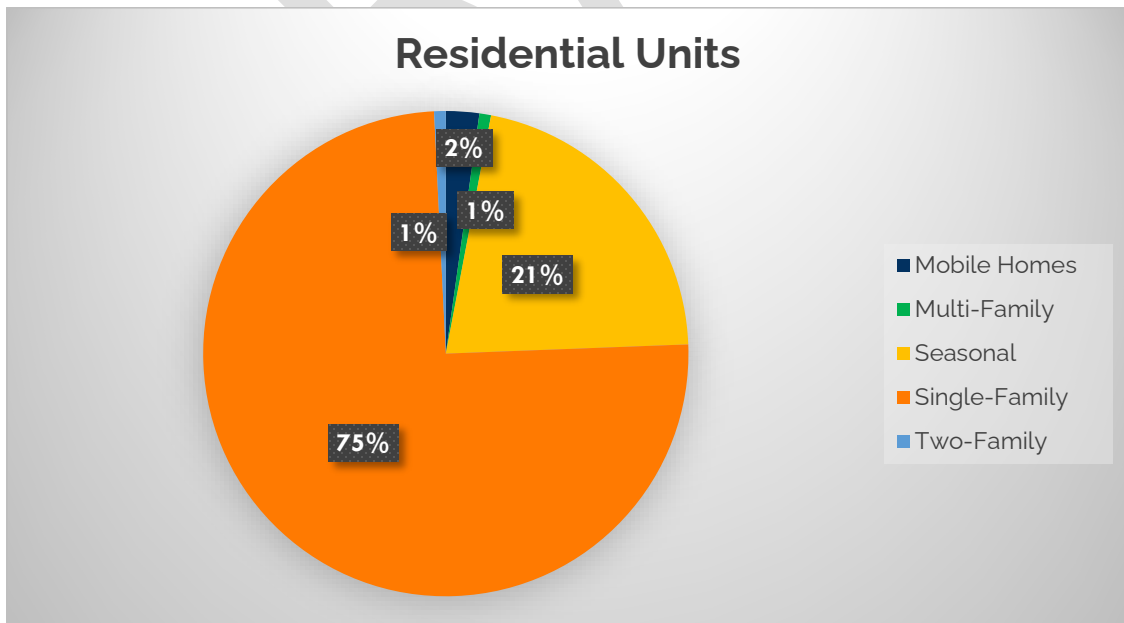
HOUSING UNITS

According to 2021 5-year ACS estimates, the Town of Schroon has 2,356 total housing units, which represents an increase (7%) from 2010 (2,188 units). Schroon has more housing units than the Towns of Westport (988) and Indian Lake (1,682), and fewer units than Chester (2,648). Schroon (+7%), Westport (+6%) and Chester (+6.5%) all experienced a slight increase in housing units from 2010 to 2021 while housing units in Indian Lake decreased (-8%).



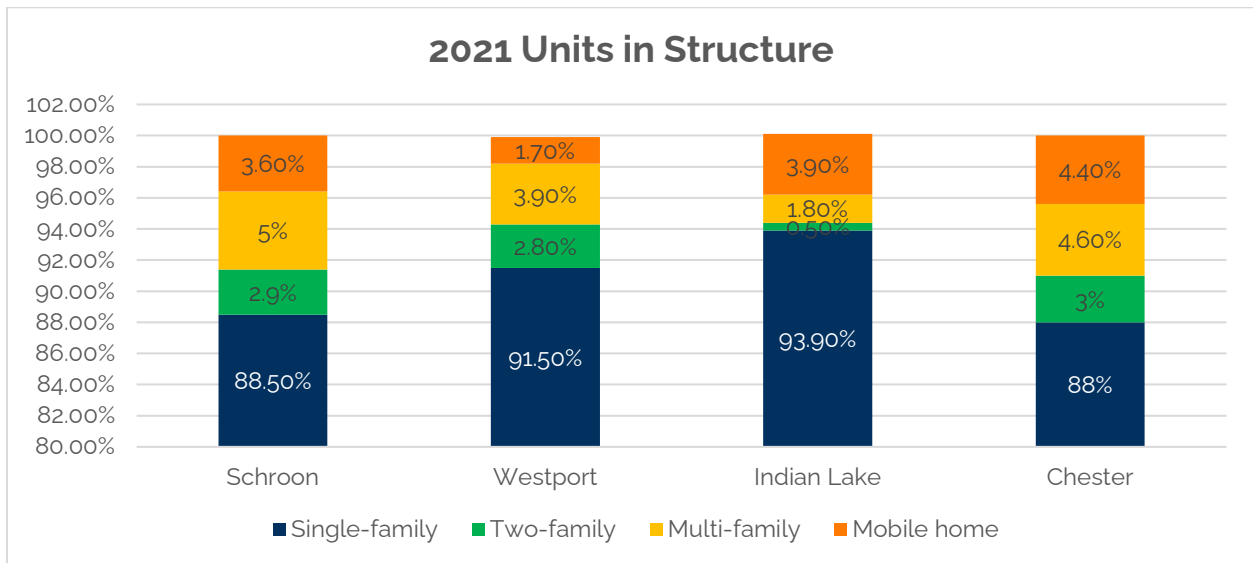
Source: US Census Bureau American Community Survey 5-Year Estimates

Most residential units in Schroon are single-family dwellings (75%). The next largest category is seasonal homes (21%). Mobile homes comprise 2% of the units while two-family and multi-family each comprise 1% of the housing stock.



Source: Regrid Tax Parcel Data, 2023

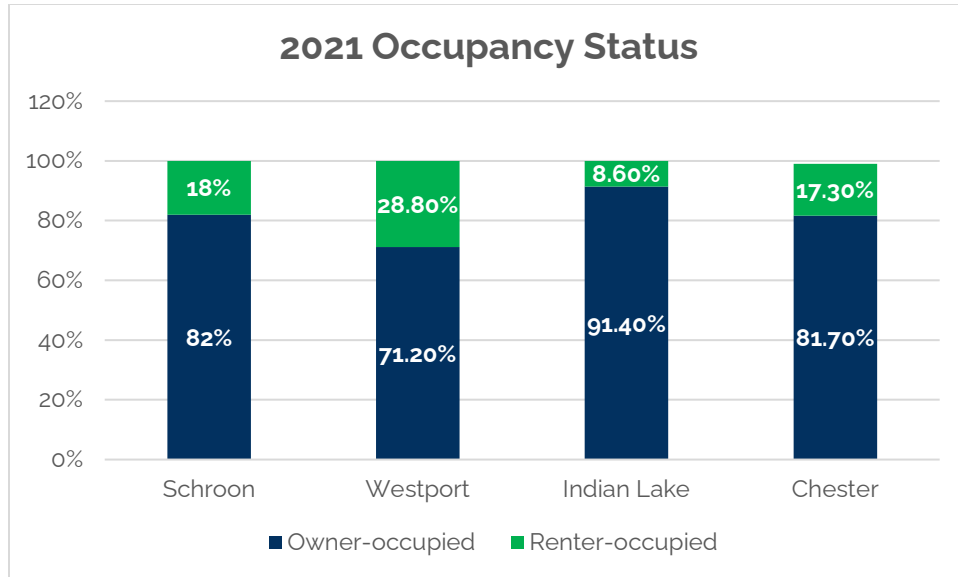
According to the 2021 5-year ACS estimates, most housing units in the Town of Schroon and the comparison geographies are single-family dwellings. Note that the ACS data does not have a category for seasonal dwellings, so those units are included in the other categories which is why the percentages do not align with the data from Regrid. The distribution of units in Schroon is most similar to that of Chester, but overall, all geographies are similar with small percentages of multi-family units.



Source: US Census Bureau American Community Survey 5-Year Estimates

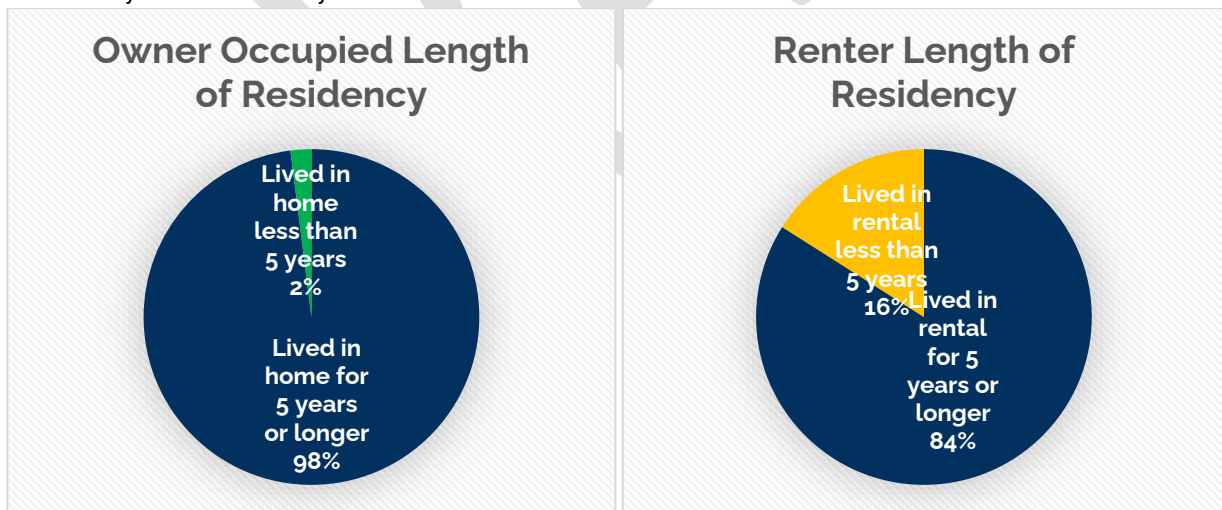
OCCUPANCY STATUS AND VACANCY

According to 2021 5-year ACS estimates, 82% of the Town of Schroon housings units are owner-occupied which is the same as Chester, greater than Westport and less than Indian Lake. The share of renter-occupied units in Schroon is 18%, which is lower than Westport (28.8%), but greater than Indian Lake (8.6%) and Chester (17.3%).



Source: US Census Bureau American Community Survey 5-Year Estimates

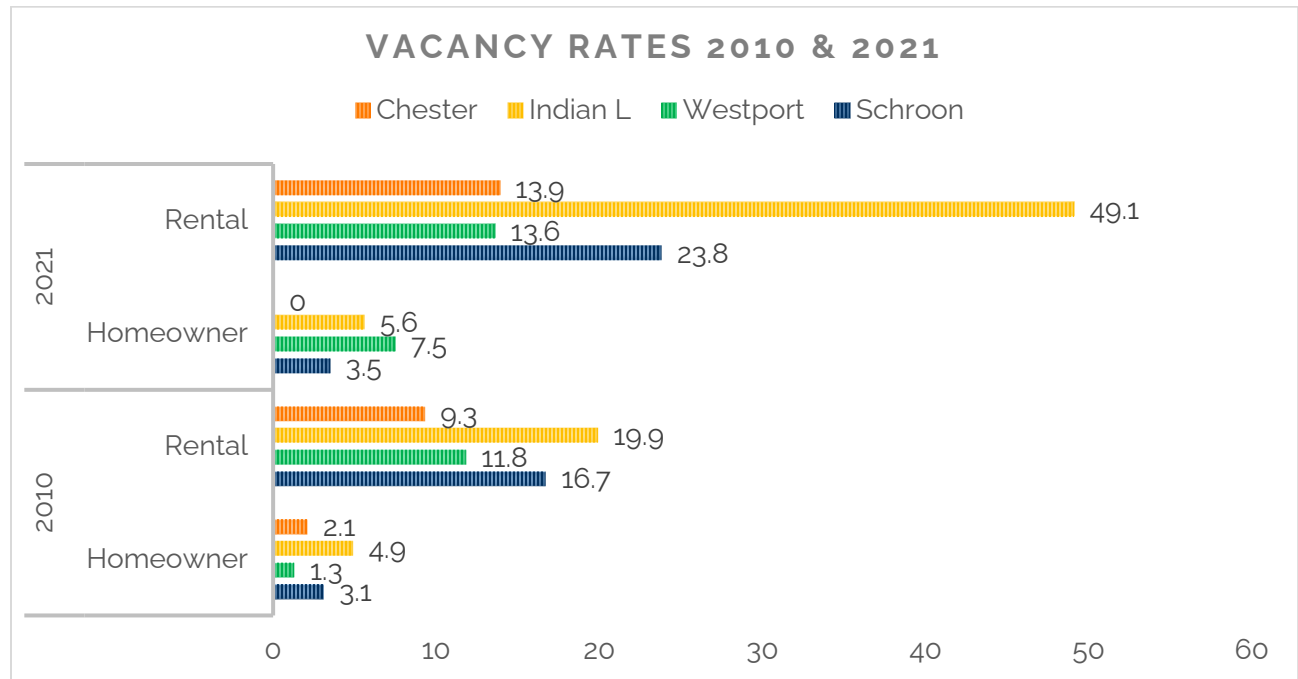
In the Town of Schroon, 98% of residents in owner-occupied units have lived in their home for five years or longer while 84% of renters have lived in their rental unit for five years or longer. While there is a limited number of new residents moving into Schroon, this is consistent with comparison geographies where most residents have been living in the community for over five years.



