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# Town of Schroon Comprehensive Plan Update

## Task 10: Draft Public Input Summary Report



**FEBRUARY 2024**  
**PROJECT NO. 2233700**



**Department of State**

This document was prepared with funding provided by the New York State Department of State Environmental Protection Fund.

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# PUBLIC WORKSHOP #1 SUMMARY NOTES

## EVENT SUMMARY

A Public Workshop was held on January 11<sup>th</sup>, 2024, at Schroon Lake Central School to gain public input from residents of the city regarding the Town's Comprehensive Plan Update. In total, 65 attendees signed in, with members of the Committee and 3 representatives from LaBella Associates also present. The event began with an open forum during which residents could browse through a series of poster boards depicting maps, community profile information, and interactive boards aimed at identifying resident's opinions about the Town.

Community profile boards depicted information on housing, economy, schooling and education, population and income, and additional demographic information.

Two boards were also displayed asking the following questions:

1. What are the top challenges or issues that should be addressed in Schroon?
2. What changes or improvements do you want to see in Schroon over the next 5-10 years?
3. If you could describe Schroon in one word, what would it be?
4. What is your favorite place in Schroon?

Following the open forum, a presentation was given by Jamie Konkoski, LaBella Associates. The presentation gave an overview of the comprehensive plan update process, projected timelines, progress made to date, and a summary of next steps. After these topics were presented, LaBella opened a Q&A session to address questions about the comprehensive plan update process. Following this Q&A session, LaBella led an open discussion period based on the following questions:

1. If you could describe the community in one word, what would it be?
2. What exactly makes Schroon a special place for residents?
3. What are the issues or challenges limiting the town from growing and improving?
4. What opportunities, initiatives or projects would you suggest?

This open discussion period was also supplemented with an online survey for residents who were unable to attend the event in-person. The same questions were asked as were displayed on the boards and asked during the open discussion. A total of 6 online responses were collected in addition to the feedback received in-person during the event. These responses are summarized below with the in-person feedback.

## SUMMARY OF Q&A AND WRITTEN COMMENTS

The following questions were asked by residents after the presentation:

- One attendee asked about how recommendations will be financed-
  - One of the final steps of the comprehensive plan update will be to develop an implementation schedule which identifies key sources of funding.
- This led to a follow-up question about who will be applying/administering the grants and how certain projects get prioritized.
  - Essex county provides grant assistance to its communities.
  - The Comprehensive Plan implementation section will also prioritize timelines for each recommendation in order to move projects along.
- Another attendee asked about interactions with the Parks Agency and how involved they will be in the process.
  - The Plan will get referred to the Park Agency before it is finalized.
  - There is also a Parks Agency staff person on the committee to flag issues beforehand.

There were two additional questions from the workshop's online survey:

- What qualifies something as a historic resource?
- One resident was curious what the Town's approach would be in the sale/redevelopment of seasonal cottage rental parks/resorts (similar to Terra Alta)

One resident also pointed out that the public beach and tennis courts were not included on the community information map. The in-person boards also received several written comments. One resident wrote that an external funding source be established for the Town to facilitate improvements to the Town and protect natural resources such as lake health. Another resident wrote that the Town should be more communicative/inform residents of events and other relevant information. This person also felt that affordable, multi-unit housing should be made available in Town. Another resident agreed and mentioned the need for affordable housing. Street parking along narrow streets was also mentioned as an issue to the Town. Parking at the Boat launch was mentioned as an issue by another person. Improved water service was mentioned as a desired project/goal by one resident. Another resident expressed that creating public spaces that promote interconnectivity, education, and appreciation of natural resources should be a goal for the Town. This resident also wanted to see more natural/ "Wild" spaces that remind Schroon's residents of the natural resources that are integral to the Town.

## SUMMARY OF OPEN DISCUSSION

If you could describe the community in one word, what would it be?

The following words were mentioned:

- Peaceful.
- Friendly.
- Nice.
- Home.
- Welcoming.
- Fun.
- Quaint.
- Mystical
- Inclusive.
- Beautiful.
- Supportive.
- Close (close knit).
- Compassionate.
- Environmentally activated.
- Vibrant downtown.
- Activities.
- The Lake.
- Stifled

What exactly makes Schroon a special place for residents?