Source: US Census Bureau American Community Survey 5-Year Estimates

The number of vacant structures in Schroon and the comparison communities is relatively high, however Census data often classifies second homes as vacant. The vacancy rate for homeowners in Schroon has remained steady between 2010 (3.1%) and 2021 (3.5%) while the vacancy rate for rentals increased from 16.7% in 2010 to 23.8% in 2021. In the comparison

geographies, vacancy rates for homeowners and rentals increased between 2010 and 2021 except for the homeowner vacancy rate in Chester which decreased. This would indicate that Schroon has a relatively steady population. However, it should be noted that the margins of error for vacancy rates are relatively high due small sample sizes, especially for rentals.



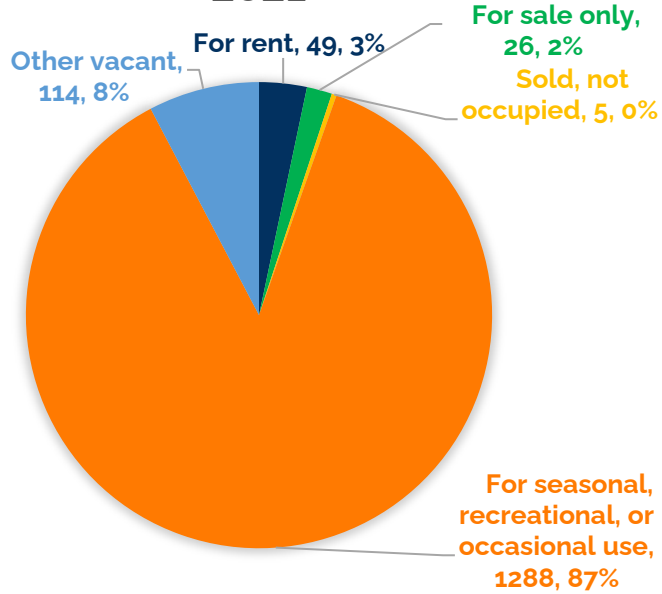
Source: US Census Bureau American Community Survey 5-Year Estimates

Vacancy Characteristics

The vacancy data for Schroon and the comparison geographies may be misleading due to the large margins of error. According to the ACS 5-year estimates, Schroon's vacant units fall into five categories: sold, not occupied (5 units), for sale only (26 units), for rent (49 units), for seasonal, recreational or occasional use (1,288 units), and other vacant (114 units). Other vacant units are units that do not fit into any other year-round category. Common conditions for these units include an owner that does not want to rent or sell the unit, a unit being used for storage, an elderly owner living in a nursing home or with family members, a foreclosed unit, or a unit that is being held for settlement of an estate. The number of other vacant units increased by 36 units from 2010 (78 units) to 2021 (114 units). The number of units for rent doubled from 2010 (22 units) to 2021 (49 units). Vacancies classified as seasonal, recreational or occasional use increased by 155 units from 2010 (1,133 units) to 2021 (1,288 units). These units may be a contributing factor to the increase in rental unit vacancies in the Town between 2010 and 2020 as owners may be renting these units out as short-term vacation rentals.

TOWN OF SCHROON VACANCY CHARACTERISTICS

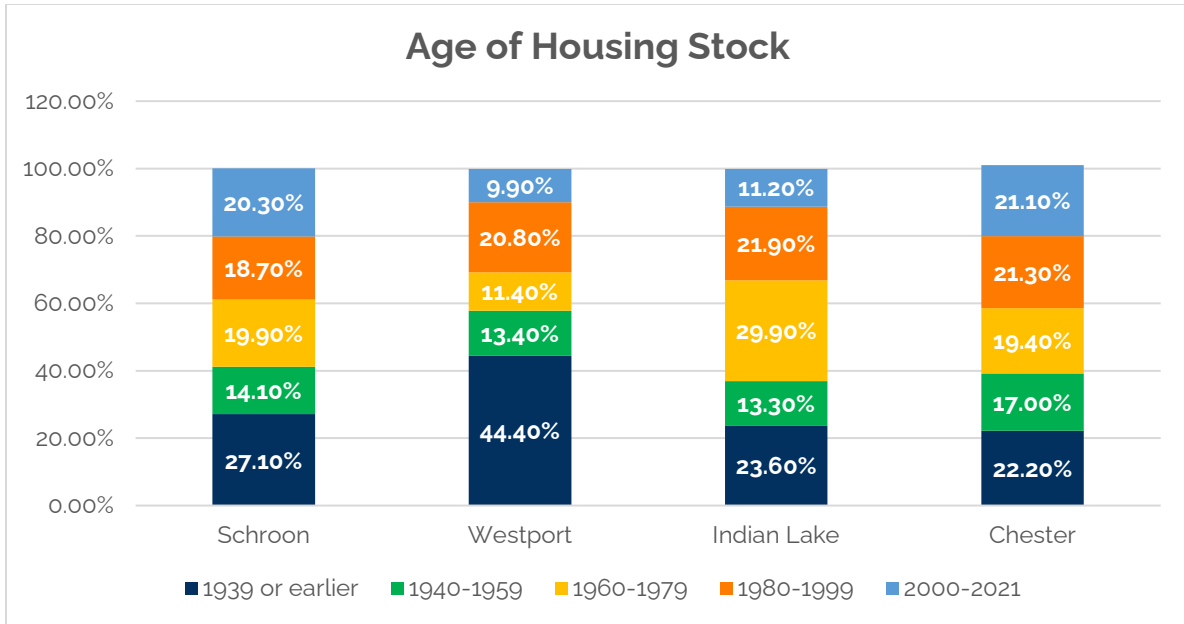
2021



Source: US Census Bureau American Community Survey 5-Year Estimates

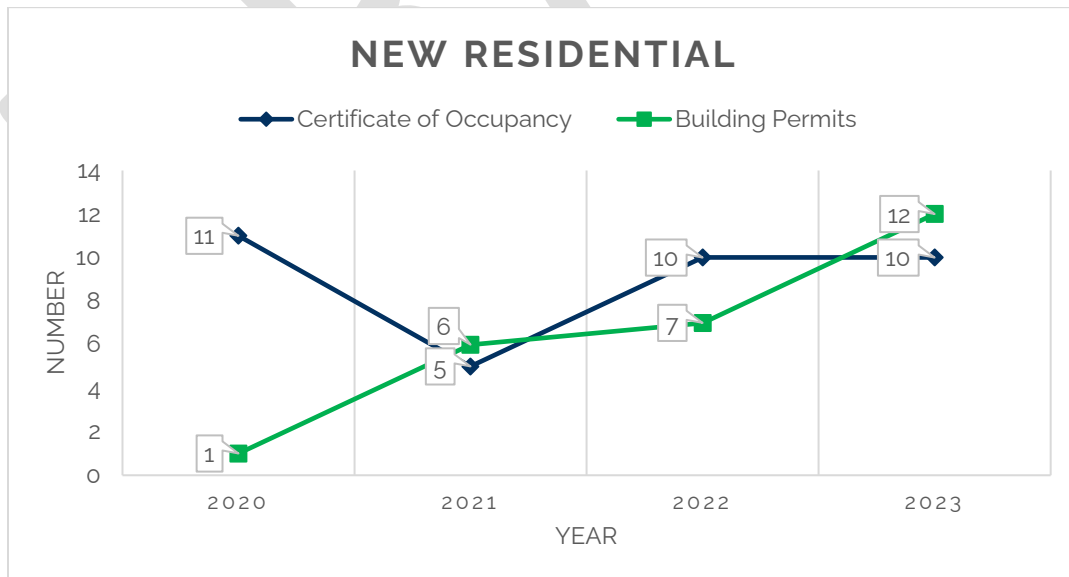
AGE OF HOUSING STOCK

The Town of Schroon has a large portion of housing units (27.1%) that were built prior to 1940, which is consistent with the age of most housing in the comparison geographies. However, Schroon has a significant share of housing that was built in the year 2020 or later (20.3%), which is similar to Chester (21.1% built in 2000 or later) but nearly double when compared to Westport (9.9%) and Indian Lake (11.2%).



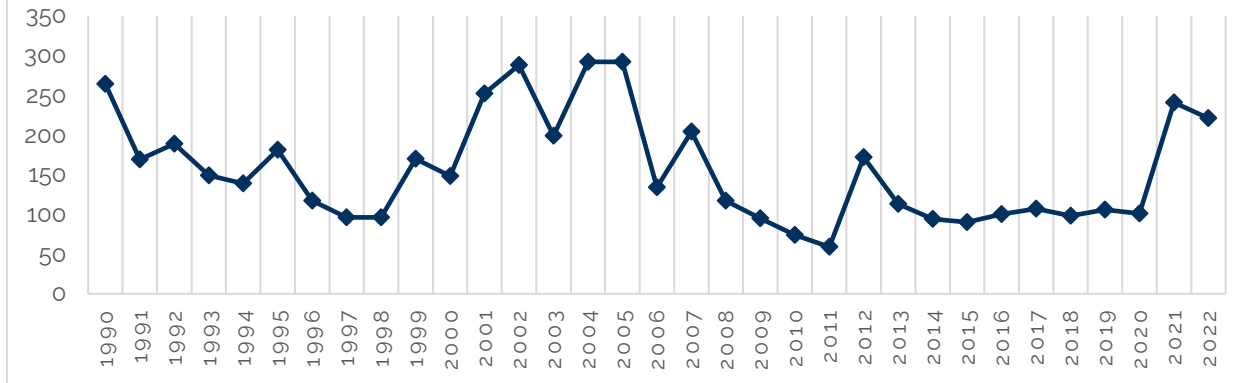
Source: US Census Bureau American Community Survey 5-Year Estimates

According to data from the Town of Schroon Building and Codes Department, 62 building permits and certificates of occupancy for new residential units have been issued between 2020 and 2023. The number of building permits issued has been increasing each year which follows the overall trend for Essex County.



Source: Town of Schroon Building and Codes Department

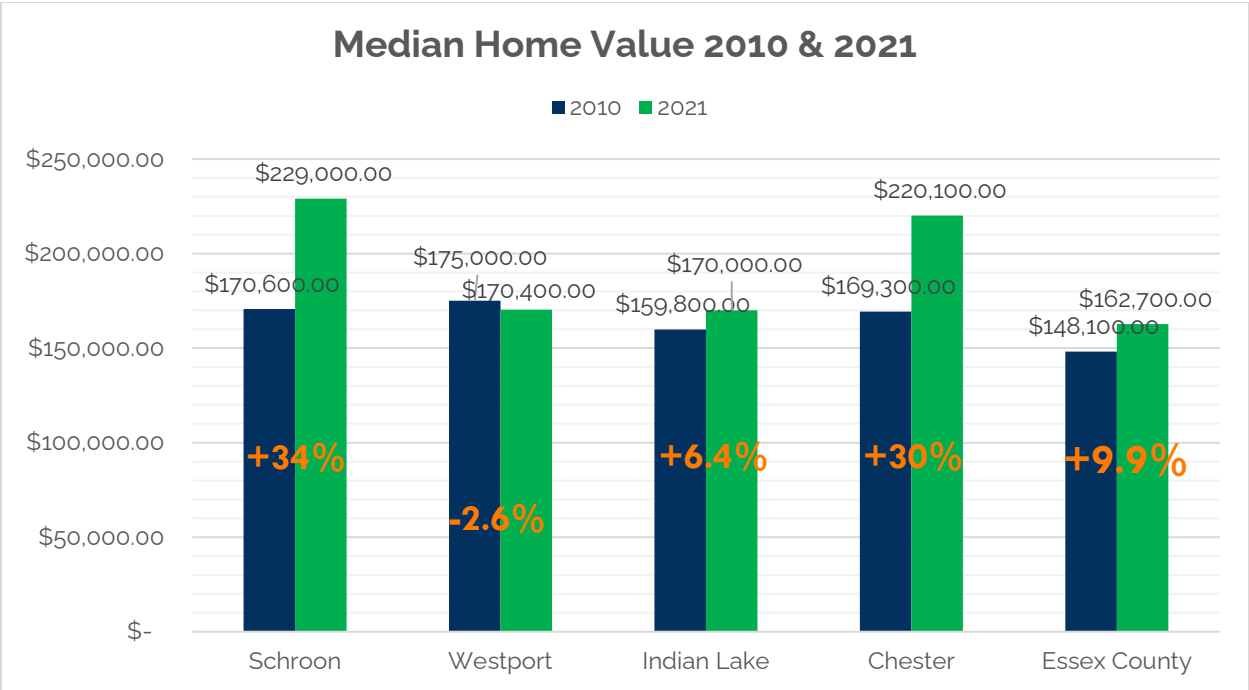
NEW PRIVATE HOUSING STRUCTURES AUTHORIZED BY BUILDING PERMITS FOR ESSEX COUNTY



Source: FRED (Federal Reserve Economic Data <https://fred.stlouisfed.org>)

AFFORDABILITY

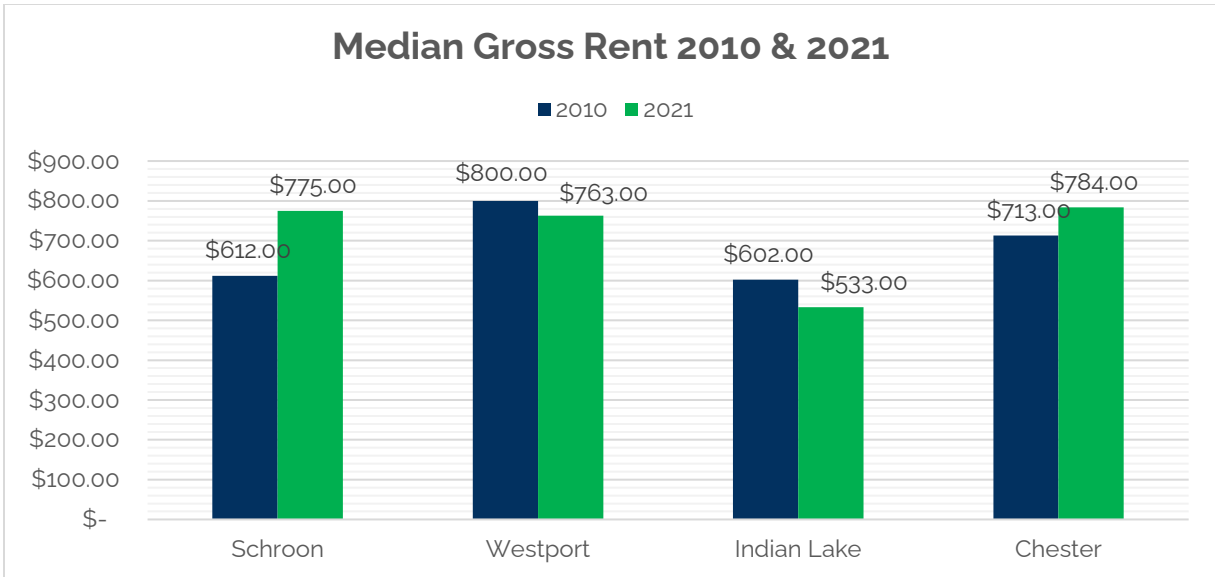
The median home value in the Town of Schroon increased from \$170,600 in 2010 to \$229,000 in 2021, an increase of 34% over a decade. This increase outpaced Indian Lake, Chester and Essex County while median home values declined in Westport.



Source: US Census Bureau American Community Survey 5-Year Estimates

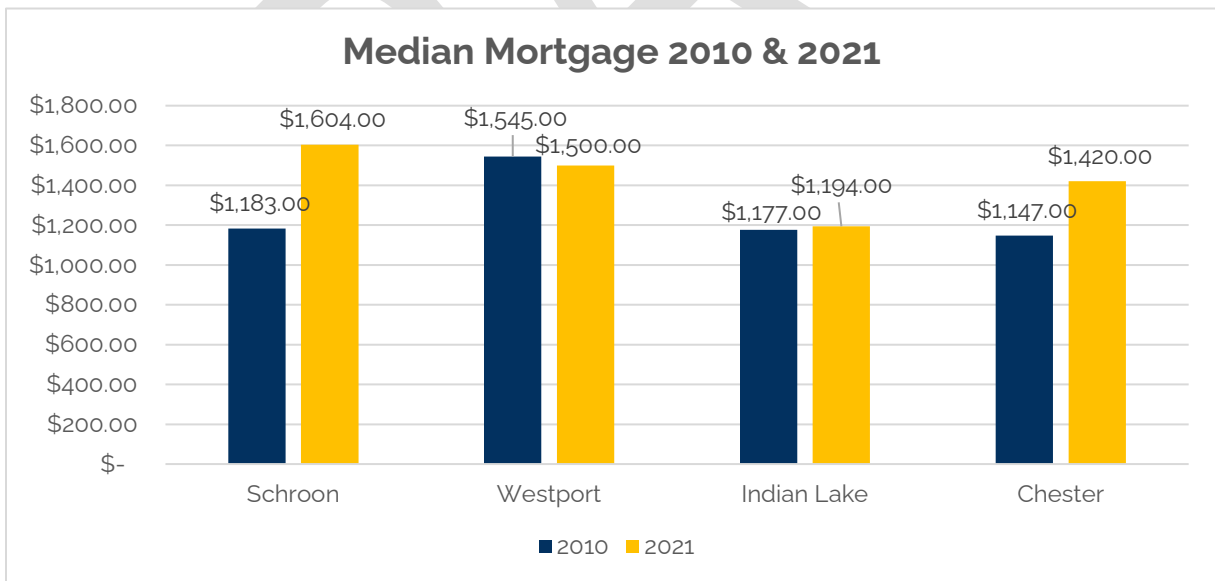
Median gross rent is defined by the Census Bureau as the contracted monthly rental costs plus estimated average monthly cost of utilities (electric, heat, water, etc.). The median gross rent in the Town of Schroom rose from \$612 in 2010 to \$775 in 2021, a 26% increase which is higher than the increase in Chester over the same period (10% increase). Median gross rent decreased in Westport and Indian Lake between 2010 and 2021. Due to significantly high margins of error in the data this may not represent the actual increases or decreases in gross rents. The margin of error for Schroom is +/- \$149 in 2010 and +/- \$161 in 2021.

According to HUD User, five Housing Choice Vouchers are utilized in the Town of Schroom. This represents 1.2% of the total vouchers issued in Essex County. In addition to the Housing Choice Vouchers, there are 16 subsidized units on Leland Avenue and 24 units for seniors on Fowler Avenue. Both apartment complexes were developed with state and/or federal funding and therefore are subject to HUD income requirements and rent caps.



Source: US Census Bureau American Community Survey 5-Year Estimates

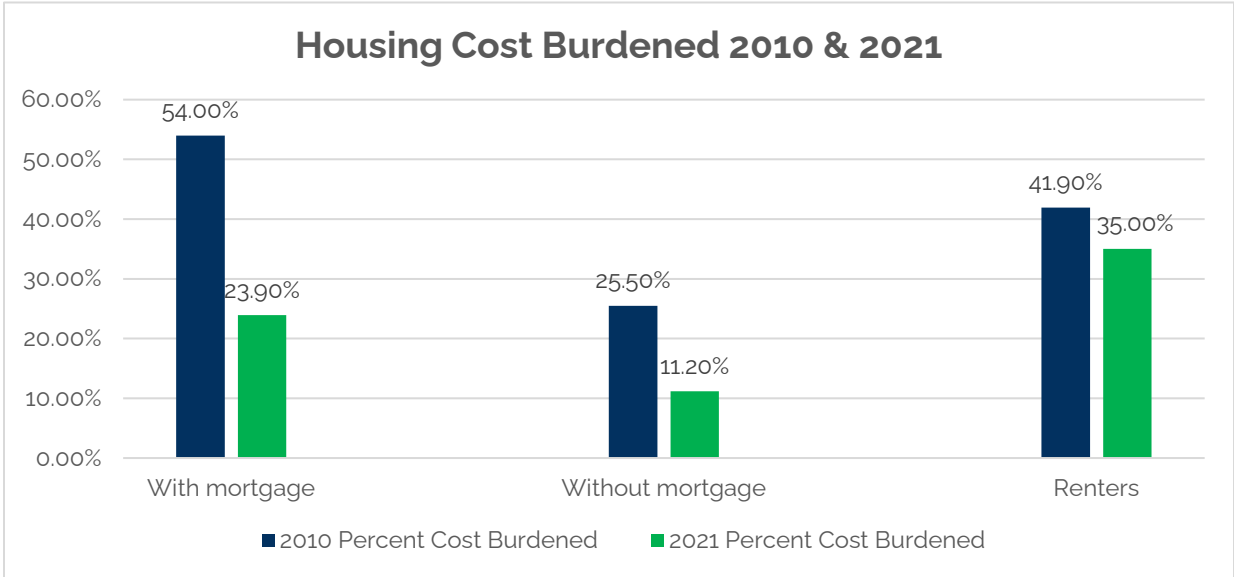
The median mortgage in the Town of Schroon increased from \$1,183 in 2010 to \$1,604 in 2021, a 35.5% increase. This is significantly higher than the increase in Indian Lake (1.4%) but only slightly higher than the increase in Chester (24%). The median mortgage in Westport decreased over the last decade. The margins of error for median mortgage are lower than those for gross rents.



Source: US Census Bureau American Community Survey 5-Year Estimates

The U.S. Department of Housing and Urban Development (HUD) defines housing cost burdened households as those “who pay more than 30 percent of their income for housing.” Households that are housing cost burdened may need to make household budget choices to afford shelter, such as

choosing whether to pay for heat vs. rent or mortgage. According to Census data, the percentage of homeowners with and without a mortgage who are housing cost burdened decreased significantly from 2010 to 2021 (30% decrease for those with a mortgage and 14% decrease for those without a mortgage). However, nearly one-quarter of households with a mortgage are still cost burdened. The percentage of renters who are cost burdened also decreased between 2010 and 2021, but only by 6.9%. In 2021 35% of renters were housing cost burdened.



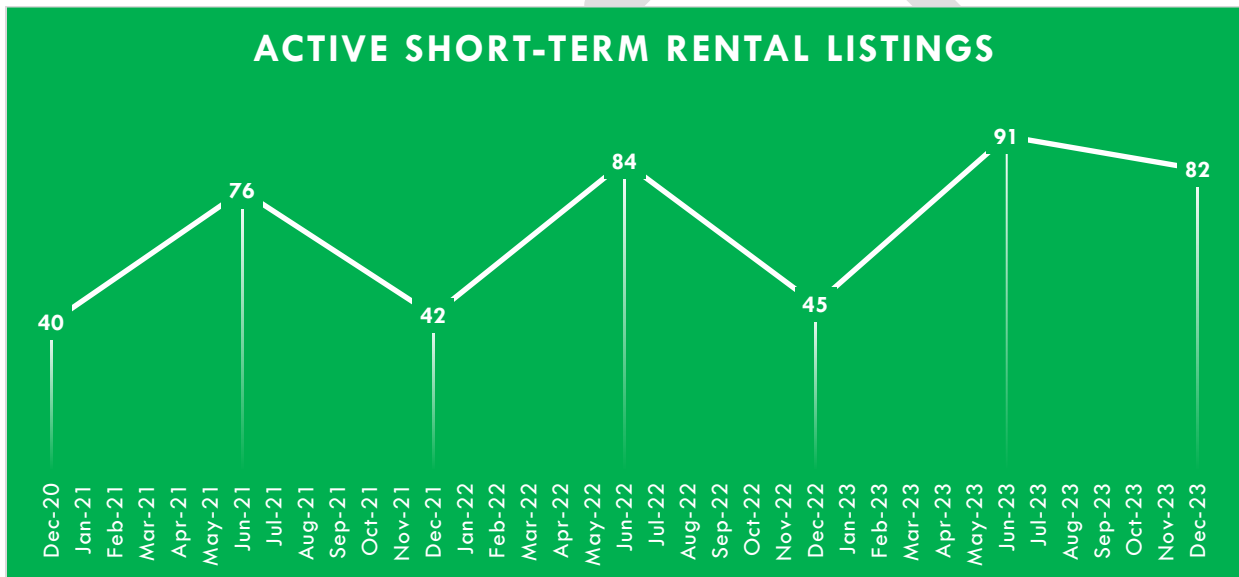
Source: US Census Bureau American Community Survey 5-Year Estimates

SHORT-TERM RENTALS

A short-term rental is typically defined as a residential dwelling or portion of a dwelling that is rented out for less than 30 days. Such rentals are also sometimes referred to as vacation rentals, resort dwelling units, or transient rentals. Short-term rentals are often divided into different categories, such as entire homes, accessory dwellings, or individual rooms. Often these units were designed for residential purposes, but when used as a short-term rental they function similarly to a hotels or bed and breakfasts as they are frequently rented out to visitors for short stays. A proliferation of short-term rentals in an area may impact neighborhood character, decrease the availability of housing, and increase housing costs. Alternatively, they may also function as a crucial component of the local tourism economy or serve as interim housing options for travelling workers or people between homes.