Answers to this question were grouped into 6 categories:

<b>Natural Environment, waterfront, and town landmarks:</b>
Cleanliness of the lake(s) (x3)
The surrounding woods/trees/mountains (x4)
The Bandstand
Access and proximity to the high peaks
The Park (x2)
The beach
Boat docks
Boathouse and strand theater
Beach

<b>Community Events:</b>
Line dancing, Square dancing
Volleyball
Holiday events and gatherings
Library basket raffles
Library/comm cent activities
4 <sup>th</sup> of July parades
The Marathon
Connections with the school
Fishing derbies

<b>Town/ Community Services:</b>
The Senior center
Library (x2)
School (x2)
Schroon lake association
Town plows the sidewalks.
Free activities provided by Town.
Food pantry
Youth commission
Town amenities

<b>Local Character:</b>
Proximity to major cities (Montreal, Boston, NYC) (X3)
No traffic lights.
Historical societies and sites
History of community
Opportunity to make a difference, "volunteer for anything."
The residents
Peacefulness
Access to the arts
Unspoiled by development (x2)
Town being well known.
Transportation access in terms of the Northway and ADK trailways bus
The sense of community within Town (support for neighbors, valuing kindness)

<b>Economic Engagement and Commercial Opportunities:</b>
Active chamber of commerce (x2)
Lots of businesses and commercial activities (book store, Chinese restaurant)

<b>Recreational Opportunities:</b>
Winter recreation
Pickleball and tennis
Book club at the library
Schroon lake band
Variety of churches
Hiking
Scarron manor
Snowmobile trail networks
Ponds for fishing and kayaking
Ice fishing
Proximity to Gore and whiteface
Golf course

## What are the issues or challenges limiting the Town from growing and improving?

The following issues were raised related to employment:

- Lack of workforce.
- Lack of year-round employment.
- Lack of high paying jobs- there's no easy, local way to get educated/trained or be employed without education/training for livable wages.
- Lack of job opportunities or training.

The following issues were raised related to housing:

- Lack of affordable housing (x3)
- Increasing number of properties are seasonal or Airbnb- locals can't access the housing market as easily.
- Increasing housing costs.
- Need for long term rentals.
- Need for improved, quality housing at a variety of price points.

The following issues were raised related to geography, climate, and natural resources:

- Geographic constraints with Town borders, interstate, and the lake- some development may be limited (x2)
- Weather patterns changing due to climate change- lack of mitigation measures- this leaves the Town vulnerable.
- Mosquito and blackfly control- the lake used to be treated.
- Declining bat population (more insects).
- Ecological impacts on tourism, native plants/animals, and invasive species (terrestrial and aquatic).
- Need for limiting light pollution- promoting dark skies.
- "Lakeside Dining"- people leaving trash.

The following issues were raised related to the population:

- Lack of diversity within Town.
- Aging population (x2).

- Need to promote families and accommodate younger populations as well- and improve infrastructure/facilities (especially indoors) for working families.

The following issues were raised related to the economy and development within Town:

- Need to establish how much development is desired- strike the right balance of development and natural resource protection/community character.
- Inflation/rising costs.
- Need to diversify economy beyond tourism.
- The need for support for year-round businesses in the off seasons (x2)

The following issues were raised related to general Infrastructure:

- Consistent internet access
- Limitations of town sewer system.
- Unpredictable power outages- poor service.
- Need to improve park amenities.
- Ski-tow- needs to be available for families.
- Parking in town during peak season.
- Need to improve fire and ambulance/ emergency services.
- Lack of child daycare, elder care, and pet care.

The following issues were raised related to Transportation infrastructure:

- Navigating around Town is not as safe.
- Uneven sidewalks- accessibility of walkways should be improved.
- Need for walking and biking trails.
- Need more/improved speed signage.

## What opportunities, initiatives or projects would you suggest?

Answers to this question are listed below and have been broken into 5 categories.

### Recreation

- A "comprehensive" community center that has activities for kids, educational opportunities/classes, programming and services a variety of ages.
- Promote a balance of winter and summer recreational opportunities.
- Create accessible recreational spaces for children/younger residents.
  - Such as a climbing gym, arcade, minigolf
- Improved/modernized biking, walking, and snowmobiling trails to draw more people.
- Refurbish the tennis courts
- Focus recreational opportunities in an accessible, central area.
- Expand activities/uses at existing recreation facilities.
  - e.g. add bike or XC ski trails at existing facilities, including the ski tow
  - More events at Paradox Community Center

### Economy and Development

- More light industry should be attracted to the area.
- Develop co-op/co-working spaces.