According to Airdna.co, the Schroon Lake market includes 72 total available listings for short-term rentals. This is a 41% increase in total number of listings over the past year. However, it is increasingly common for traditional lodging businesses, such as motels and bed and breakfasts, to advertise on short-term rental websites. Therefore, some of the listings in Schroon may not be residential dwelling units. 55% of the rentals are listed on Airbnb and 24%

are listed on VRBO while 21% are advertised on both platforms. 99% of the current listings are entire homes or apartments while 1% are private rooms. The average daily rate for a short-term rental in Schroon is \$304.80 and the occupancy rate in December of 2023 was 50%. Peak occupancy occurs in June through September. Annual revenue for a short-term rental in Schroon is \$55,400 which is significantly higher than the annual revenue for a long-term rental. A scan of listings in December 2023 showed the lowest priced rental to be a campsite at \$47 per night followed by \$89/night for a studio and \$109/night for a 1-bedroom cabin. The highest priced listing was \$1,000/night for a 6 bedroom, 4 bath home that sleeps up to 16 guests. Both the occupancy rate (-11%) and annual revenue (-17%) have declined over the past year, which indicates that the short-term rental market may be saturated. However, the number of listings in the Town has been increasing over the last three years. Total rentals have increased by 82% between December 2021 and December 2023. The number of listings increases each summer demonstrating the seasonality of the market.



Source: Airdna.co, December 2023

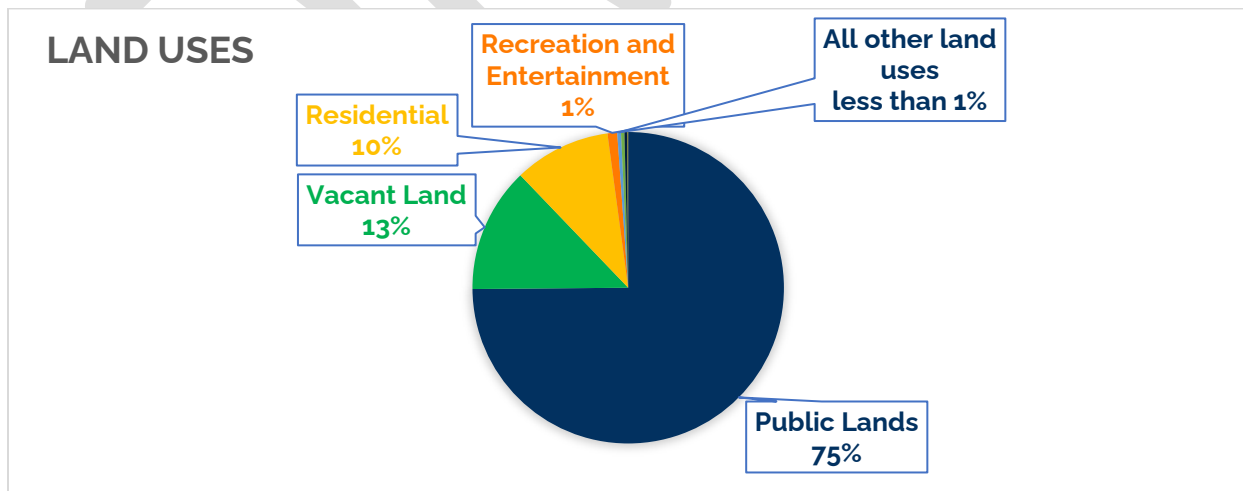
In 2021 the Town of Schroon adopted a local law regulating short-term rentals. The defines short-term rentals and establishes a permit system. The requirements for obtaining a permit are outlined in the law. Permits applications are reviewed and approved or denied by the Code Enforcement Officer after an inspection is performed. The permits are valid for three years and are renewable. The law outlines standards and penalties for violating standards, but it does not limit the location or number of short-term rentals in the town.

LAND USE & ZONING

LAND USES

Refer to the Land Use Map.

The most common land use in the Town of Schroon is for public lands which comprise 75% of the Town's total acreage. Most of these lands fall within the Hoffman Notch Wilderness, Pharoah Lake Wilderness, Vanderwhacker Mountain Wild Forest, and Hammond Pond Wild Forest. Vacant parcels make up the next most common land use category (13% of acres) followed by residential land uses (10% of acres), which includes single-family, seasonal, multi-family and manufactured dwellings. Recreation and entertainment represent 1% of the Town's total acres and includes camps used by children or adults, private campgrounds, Schroon Golf Course and Club House, and the Fish and Game Club. Community Services represent 0.39% of the total land in Schroon. These land uses include churches and cemeteries located throughout the town, a New York State highway garage in the Route 9 corridor, the Town offices and property on Leland Avenue, the Schroon Lake Central School, Town Highway Garage, Schroon Lake Fire Department, Paradox Community Center, and the Seagle Music Colony on Charley Hill Road. Public Services represent 0.35% of the land uses and include landfills, water supply, sewage treatment plan, and an electric substation. Commercial uses (0.26% of the land) are primarily located within the Route 9 corridor plus a few businesses in the vicinity of Paradox Lake. Lodging facilities within the Route 9 corridor cover 0.05% of the land (43.86 acres). Mixed uses located on the shores of Paradox Lake are classified as multiple residences for a total of 0.05% of the land. One parcel is a horse farm classified as an agricultural use and there is one parcel used for light manufacturing which is classified as an industrial use. All land uses and their corresponding acres are listed in the table below.



Source: Regrid Tax Parcel Data, 2023

Land Use Type	Total Acres	Percent of Acres
Public Lands	68809.26	74.87%
Vacant Land	11913.2	12.96%
Single-Family Dwellings	6786.66	7.38%
Seasonal	2330.53	2.54%
Mobile Homes	84.65	0.09%
Multi-family Dwellings	11.34	0.012%
Two-Family Dwellings	8.9	0.010%
Mobile Home Park	3.64	0.0040%
Recreation and Entertainment	919.72	1.00%
Community Services	361.1	0.39%
Public Services	321.87	0.35%
Commercial	237.6	0.26%
Lodging	43.86	0.05%
Mixed Use	41.97	0.05%
Agricultural	26.98	0.03%
Industrial	3.1	0.0034%
Total	91,904.38	100%

The State of New York is the largest landowner in the Town of Schroon. The state lands are open to the public and provide for a variety of year-round recreational uses. Other large landowners in Schroon include Olowan LLC with 631 acres, Town of Schroon with 341.5 acres, and High Vista at Schroon LLC with 238 acres.

FOREST AND AGRICULTURAL LANDS

Nearly all of the land in the Town of Schroon has a moderate density of tree cover as shown on the Forest/Tree Cover Map. The areas without tree cover are either bodies of water or mountain peaks. As noted above 75% of the land within the Town of Schroon is public land that is part of the Adirondack Park. The hamlet of Schroon is surrounded by four different forest areas each of which has its own Unit Management Plan: Hoffman Notch Wilderness, Pharoah Lake Wilderness, Vanderwhacker Mountain Wild Forest, and Hammond Pond Wild Forest. According to the Adirondack Park State Land Master Plan, a wilderness area is an area

where the land and its community of life are untrammelled by man and has a primitive character, without significant improvement or permanent human habitation. Wilderness areas are managed so as to preserve, enhance and restore, where necessary, its natural conditions, and which has outstanding opportunities for solitude. A wild forest area is an area where the resources permit a somewhat higher degree of human use than in wilderness areas, while retaining an essentially wild character. A wild forest area is further defined as an area that frequently lacks the sense of remoteness of wilderness, primitive or canoe areas and that permits a wide variety of outdoor recreation.

There are no agricultural districts within the Town of Schroon and only one agricultural use which is a horse farm.

ZONING

Refer to the Zoning Map and APA Land Classification Maps.

The Zoning Ordinance was adopted in 1971, and amended in 1980, 1986, 1988, 1989, 2002, 2011, 2017, and 2022. The Town is divided into 10 districts or zones: 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 Industrial (I-1). Permitted uses in all residential districts include single-family dwellings, churches, schools, parks, and public buildings. Lodging facilities, camp areas and mining activities are allowed with a special use permit. A variety of commercial uses are permitted in all business districts in addition to residential uses. The I-1 district allows for light industry and storage in addition to the general commercial uses. Multi-family dwellings are allowed in all districts so as they meet all dimensional standards, including minimum lot size. The zoning ordinance includes general dimensional standards applicable to all districts plus additional requirements for each zoning district. Section 600 outlines parking requirements which varies by use.

The Town has a Planning Board and Zoning Board of Appeals (ZBA). The Planning Board is charged with reviewing applications for permitted uses. The ZBA has authority to review appeals from a decision by an administrative official and to grant both area and use variances. The ZBA also reviews applications for special permits.

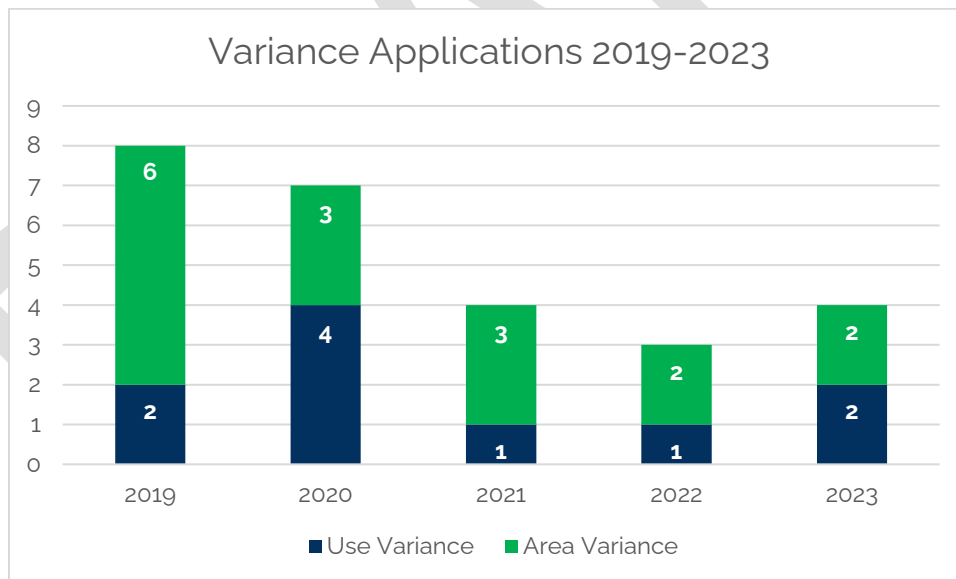
The Town of Schroon Land Subdivision Regulations were adopted in 1972. The regulation outlines procedures for filing and reviewing subdivision applications as well as requirements and design standards for all subdivisions. The ordinance grants the Planning Board the authority to approve all plats with the Town.

Due to its location within the Adirondack Park, many land use activities in the Town of Schroon are regulated by the Adirondack Park Agency (APA) under the [Adirondack Park Agency Act](#). The Town Planning Board has authority to review and approve all projects within the designated hamlet area. Projects within the hamlet may require APA review and approval

under certain circumstances. The Town also has authority to review and approve projects proposed outside the designated hamlet, but those projects may also require a permit from the APA. The Town Zoning Map classifies lands outside of the hamlet area primarily for residential uses. The private lands outside the hamlet fall within the following classifications on the APA Land Use Map: Rural Use, Low Intensity, Moderate Intensity, and Resource Management. State Lands are classified separately (refer to the APA Land Use Map). Most of the lands outside the hamlet are classified as rural use on the APA map. The Town zoning district boundaries are similar to the APA land use classifications, but the boundaries on the two maps are not in perfect alignment.