- Attract/incentivize remote workers.
- A small business incubator that offers opportunities for advancement and growth within Town.
- Explore ways to capitalize on tourism (x2)
- Set up a fund for the Town or look into other ways to generate revenue besides taxes.
- Set up a local development corporation.
- Increase affordable housing.

#### Transportation

- Add a northbound on-ramp to I-87.
- Improve parking options

#### Infrastructure

- Lowering the cost of sewer service.
- Increased focus on accessibility.
- Improve internet access/reliability.
- Boat launches should charge visitors/tourists for access.
- Leaf/garden litter pick-up or composting

#### Natural Environment

- The Town should develop a unified approach to protecting the Lake and water quality, also addressing negative impacts of tourism.

#### Zoning

- Increase zoning for commercial areas rather than residential.
  - Offer incentives to redevelop residential properties into commercial.



## SUMMARY OF STAKEHOLDER MEETINGS

Stakeholder Interview Meetings were held on January 30, 2024, at Schroon Town Hall and Library. The purpose of these meetings was to gather input on specific topics from community stakeholders for the Town's Comprehensive Plan Update. Stakeholder meetings were organized for the following groups/topics:

- Businesses
- Civic Organizations & Churches
- Lake Organizations
- Housing
- Recreation
- Arts & culture
- Youth
- Town Departments – Water, Sewer, Code Enforcement

Virtual meetings were set up with several stakeholders who were unable to attend the in-person meetings on January 30<sup>th</sup>. A second meeting with Businesses was held via Zoom on February 1, 2024 to get input from business owners who are not in the area during winter months.

In total, 52 people attended the Stakeholder Meetings, plus members of the Comprehensive Plan Committee. Each meeting was facilitated by either Jamie Konkoski or Tracey Clothier who are part of the Consulting Team.

### BUSINESSES

#### In-Person Participants:

Diane Cain, Adirondack General Store  
Fion Mahler, Curtis Lumber  
Ryan and Amanda Ragland, Towne Store  
Dempsey King, Homestead Carpentry Co.  
Rick and Heather Francis, Loch House Inn  
Barry Pitkin, Trail Break Restaurant & Motel  
Lisa Hess Marks, Pine Cone Mercantile  
Andrea Crisfulli, Lodge at Schroon Lake  
Angie Mead, Gallo Realty Adirondack  
Kelley Waleski, Lake Paradox Club, LLC  
Jen and Clinton McKenna, C. McKenna Property  
Larry Shiell, Shiell Excavating & Sanitary  
Bruce Murdock, Murdock Construction  
Sue Palisano, Schroon Lake Chamber  
Alexis Conners, Schroon Lake Farmers Market  
Chris Pray, Starry Night Cabins

Susan Drescher, Schroon Lake Cabin/Motel

Zoom Participants:

Liz McNamara, Strand Theater

Valerie Champeau, Chamlar Lodge & Cottages

Elyse Meer, Apple Tree Lodge

Craig, Schroon Lake Marina

Jonathan Meer, Terra Alta Cottages

Sue Palisano, Chamber of Commerce

Roger Friedman

Existing Conditions

Big gap between summer and winter business

Second homeowners support businesses year round

Skating rink open when weather permits

Tow rope needs generator, improvements to access road, and more staffing

Schroon offers very unique and successful events

Chamber is unique in that it runs all events

Food Truck Wednesdays, Car Show, Adirondack Folk Festival all successful

Number of rooms for rent is up substantially

Issues and Challenges:

- Winter weather: lack of reliable snow
- Expand winter trails: cross country skiing, snowmobiling
- Tubing, sledding, dog sled rides
- Lack of event leadership
- Keeping visitors in Schroon Lake
- Zoning issues are obstacles for some
- Empty storefronts – need for destination businesses
- Labor shortages for seasonal help
- Affordable housing
- Need for hospitality training
- High cost of water and sewer – many businesses do not use during winter months but still have to pay the minimum through those months
- Insects (mosquitos)

Improvements and Recommendations:

- Bring back “Fantastic February”
- Four season marketing
- Need more family attractions
- Marketing with The Lodge
- Increase stores open in winter and variety of types
- Improve “first impressions” at south and north ends of hamlet

- Repair Rogers Brook
- Develop half-day, 1 day, 2 day off season itineraries
- Add businesses such as: outdoor rental, visual arts, art store, pop up opportunities, local crafters coop, bakery, florist, tour boat, soft ice cream shop, gourmet grab n' go, deli
- Expand food trucks with support from local restaurants
- Business success related to addressing sewer and housing issues
- Market to entrepreneurs
- Identify areas for small manufacturing businesses
- Improve opportunities by updating zoning and site plan review standards, architectural standards, signage
- Expand affordable long-term rentals
- Youth: explore apprenticeships, civics classes in high school, BOCES classes, Path to Work, hospitality training programs (Paul Smith College status?)
- Provide a shuttle to Gore Mtn from lodging facilities (Lodge is doing this for their guests)
- Marketing campaign targeted at winter season – snowmobile, ice fishing, Gore, XC ski/hike/snowshoe
- More events at the Strand
- Need for security during peak season; state police patrol or community/neighborhood watch or constable

## **SEWER DEPARTMENT**

### Participants:

Brian Ritchings  
Hunter Allison  
Roger Friedman

### Existing Conditions

Map of municipal water district is paper copy only that includes both existing and proposed infrastructure. The map does not show the line to the industrial park but there is one. If a digital map can be created from the paper maps, staff could mark up a printed version to identify any errors and identify existing vs. proposed infrastructure.

I&I – staff have smoke tested the southern section. They camera test a different section each year.

Wastewater treatment plant was built in 1973 and updated in 2009-2010. The upgrades added capacity to the treatment plant.

### Issues & Challenges:

- The existing collecting system is at capacity so no new hookups are planned. The

district is divided into north and south sections with the junction being the bridge over Roger's Brook.

- o South section – at max capacity during summer months so no new hookups can be made. There are environmental constraints that restrict extension of existing lines. Only option to accommodate new development is to expand the size of existing pipes. An engineering study is needed.
- o North section – no land available within the district so no new hookups are available. The WWTP does have capacity so system could be extended to serve new areas.
- Vulnerable Infrastructure - 2 miles of mainline along shoreline and Horsehoe Pond pump station are vulnerable to flooding events; treatment plan seems to be safe from flooding.

#### Improvements & Recommendations

- Currently there are no proposed sewer projects other than replacement of Roger's Brook line.
- Roger's Brook Line – the existing pipe is in the brook. Engineers is in process. DEC wants the pipe out of the brook, but engineers have not yet identified a solution due to space constraints. The pipe has reached the end of its useful life and needs to be replaced with modern materials. It is not at risk of imminent failure. The line serves 1 household and 3 businesses.
- Other planned improvements would be system upgrades for new development.

## **WATER DEPARTMENT**

#### Participants:

Meg Wood

#### Planned Infrastructure Projects

- Install of stand-by generators for water pumps. Water pumps fail when power goes out, which happens often. Town has to pay staff to manually pump.
- Replacement of leaking water tower, which requires land to be purchased.
- Need to conduct a lead service line inventory. Need quotes.
- Need a GIS system for water system inventory (Diamond maps or similar)

#### Existing Conditions

- No capacity issues
- Infrastructure is in fair condition except for Hillside Ave line which needs replacement

#### Recommendations:

- Capital improvement plan for all infrastructure

- Need for security cameras; fencing around each site; elimination of confined spaces.

## **STORM WATER**

### Participants:

Meg Wood  
Leanna Welch

### Existing Conditions

- Some areas along highways have open drainage
- There are some areas with storm drains but not sure where they go; pipes may be broken so system is not functioning properly
- Need to address drainage issues between Route 9 and the lake in downtown area
  
- Recommended Improvements, Projects & Initiatives:
- Add storm water regulations to the zoning code

## **ZONING**

### Participants:

Jon Senecal  
Roger Friedman

### Issues & Constraints:

- Revisit zoning districts, especially both sides of Route 9 which are in different zoning districts
- STR inspections take a lot of time – 1 full-time employee is responsible for permitting, STR inspections and enforcement

### Recommended Improvements, Projects & Initiatives:

- Reduce the number of zoning districts
- Update definitions – add more definition, especially uses
- Update regulations for tiny homes (including those on wheels) and allow ADUs
- Need to digitize all records (permit software)
- Need for administrative assistance to be shared with other departments
- Adopt APA maps for outside of hamlet so zoning requirements are the same at APA and Town level; align rules for approvals