PAST BUILDING PERMITS AND APPROVALS

Most development projects over the past five years have been for single-family homes, many of which are season or vacation homes (see Housing section for details). No multi-family projects have been approved in recent years. Four new commercial projects have been approved since 2021, including a church, marina storage, self-storage, and a hotel. Twenty-six variances have been requested between 2019 and 2023. Ten variance requests were for use variances and sixteen were for area variances. All applications were approved although in one instance the ZBA determined that an area variance was not required.



Source: Town of Schroon Building Department

INFRASTRUCTURE AND PUBLIC UTILITIES

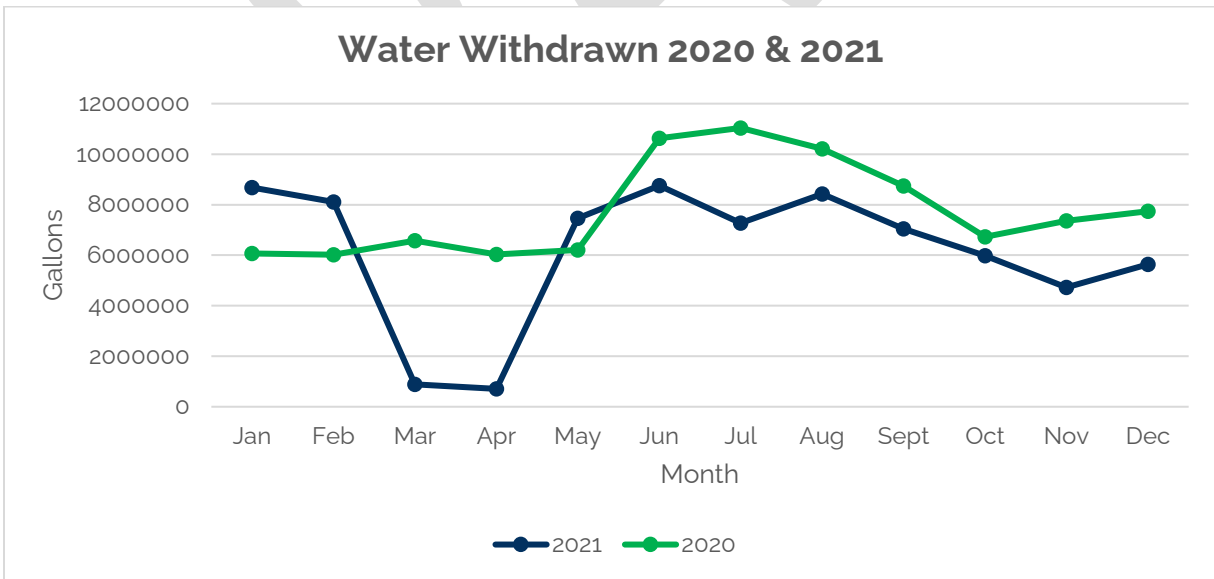
- Describe existing conditions for water & sewer, solid waste disposal, stormwater management & green infrastructure, communications, gas & electricity
 - o Extent
 - o Capacity
 - o Age
 - o Maintenance

Refer to the Infrastructure or Community Information Map.

WATER

- Which parcels have municipal water or water districts – need to digitize paper maps

The Town of Schroon operates the Schroon Lake Water District to provide public water. The source is groundwater. The system includes 1,220 connections and 10 miles of pipe in the distribution system, which provides service to a population of 1,750. 100% of the system is metered with 2% lost to leakage. Water bills are issued quarterly by the Town. In 2020 the Town withdrew an average of 7,780,026 gallons per month and in 2021 the average water withdrawn per month was 6,141,190 gallons. Peak demand is during the summer months when seasonal residents are present within the town. All properties that are not serviced by the public water supply have water wells.



Source: NYS DEC Water Quality Reporting Forms, 2020 & 2021 (DECinfo Locator)

No capacity issues have been identified for the public water system. Town staff indicate that the current system is in fair condition with the exception of a water line on Hillside Avenue which needs to be replaced. Planned water system infrastructure projects include:

- Installation of stand-by generators for water pumps. The water pumps fail during a power outage and the Town has to pay staff to manually pump the water.
- Need to replace a leaking water tower, which will require the purchase of land for a new tower.
- Need to conduct a lead service line inventory.
- Need a GIS inventory for water infrastructure.

SEWER

- Which parcels have municipal sewer or sewer districts – need to digitize paper maps

The Town of Schroon operates the Schroon Lake Wastewater Treatment Plant which discharges into Schroon Lake. The system includes screening and grit removal, extended aeration, settling tanks, sand filtration, and UV disinfectant. The wastewater collection system is comprised of a north and south section, the junction of which is the bridge over Roger's Brook on Main Street. According to Town staff the system operating at maximum capacity during the summer months. The southern end of the sewer district cannot handle any additional hook-ups without increasing the size of the collection system and there are too many environmental constraints for expanding the system by extending the lines. An engineering study is needed to determine feasibility. The north end of the district is at capacity because there are no parcels within the district that are not currently hooked up to the collection system. The wastewater treatment plant has capacity to serve new areas in the northern end but the lines would need to be extended.

The Wastewater Treatment Plant was built in 1973. The facility was updated in 2009-2010 and additional capacity was added then. The plant is safe from flooding but there is a section of the collection system, including two miles of main line along the shoreline and the Horseshoe Pond Pump Station, which are vulnerable to flooding events.

The Town has determined that the Roger's Brook sewer line, which is located in the brook, is in need of replacement. NYSDEC will not permit replacement of the line within the brook, however engineers working on behalf of the Town have not identified an alternate location for the pipe. Engineering for that project is in progress. The only other planned improvements to the sewer system would be system upgrades to accommodate new development or hookups, but no plans are in progress at this time.

STORMWATER MANAGEMENT

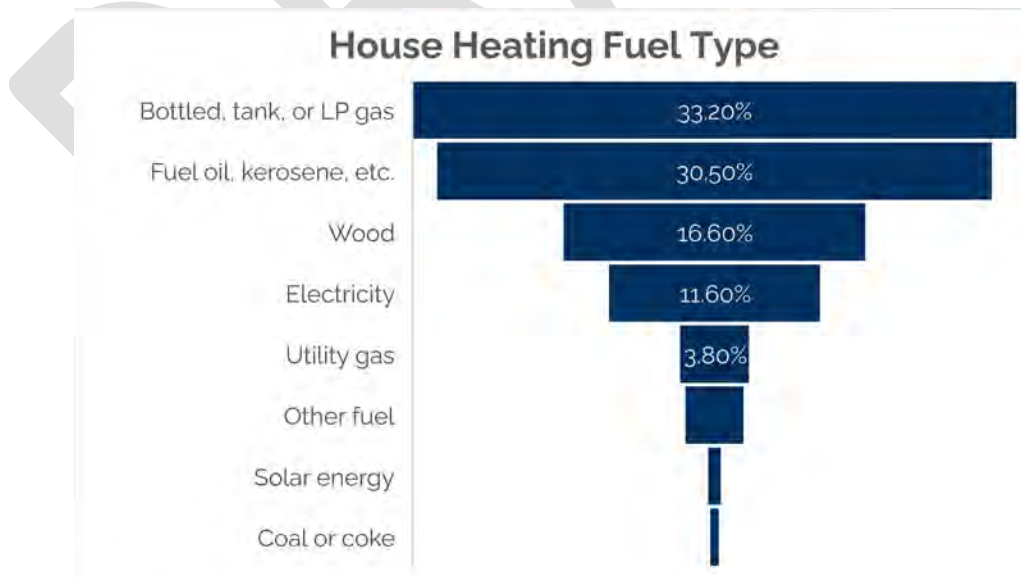
There is limited storm water infrastructure in the Town. There are some areas with storm drains but there are gaps in the system and questions about where the pipes drain. Some areas have open drainage, mainly along highways. There are no Municipal Separate Storm Sewer Systems (MS4) or Combined Sewer Overflow (CSO) Outfalls located within the Town of Schroom. There is no mention of stormwater management requirements in the Zoning Ordinance, however NYS stormwater requirements would be assessed during site plan review or subdivision review. Any project that involves ground disturbance over one acre requires a Storm Water Pollution Prevention Plan (SWPPP). Town officials have identified a need for drainage improvements between Route 9 and the lake in the downtown area.

SOLID WASTE DISPOSAL

There are two inactive solid waste landfills within the Town of Schroom. The Town operates a transfer facility that also handles recyclables. The facility is located on Alder meadow Road and is open five days per week. The facility accepts household garbage, metal scrap, recyclables, brush, leaves, grass clippings, and construction waste. The facility does not accept paint, electronics, batteries, or propane tanks.

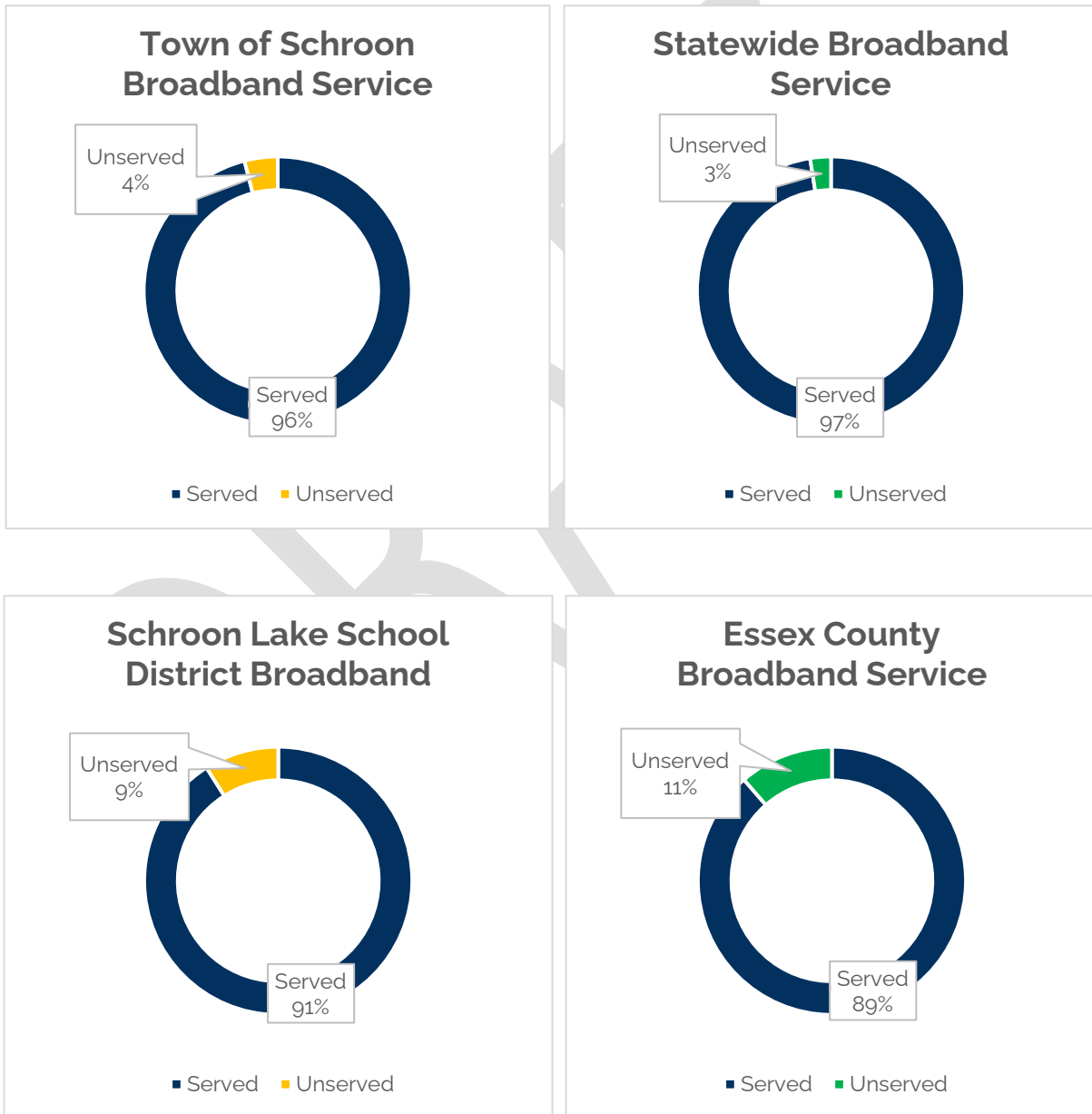
UTILITIES

The Town of Schroom is located within the National Grid territory for electric services. Natural gas is not available, so most households heat with gas or fuel oil delivered to tanks located on site. 16.6% of households heat with wood and 11.6% use electric heat.