## **CIVIC ORGANIZATIONS & CHURCHES**

### Participants:

Glenn Repko, Lyons Club  
Lynette Colden, Community Church  
Joe Steiniger

### Issues & Constraints:

- Housing - availability of rentals and homes for sale; affordability
- Difficult to fill vacant jobs because of lack of housing
- Affordable housing is hard to find unless retired or seasonal resident with means
  - Wages have not increased at same pace as housing cost increases
- Lifestyle choice to live in Schroon – need to value recreation/open space over proximity to services
- Proximity to health care has been an issue, but this is improved with Hudson Headwaters
- Declining number of volunteers, especially year-round (cultural or generational shift)
- Decreasing church membership (consistent with national trends)
- More people in need (Lyons Club provided more holiday baskets based on demand; more people visiting food pantry)
- Lack of enforcement of existing laws/cods
- Need updated signage regulations

### Recommended Improvements, Projects & Initiatives:

- Need more diverse people on boards and committees

## **LAKE ORGANIZATIONS**

### Participants:

Larry Connolly, Schroon Lake Association, Steering Committee  
Scott Ireland, Schroon Lake Association  
Bob Hauserman, Paradox Lake Association  
Bob Colegrove, Eastern Schroon Lake Association (separate phone call)

### Existing Conditions

Erosion being addressed in places by Essex County SWCD  
Panfish are in decline. New DEC study to be conducted  
Trout Unlimited Study from early 2000's?  
No new invasives found through annual lake plant surveys  
Upstream issues in Schroon River need addressing  
800-1000lbs of milfoil removed from Schroon in 2023  
Paradox Lake has numerous milfoil patches

Drone footage available showing lake use  
Very good outreach methods and results  
Boat traffic on SL very busy only 2-3 days a week  
Association members voluntarily implementing best stormwater and erosion control standards on waterfront  
Volunteer Water quality monitoring program (CSLAP) has long term success and no warning signs

#### Issues and Challenges:

- Aquatic invasives coming in from other places
- Water levels inconsistent in recent years-intense storms create high water that cannot be emptied out of Schroon Lake quickly
- Funding has dried up for treatment making milfoil treatment cost unsustainable
- DEC does not treat all lakes the same for inspection: Boat stewards available 7 days a week in Paradox Lake and 70 hours in Schroon Lake over fewer days. Are we missing key times fishermen come in and out?
- DEC planning to expand capacity at Paradox Lake launch. Has the potential to significantly increase the number of boats on PL.

#### Improvements and Recommendations:

- Consider forming tax district like Loon Lake Tax District
- Consider expanding the boat inspection programs
- Apply for grant funds for education to residents and visitors
- Launch pledge to wash boats. Review working models on other lakes
- Need to address carrying capacity standards for PL customized for the specific characteristics of the lake
- Develop strategy to involve young people

## **HOUSING**

#### Participants:

Megan Murphy, Adirondack Roots  
Bill Durdel, Baldwin Real Estate  
Andrea Crisafulli, Lodge at Schroon Lake  
Roger Friedman  
Joe Steiniger  
Lisa Hess Marks

Adirondack Roots is a Rural Preservation Corporation that serves Essex County. The organization also covers Hamilton and Clinton Counties through various programs. Adirondack Roots also operates the Adirondack Housing Trust which serves all of the Adirondacks. Warren and Franklin Counties are interested in programs that could be

administered by Adirondack Roots, primarily CDBG grants for acquisition and home rehabilitation. Adirondack Roots also administers the Housing Choice Voucher Program for Essex County.

- 1 Schroon Lake home in the Housing Trust
- 7 Housing Choice Vouchers utilized in Schroon

Baldwin Real Estate manages:

- Lakeside Manor – 24 unites for seniors or disabled individuals of any age.
- Mountain Meadows – 16 units available to anyone who meets the income guidelines.