Source: US Census Bureau American Community Survey 5-Year Estimates (2021)

According to the New York State PSC Broadband Map, 96% of residents have access to broadband service leaving 4% of the residents unserved. The percent of residents with access to broadband is slightly less than Statewide (97% served) and higher than Essex County as a whole (89% served). However, only 91% of the Schroon Lake School District has access to broadband as the school district extends to areas of Essex County that are outside the town boundary. A parcel-by-parcel survey found that 75 properties within the Town did not have access to broadband. Some of those properties have since been provided service via Starlink.



Portions of the Town of Schroon are within the service area of AT&T Mobility, T-Mobile and Verizon for cellular service. There are areas within the town where cell service is not available, primarily in and around the state forest lands. Service is spotty in the area to the north and south of Hoffman Road and along Trout Brook Road.

TRANSPORTATION SYSTEMS

ROADWAY NETWORK

Refer to the [Transportation or Community Info Map](#).

The roadway network in the Town of Schroon consists of State, County, and local roads. The State-owned roads in the Town are US Route 9, NYS Route 74, and Interstate 87. Route 9 and I-87 travel north-south through the Town with US9 passing through the center of town. US9 has an estimated daily traffic volume of 2,113 vehicles per day through the town center, 8% of which are trucks. The traffic volume on US9 heading north from exit 28 is lower with an estimated 611 vehicles per day. The posted speed limit on US 9 is 45 mph from Exit 28 to the Schroon Lake Marina where it decreases to 40 mph and then drops to 30 mph just past Olden Drive. The speed limit increases on the south end of US 9 from 30 mph to 40 mph and then 55 mph. Route 74 travels east-west from interstate exit 28 through Paradox and on to Ticonderoga. Route 74 has an estimated daily traffic volume of 2,525 vehicles, 14% which are trucks. The posted speed limit on NY 74 is 45 mph. The actual daily traffic volume on I-87 is 8,628, 31% of which are trucks, making it the most significant travel route through the Town.

County-owned roads include Old School Road, Hoffman Road/County Route 24 (AADT 780), and Trout Brook Road/County Route 34 (AADT 93). All other roads in the Town are locally owned and maintained.




PEDESTRIAN & BICYCLE FACILITIES

There are no designated bikeways within the Town of Schroon. There are some portions of Route 9 that have a usable shoulder. Many side streets are dead ends or have low levels of traffic so may be considered safe for bicycling without designated facilities. There are sidewalks through the community center on the following streets:

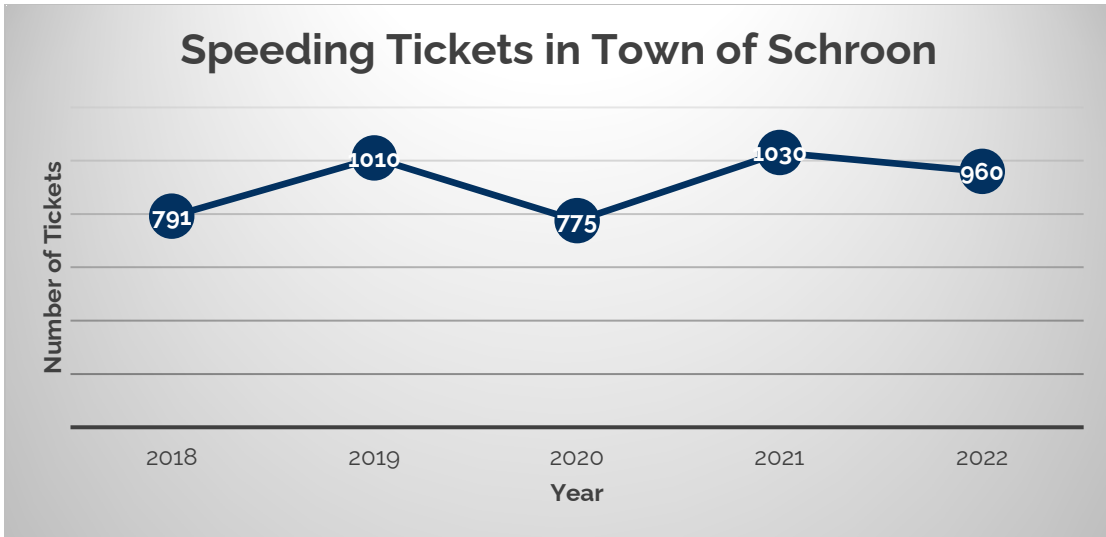
- Fowler from Route 9 to Leland Ave.
- Brookfield Ave.
- Fairfield Ave.
- Leland Ave from Route 9 to Dock St.
- Dock St.
- Hoffman Road from Route 9 to end of cemetery property

- Olden Dr. (partial)
- Route 9
 - Starts at North Lane to Cedar Hill Dr. on 1 side
 - Both sides from Cedar Hill Dr. to Dock St.
 - 1 side from Dock St to house # 1016
 - 2 sides from house # 1016 to Hoffman Road
 - 1 side from Hoffman Road to Charley Hill Road

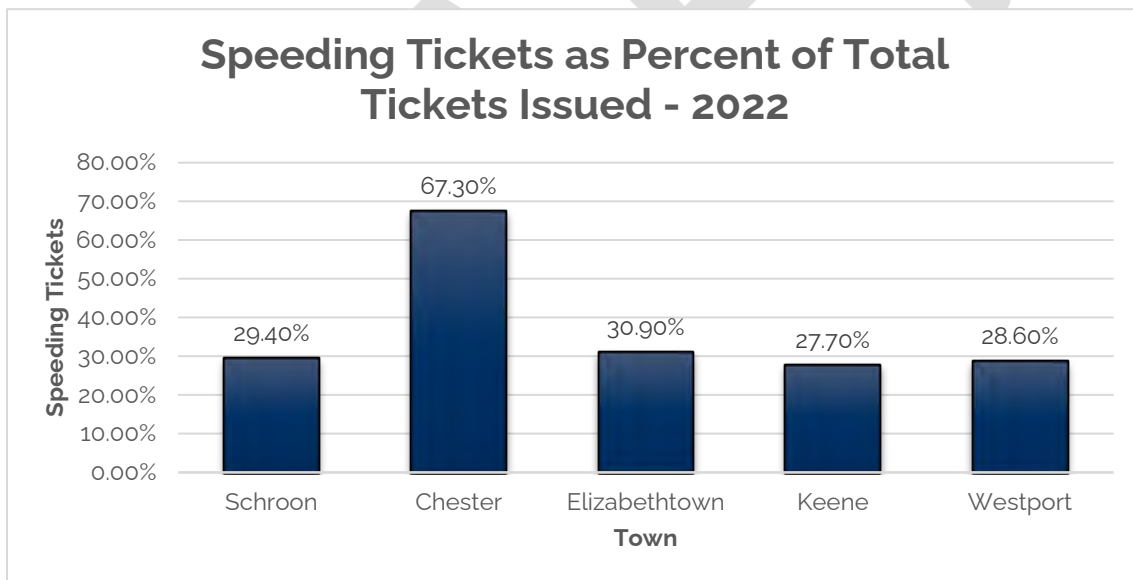
According to WalkScore.com, Schroon Lake has a Walk Score of 44, which means most errands require a car. Schroon Lake's Bike Score is 55 which means there is some bike infrastructure.

Walk Score 	Schroon	Westport	Indian Lake	Chester
 Walk Score 65	44	37	21	37
 Bike Score 81	52	25	39	40

Roads in the Town are moderately safe with few traffic fatalities and serious injuries resulting from crashes between 2018 and 2022 according to data from the Institute for Traffic Safety Management and Research (ITSMR). Of the 61 crashes involving fatalities and injuries from 2018-2022, two resulted in fatalities and 8 were seriously injured. Speeding is the most ticketed offense in the Town of Schroon each year between 2018 and 2022. The number of speeding tickets issued each year ranges from 790 to 1,030, which represents 30-35% of total tickets issued each year. Looking at speeding tickets as percent of total tickets issued in 2022, Schroon is similar to Elizabethtown, Keene and Westport.



Source: Institute for Traffic Safety Management & Research (ITSMR)



Source: Institute for Traffic Safety Management & Research (ITSMR)

PARKS AND PUBLIC SPACES

Refer to the Parks & Recreation and State Recreation Maps.

EXISTING CONDITIONS

Recreation in Schroon is one of its biggest draws for tourists and residents. The availability, variety and quality of recreation facilities, its location on Schroon Lake, and proximity to four significant Adirondack Forest Preserve areas, make Schroon a highly desirable place to live.

The recreational centerpiece of the community is the 15+/- acre Town Park on Schroon Lake. It is one of the most spectacular municipal recreational facilities found anywhere. One of the highest assets is that it conveniently adjoins Schroon Lake's Main Street business district. Over the years the Town of Schroon's local government has shown great foresight by assembling a Town Park which now includes the: Fountain Park, Dance Area, Esplanade, Bicentennial Garden, Bandstand, Boathouse Theater, Boat Launch with Boat Wash Station, Municipal Docks, Fishing Pier, Public Beach, Children's Playground, Bathhouse Theater, Skating Rink, Picnic Areas, Tennis Courts, Basketball Court, and Boat Trailer Parking Area.

A short assessment of the recreational resources in and around the town and immediate region are described in the table below. A narrative description of the snowmobile system and hiking trails follows.

Recreational Resources	
Recreational Facility	Description, Condition and Needs
<i>Schroon Lake Golf Course</i>	Town-owned Golf Course and Club House <ul style="list-style-type: none"> ▪ Considering expanding to 18 holes ▪ Clubhouse needs updating
<i>Schroon Lake Veterans Memorial Park</i>	Beach, Tennis Courts, Skating Rink Pavilion, Playground, Town Pier and Municipal Public Boat Docks <ul style="list-style-type: none"> ▪ Park Master Plan needed ▪ Boat docks need replacing and/or maintenance; Consider size, number and safety ▪ Cement walkway to beach needs maintenance Replacement sand should be brought in annually ▪ Playground at beach needs maintenance and expansion ▪ Basketball court needs maintenance ▪ Tennis/Pickleball courts need annual cleaning and maintenance.
<i>New York State DEC Boat Launch</i>	<ul style="list-style-type: none"> ▪ Land surrounding boat docks needs maintenance and there is a potential need for a retaining wall

<i>Campgrounds</i>	<ul style="list-style-type: none"> ▪ Paradox Lake State Campground, Beach and Launch; launch needs maintenance ▪ Eagle Point State Campground ▪ Frontier Town Campground ▪ Pharaoh Lake Campsites ▪ Scaroon Manor Camping, Boat Launch and Beach
<i>Schroon Lake Ski Center</i>	<p>Family ski hill with rope tow is currently closed</p> <ul style="list-style-type: none"> ▪ Consider a volunteer organization to operate ▪ Consider potential of expanding to include other winter activities such as skating, snow shoeing, cross country skiing

Schroon Lake Snowmobile Trail System

The network of over 20 miles of snowmobile trails in the Town of Schroon, some of which cross Vanderhacker Mountain Wild Forest (VMWF), is located on the west side of the lake in the area between State Route 9 and Trout Brook Road from the Hoffman Notch Wilderness Area (HNWA) south to the County line. The network uses several roads and trails across public and private land including Thilo, Horseshoe Pond, and Charley Hollow Roads. The local snowmobile club, Schroon Lake-North Hudson Snowmobile Club, with Town and DEC consent, developed the portions of the network on Town Roads, Forest Preserve, and private land. The club has built and maintained bridges, hung signs, and performed maintenance and grooming throughout the trail network for over 30 years. Efforts should be made to determine the feasibility of making any connecting snowmobile trail through the nearby VMWF parcels available to hikers and bicyclists. Two VMWF parcels on the Warren County/Essex County line between State Route 9 and the Adirondack Northway, and the adjacent private land, provide the only possible off-road connection between the Pottersville and the Schroon Lake trail systems. This snowmobile/bicycle trail will also cross the Scaroon Manor Campground as is addressed in that unit's approved UMP.