#### Issues & Constraints:

- Voucher program cannot fulfill the need. At any time there are 30-40 people who can't find an available unit; they either can't find any unit (housing shortage), can't find a quality unit (does not meet minimum HUD standards), or can't find a unit with an affordable rent
- Wastewater infrastructure constraints for new development; existing collection system is at capacity and cost upgrades are significant.
- Cost of building
- Lack of available land to develop

#### Recommended Improvements, Projects & Initiatives:

- Workforce/middle income housing is needed
- Build single family homes, small homes for seniors, and quality long-term rentals
- Housing preservation – prevent existing home from falling into major disrepair
- Revise short-term rental regulations; restrict the number of STRs
- Update the zoning regulations; eliminate barriers to housing development

## **RECREATION**

### Participants

Jenny Pitkin

David Williams

Ralph Retto, Senior Club President

Bill VanGorp, AMTC Forester

Roger Friedman

Joel Friedman (virtual meeting)

### Existing Conditions

Beach and courts are highest valued recreation

School is building inclusionary playground

Golf course and ski tow very important to community

Docks to be rebuilt



### Issues and Challenges:

- Parking at launch awkward. Need turnaround and improved trailer parking
- Need more parking for beach and park use. Only a problem at times
- Signage for parking needs improvement
- Bandstand need maintenance
- Square dance area needs improvement
- Park needs accessibility and safety improvements
- Dock Street has stormwater issues
- Golf course is underutilized; clubhouse not open; need directional signage
- Need snowmaking equipment -are there grants available?
- No indoor opportunities for recreation
- Lack of hotels has been issue in past during large events

### Improvements and Recommendations:

- Expand parking for cars along road west of beach; develop more parking at the pavilion
- Develop Master Plan for entire Town Park
- Driving range at golf course
- Establish Cross-country ski center at golf course
- Consider mountain biking trails
- Develop Master Plan for Golf Course
- Look at establishing relationships with Mountainside and The Lodges for indoor recreation access to gym, pickleball, indoor track etc.
- Formalize kayak launch with Mobi-Mat surface
- Improve kayak and tubing access at Rt 74 Launch site
- Need more lodging to create critical mass for events
- Improve the ice rink
- Charge for boat launch use

## **ARTS & CULTURE**

### Participants:

Darren Woods, Seagle Festival

Tony Kosteki, Seagle Festival

Richard Kagey, Seagle Festival

Tammy Whitty Brown, Historic Society

Sue Palisano, Chamber & Arts Council

Lisa Hess Marks

Joe Steiniger

Navid Namerow, Arts Council (virtual meeting)

### Issues & Constraints

- Funding & marketing for organizations/events
- Need for an arts kiosk or billboard – there is information in the Chamber window and sandwich boards are used on day of events
- Boathouse Theater – need for building assessment and plan for upgrades; concerns about electrical system
- Condition of bandstand – structurally unsound
- Lack of year-round events; no indoor event spaces except school auditorium (there are new options at the Lodge)
- Lack of volunteers at Historical Society after peak season is a challenge for extending programs into shoulder season
- No gallery for art shows
- Restaurants close too early in summer
- There are only a small number of businesses that are able to support events financially
- Need for improved infrastructure

### Recommended Improvements, Projects & Initiatives:

- Visually branding of Schroon as an arts destination
- Consolidated arts marketing campaign (all entities meet and decide on a target; partner with Lodge to make the pitch)
- Permanent or temporary public art installations
- Coop art gallery or storefront
- Arts organizations work collaboratively – create an arts alliance
- Identify or create a year-round arts venue
- Consider creation of a local historic register
- Add properties or districts to National Historic Register?
- Historic interpretation kiosks at 6 hotel sites and downtown
- See revitalization strategy for recommendations regarding historic walking tour and other recommendations to carry over into comp plan update
- Collaborate with Strand or Lodge to host events
- Food trucks at concerts
- Arts Council would like to expand the Folk Festival to a 2-day event; interest in expanding beyond music to include art shows, book signing, etc.

## YOUTH

### Participants:

Elizabeth Parsons, Youth Council  
Naomi Veverka, Youth Council  
Jeanine Meville, Youth Council  
Jenny Pitkin, PTSO  
Kemm Pemrick, SLCS  
Roger Friedman  
Kate Ryan, Adirondack Foundation (