Mountain Biking Trails

The Town of Schroon is working on a plan to identify trails in the area that may be used by the bicycling public. The approved Unit Management Plan for the nearby Scaroon Manor Campground Intensive Use Area includes a network of foot trails that are or will be available to bicyclists. The north end of the trail will exit Scaroon Manor at its main gate, cross Route 9, and continue in a southerly direction, utilizing the existing utility right-of-way for approximately 200 feet. A culvert will be necessary to cross the road ditch on the west side of Route 9 at road grade. At this point, the trail will have reached the northern VMWF parcel, from which there are several options to get to the southern VMWF parcel.

Adirondack Community-Based Trails and Lodging System Project (ACTLS)

The Adirondack Community-Based Trails and Lodging System Project (ACTLS), a regional effort to enhance recreation-based tourism through a network of interconnected trails, lodging facilities, and community connections. As a recreation and tourism asset, these destination trails would be competitive with any found around the world. The Schroon Lake

Circuit via Pharaoh Lake Wilderness is a 44-mile, 5-night, 4-day hiking and snowshoeing route in the eastern Adirondacks. The circuit features the scenic Pharaoh Lake Wilderness and summits many peaks offering views, including Severance, Pine, Blue, and Peaked hills, and Pharaoh, Treadway, and Bear mountains. The route also passes along the Schroon River, and Alder, Crane, Putnam, Crab, Horseshoe, Burge, and Peaked Hill ponds, as well as Schroon, Pharaoh, Pyramid, and Paradox lakes. The Schroon Lake Circuit via North Hudson is a 33-mile, 4-night, 3-day hiking and snowshoeing route that has one "very difficult" day; a highlight of the route is the Hoffman Notch Wilderness.

North Country National Scenic Trail

This trail is still in the process of being completed. It consists of existing trail segments and is being joined through volunteer trail building. The proposed trail will start at Crown Point and will follow along the Great Lakes to its end at Lake Sakakawea in North Dakota. The completed trail will serve people of all abilities and interests such as day hikers, backpackers, and wildlife watchers.

CHALLENGES AND OPPORTUNITIES FOR RECREATION

Accessibility is an issue at nearly all the public areas in the waterfront park. A park master plan should address how to make all elements of the park and waterfront more accessible to residents and visitors. Trail maintenance, parking and signage is an issue at nearly all state-owned sites and trailheads.

HISTORIC, CULTURAL & SCENIC RESOURCES

Refer to the [Historic Resources or Community Info Map](#). In the Town of Schroon there are two historic sites listed on the State and National Register of Historic Places.

Samson Fried Estate

The Samson Fried Estate is a private residence located on Route 74 on the south side of Paradox Lake in the vicinity of Severance. The estate is composed of a large Shingle Style summer residence and nine related support buildings and structures constructed in 1902. The buildings are architecturally significant as an example of an early twentieth century summer estate in the Adirondacks. The significance is enhanced by the intact recreational and service buildings. The estate was constructed for Samson Fried, a prosperous businessman and amateur musician, who was one of a group of musicians who purchased retreats in the Paradox Lake vicinity for practice and recreation.

Talichito

Talichito is a substantially intact rustic Adirondack-style private camp located on Schroon Lake's northeastern shore in the Pharoah Lake Wilderness Area. The architecturally significant camp was developed on a prominent granite outcropping and is accessible only by boat. Talichito was developed in the late 1910s for the family of Paulding F. Sellers as a seasonal camp, which it remains today. The centerpiece is the cabin, but the site also includes the original pump house and boat house as contributing structures.

In addition to the sites on the National Register, there are several local historic and cultural assets including the Strand Theater, Boathouse Theater, Schroon Lake-North Hudson Historical Society and Museum, and the Schroon Lake Public Library. All of these sites are located within the downtown area.

According to the NYS Cultural Resource Information System (CRIS), the Seagle Festival site is eligible for listing on the National Register. The Seagle Festival is a summer season opera and musical theater producing company as well as a summer vocal training program.

The Town's most significant scenic resource is Schroon Lake, which is integral to the character and identity of the community. Lake views can be seen throughout the Route 9 corridor. One of the unique features of the community is the public access to the lake within the downtown. The Town operates the public beach and boat launch/docks located in the heart of downtown. In addition to the lake, there are a variety of trails leading to scenic vistas scattered throughout the state wilderness and wild forest areas surrounding the hamlet. Another noteworthy scenic resource is Severance Mountain.

HEALTH AND EMERGENCY SERVICES & FACILITIES

Refer to the [Health & EMS or Community Info Map](#).

The Schroon Lake Fire Department was established in 1920. The department is staffed entirely by volunteers who provide firefighting services within the Schroon Lake Fire District. Schroon Lake Emergency Medical Services (EMS) is housed in the same location with the fire department, but the two entities are run independently of each other. Schroon Lake EMS is a nonprofit organization serving the emergency medical needs of residents and visitors of Schroon and North Hudson. The Schroon Lake Health Center is operated by Hudson Headwaters Health Network. The center provides comprehensive primary health care services and an array of specialty and ancillary services. Urgent care facilities are located in Glens Falls and Warrensburg.

NATURAL RESOURCES AND CLIMATE

Refer to the following maps: State Land Recreation, Rare Plants & Animals, Soils, Steep Slopes, Floodplain, and Wetlands.

EXISTING CONDITIONS

The Town of Schroon is surrounded by an abundance of natural resources. The Town's close proximity to many of the protected forested lands of the Adirondacks makes it an ideal location for those looking for outdoor recreation ideas and places to appreciate nature in its most pristine form.

WATER BODIES

Schroon Lake

Schroon Lake is 9 miles long and 1 mile wide at its widest point. The lake exhibits exceptional water quality (AA) and clarity and is considered to be low productivity (late oligotrophic). The watershed is 316 miles encompassing 10 townships. Primary impact to Schroon Lake's water quality is from upland sources from stormwater runoff and sediment impacts from bank erosion and salt from winter road treatments. There is good control of aquatic invasive species in Schroon Lake following fifteen years of Eurasian watermilfoil and Curly-leaf pondweed management. There is one island in the lake and it is privately owned. Detailed information about Schroon Lake is available in the 2010 Schroon Lake Watershed Management Plan (<https://www.warrenswcd.org/reports/schroon2.pdf>).

Paradox Lake

Paradox Lake is approximately 4.75 miles long and one mile wide. It averages 19 feet in depth with a maximum depth of 55 feet. Paradox Lake Campground is a small DEC campground located on the shore of Dark Bay, which is on Paradox Lake. On the opposite shore of the lake, accessible only by boat, a short trail leads to Peaked Hill and Peaked Hill Pond. More detailed information about Paradox Lake is available at: <http://paradoxlake.mylaketown.com/>.

Schroon River

The meandering Schroon River is the primary water source for Schroon Lake. Running from its origins at New Pond in Elizabethtown, the Schroon River picks up dozens of streams both large and small, and outlets at the north end of Schroon Lake. The river itself from headwaters to the lake is 31.3 miles long, but when all tributary streams to the river are added, the length of the entire flowing system exceeds 260 miles. A major tributary system to the Schroon River is the Paradox chain of lakes on the eastern side of the watershed, which includes Paradox Lake and Eagle Lake. Most of the streams within the Schroon Lake watershed exhibit excellent natural stream buffers. However, at several locations along the more developed brooks, there is little to no stream buffer and the lawns are, directly adjacent to the streambanks. These areas exhibit the highest evidence of bank failures.

According to the *Schroon Lake Watershed Management Plan* (https://schroonlakeassociation.com/assets/pdf_files/schroon.pdf), there is a considerable amount of streamside developable land in the Schroon Lake watershed. Municipal codes vary as to requirements for vegetative cutting and building setbacks, but no municipality has regulations requiring an undisturbed stream buffer on new development projects. Given the effectiveness of the existing vegetative buffers in protecting the streams around the lake, provisions to maintain these buffers would be beneficial within the watershed. No illegal "overflow" pipes from septic systems were identified on any of the streams. Most of the homes and other buildings identified on the stream reviews were set back from the streambank a fair distance (more than 50 feet). This helps considerably with keeping stormwater runoff from these developed areas away from the stream, as this runoff is often infiltrated into the yards and woods.

STATE LAND RESOURCES

Pharaoh Lake Wilderness

The 46,283-acre Pharaoh Lake Wilderness is part of the Adirondack Forest Preserve and is located in the Towns of Schroon and Ticonderoga in Essex County and in the Towns of Horicon and Hague in Warren County. The wilderness area contains an abundance of lakes and ponds, especially in the northern portion. The namesake Pharaoh Lake, at 441 acres, is one of the largest lakes in the Adirondacks completely surrounded by Forest Preserve lands. Other large waters in the wilderness include 167-acre Crane Pond, 77-acre Gooseneck Pond, 66-acre Whortleberry Pond, 54-acre Berrymill Pond, 32-acre Crab Pond, 15-acre Oxshoe Pond and 13-acre Bear Pond. The 2,551-foot Pharaoh Mountain, the highest mountain in the wilderness, is found on the northwest shore of Pharaoh Lake. The remainder of area is mainly comprised of smaller mountains and hills.

Pharaoh Lake Wilderness was expanded in 1979 by the reclassification of the Crane Pond Primitive Area to wilderness, with the exception of the Crane Pond Road. A snowmobile trail, 3.5 miles in length leading from Route 74 to the Crane Pond Road, was closed in 1975, making this reclassification possible. In 1986, Crane Pond Road was reclassified as a primitive corridor and added to the Pharaoh Lake Wilderness following an assessment of public use trends and their resource impacts in the northwest portion of the wilderness by The Adirondack Park Agency. This action was approved by Governor Cuomo in November of 1987 as part of the five year revision of the Adirondack State Land Master Plan. According to the Master Plan, the Crane Pond Road was listed as a "non-conforming use" and, scheduled for closure no later than the end of the third year following wilderness classification. The road was officially closed to motor vehicle use in December 1989.

Hammond Pond Wild Forest Area

The Hammond Pond Wild Forest Area is comprised of approximately 45,558 acres in more than 50 parcels located in the Towns of Keene, Elizabethtown, Westport, North Hudson,

Moriah, Crown Point, Schroon, and Ticonderoga in Essex County. The majority of the parcels are located between Lake Champlain in the east, State Route 74 in the south, the Northway in the west, and State Route 9N in the north. Portions of the East Branch Ausable River, the Schroon River and the Boquet River - including Split Rock Falls - are also located within or along the wild forest. Black Brook, Crowfoot Brook, and many more small streams and brooks can be found here. Although mountains and peaks here do not rise to the elevations of the nearby High Peaks, there are a number of small mountains including Hail Mountain (2,640 feet), Harris Hill (2,211 feet), Peaked Hill (1,865 feet), and Bloody Mountain (1,770 feet). A Unit Management Plan (UMP) was completed for the unit in 1988. A 1993 "Generic Bicycle Amendment for Completed Adirondack Forest Preserve Unit Management Plans" proposed an Amendment to the HPWF (and several other Forest Preserve units) to allow bicycle use on certain trails.

Hoffman Notch Wilderness Area

The Hoffman Notch Wilderness Area is located in the east central Adirondack Park within the towns of Minerva, Schroon, and North Hudson (Essex County). Approximately 21,593 acres of HNWA are in the Town of Schroon (56%). The unit is located within the watersheds of the Boreas and Schroon Rivers. The unit is made up of one large contiguous parcel, covering 38,488 acres and has 52.23 miles of boundary line, 17.42 of which are shared with other state management units. Hoffman Notch Wilderness Area is named for the "notch" or valley between the Blue Ridge Range, which includes Hoffman Mountain, and the Washburn Ridge. The area features ponds and streams for fishing and 15 miles of trails for hiking, snowshoeing and skiing. It also offers visitors solitude, as one of the less visited areas in the Adirondacks.

Vanderwhacker Mountain Wild Forest

The 91,854-acre Vanderwhacker Mountain Wild Forest is located in the central Adirondack Park within the towns of Minerva, Newcomb, Schroon Lake, North Hudson (Essex County), Johnsburg, Chester (Warren County), and Indian Lake (Hamilton County). Approximately 7,498 acres are in the Town of Schroon. The unit is within the Hudson River watershed and the lesser watersheds of the Boreas and Schroon rivers. The bulk of the unit is made up of a single parcel of approximately sixty thousand acres, located mainly within the town of Minerva and home to Vanderwhacker Mountain. The remainder of the parcels range in size from a hundred acres to more than six thousand acres. This rugged, mountainous and forested area contains many lakes, ponds, rivers and streams that provide an abundant variety of outdoor recreational opportunities. The VMWF contains 14.4 miles of designated foot trails, including access to the fire tower on the summit of Vanderwhacker Mountain.

CLIMATE CHANGE

Changes in climate are impacting communities in the Adirondack Park in a myriad of ways. Some impacts are related to extreme weather conditions happening in western parts of the country where there has been an increase in drought, wildfire, heat, and flooding events. The

impact from outside the area is resulting in demand for land and housing in the Adirondacks. According to an article published in the Adirondack Explorer in May 2023 (*What climate migration could mean for the Adirondacks by Cloe Bennett*), this could result in positive benefits by acting as a magnet for young people who are mobile enough to move. This could potentially add diversity to the population and reverse the population loss trend.

Physical changes from climate change are more threatening and come with significant economic challenges. The lack of snowfall and thaws and freezes on lakes is disrupting the ski industry and winter activities and festivals. Invasive species are working their way north resulting in potential destroying native species and important habitats. According to an article published by United Climate Action by Mac Ritz-Kenny (Effects of Climate Change on the Adirondacks), the warming of temperatures can result in decreasing the size of wetlands which serve as habitat for many species not to mention serve as an important method of flood control.

In terms of infrastructure extreme weather events have resulted in many areas of the Town of Schroon experiencing a number of culverts exceeding their capacity to manage stormwater from intensive storm events that have become common occurrence. Actions by the town should include a comprehensive assessment and mitigation plan for specific areas prone to flooding. An initial list of areas of concern include:

- Rt. 9/Rt. 74 intersection
- Alder Meadow Road
- River Road
- Continental Drive – spring water main breaks
- Areas within 100-year flood plain
- Shore Road
- Adirondack Road
- French Road

In addition, the Starbuckville Dam (located in the Town of Chestertown, managed by the Schroon Lake Park District) and Glendale Bridge (Horicon) have been identified as being vulnerable in terms of contributing to slow lake drainage and bank erosion.

CHALLENGES AND OPPORTUNITIES

The four areas of Adirondack Forest Preserve need maintenance and modernization. The Town of Schroon has the opportunity to work with NYSDEC to make sure recommendations from this plan is reflected in current and future Unit Management Plans.

FISCAL RESOURCES

TOWN BUDGET

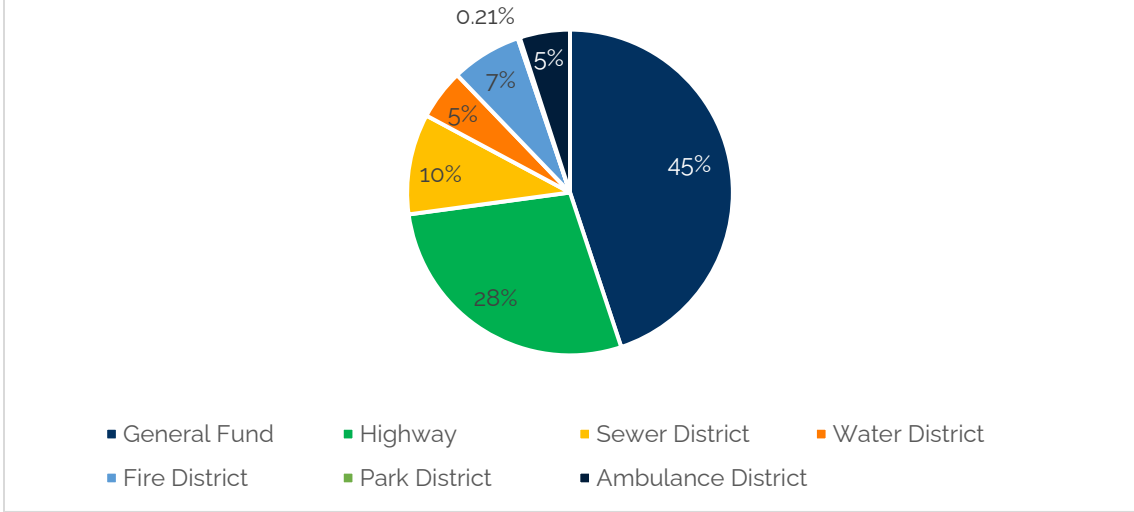
The Town of Schroon Adopted Budget for 2024 is summarized in the table below. Budget appropriations total just over \$6.2 million. Revenues from all sources are estimated just under \$2.5 million leaving \$3.6 million to be raised by property taxes.

Schroon Budget Summary

Fund	Appropriation	Revenues	Amount from Taxes
General Fund	\$ 2,805,830.00	\$ 914,671.00	\$ 1,691,159.00
Highway	\$ 1,729,531.00	\$ 549,739.00	\$ 1,179,792.00
Sewer District	\$ 646,716.00	\$ 646,716.00	\$ -
Water District	\$ 340,695.00	\$ 340,695.00	\$ -
Fire District	\$ 418,050.00	\$ 3,458.00	\$ 405,592.00
Park District	\$ 13,279.00	\$ -	\$ 13,279.00
Ambulance District	\$ 319,261.00	\$ -	\$ 319,261.00
Total	\$ 6,273,362.00	\$ 2,455,279.00	\$ 3,609,083.00

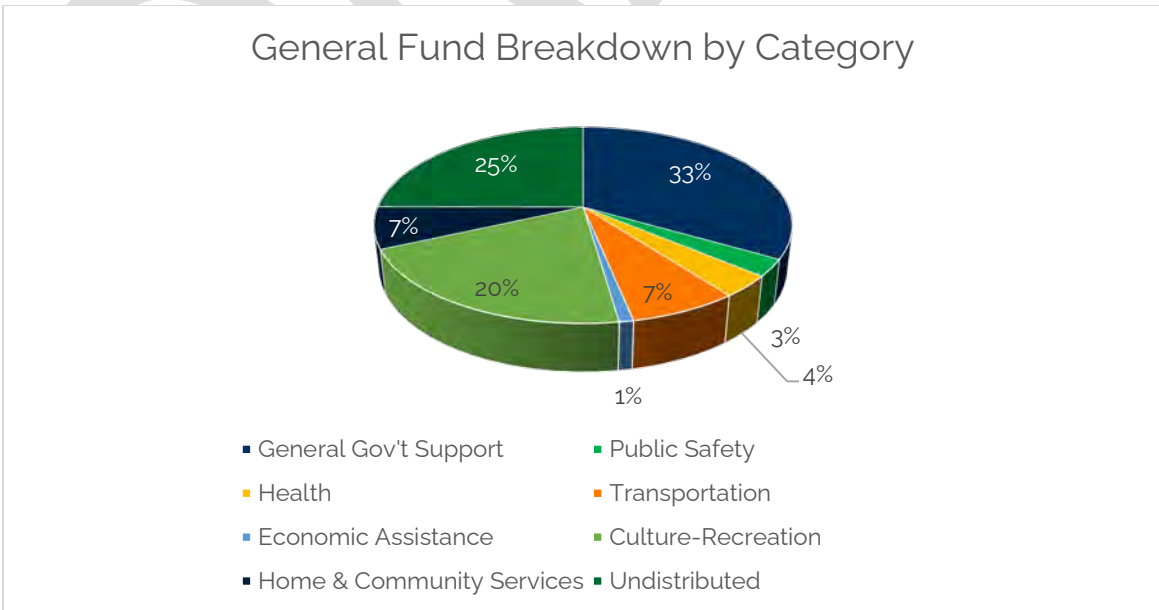
Nearly half (45%) of the budget supports the General Fund, which is described in more detail below. The next largest appropriation (28%) is for the Highway, which is used for general repairs, equipment, snow removal, and employee benefits. 10% of the budget supports the Sewer District and 5% goes to the Water District. The Water and Sewer District budget is derived entirely from revenues, not property taxes. 7% of the budget is allocated to the Fire District, 5% to the Ambulance District, and the remaining 0.21% goes to the Park District.

Town of Schroon Budget Appropriation by Fund

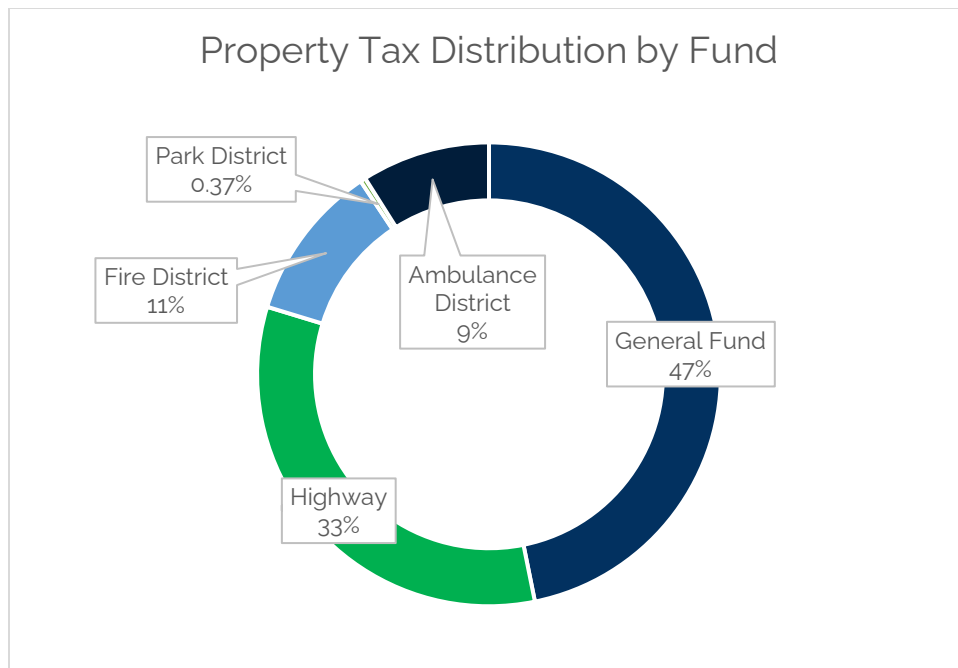


The General Fund includes several categories. The largest category is General Government Support which includes administration staff, support services and operating expenses. The next largest category (25% of the General Fund) is Undistributed, which includes employee benefits and debt services. 20% of the General Fund is dedicated to Culture and Recreation, which is used to support town parks staff, town recreation facilities, programming, and cultural attractions. The remaining categories include Public Safety (3%), Health (4%), Transportation (7%), Economic Assistance (1%), and Home & Community Services (7%).

General Fund Breakdown by Category



Town revenues are generated from service fees (for water and sewer), departmental income, fines, and state aid. The remainder of the budget is derived from property taxes. The majority of property taxes (47%) are used to support the General Fund. 33% of taxes are utilized by the Highway Department, 11% is directed to the Fire District, 9% to the Ambulance District, and 0.37% is used to support the Park District.



GRANT HISTORY

Over the last ten years, the Essex County Office of Community Resources has assisted the Town with grant writing, grant administration and project management for the following grants:

- 2013 NYS ORPHP – Park Improvement Project where grant funding was used to improve the tennis/basketball courts, pavilion and hockey rink
- 2017 NYS DOS Local Waterfront Revitalization Program for creation of the Townwide Revitalization Strategy
- 2021 NYS DOS Environmental Protection Fund Smart Growth Program for the Comprehensive Plan Update
- Rogers Brook Sewer Main Replacement
 - 2022 Norther Border Regional Commission State Economic & Infrastructure Development Investment Program (\$853,440)

- o Environmental Facilities Corporation (EFC) Water Infrastructure Improvement Program (WIIA) (\$108,750)
- o 2023 Clean Water State Revolving Fund (CWSRF) Intended Use Plan (IUP) Listing (\$435,000 inclusive of WIIA award)

STAFF CAPACITY

The Town of Schoon is governed by the Town Board, which includes the Town Supervisor and four Council Members. The Town employs 35-55 staff across several departments, including Water, Sewer, Highway, Building and Codes, Building and Grounds, and Animal Control. Staff increases during summer months with seasonal employees. The Town Clerk, Assessor and Justice are elected. Boards and committees associated with the Town include the Planning Board and Zoning Board of Appeals, Board of Assessment Review, Library Trustees, Schroon Lake Park District Committee, and the Youth Commission. The Town has partnerships with a number of local organizations representing civic, environmental, recreation, and arts and culture interests.