### Issues & Constraints

- Access to outdoor recreation opportunities for youth
- There is interest in Gore Ski Program; need to add more outdoor rec options
- Low participation in ACAP after school program – kids go home to empty houses
- More after school activities are needed
- How to engage a more diverse group of parents
- Daycare center not really feasible
- Need to recruit and retain home daycare providers
- Any potential daycare providers interested in becoming a home daycare provider?  
Essex County has pipeline funding to assist with start-up costs (training, license fees, materials, renovations)
- County identified need for child care as a need for recruiting and retaining employees
- Difficult to find suitable locations for centers; difficult for home daycare providers to get through the licensing process (average 6 month process); added barrier if potential provider is a renter because they need cooperation from landlord
- There are unregistered providers throughout the county; lack of enforcement of unregistered providers (only not allowed if caring for more than 2 children from different families; can care for relatives)
- Family only qualify for childcare subsidy if child is in care of a licensed professional; subsidies have been increasing over time

### Recommended Improvements, Projects & Initiatives:

- Survey kids to find out what they are interested in
- Create more opportunities for kids beyond sports
- Find out what teachers are willing to offer for clubs (clubs can be just a few weeks so commitment is shorter)
- Reopen the ski tow/get snow making
- Expand recreation areas so they are hubs for multiple activities
- Improvements at basketball courts
- Pavilion or roof over courts
- More parking at beach
- Allow 15 minute parking during school hours in front of school and mark the spaces  
Conduct a survey to determine need

# COMMUNITY SURVEY SUMMARY REPORT

## OVERVIEW

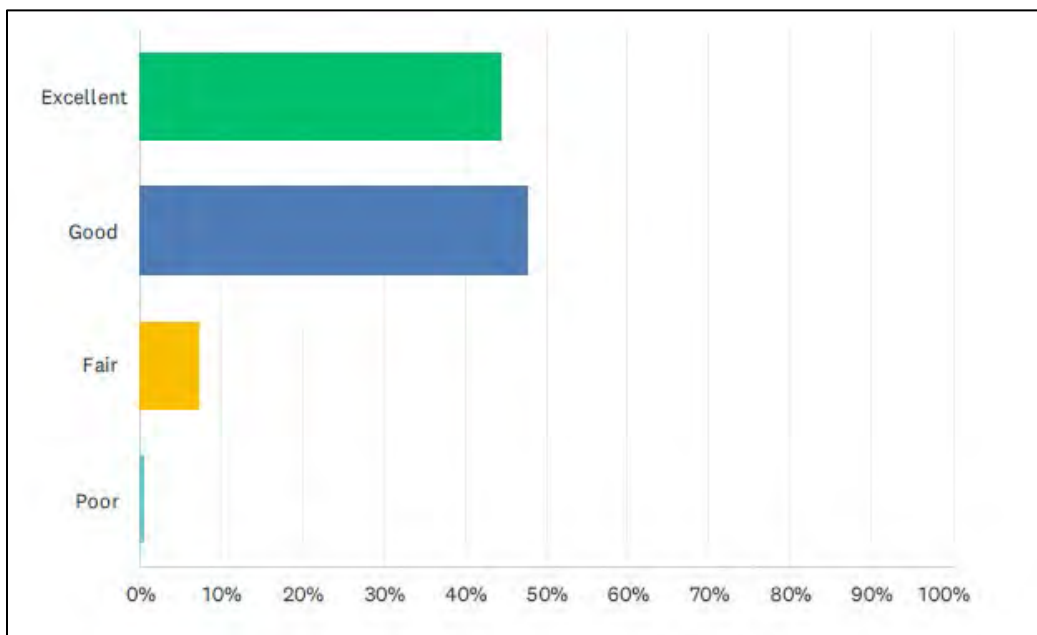
The survey was developed by LaBella with guidance from the Comprehensive Plan Committee. In December 2023 a postcard with a link to the survey was mailed to approximately 874 households. This effort yielded 431 responses. A 49% response rate is very high considering that planners consider a response rate of 5-30% to be good. There were over 300 comments for each open-ended question. The great majority of the comments are positive and the quality of responses very informative.

Key demographic characteristics of survey respondents are:

- 60% are year-round residents.
- 69% lived in Schroon over 10 years; nearly half 20+ years.
- 74% are over the age of 55.
- 52% are women and 42% are men.
- 78% respondents have no children in their household.
- 1 out of 3 respondents live less than 25 miles from their work.
- 38% work from home.

## QUESTION 1: HOW WOULD YOU RATE YOUR EXPERIENCE LIVING IN SCHROON?

93% rate their experience as good or excellent while less than 1% rated it as poor. This is a strong indicator that residents are committed to the lifestyle of a quaint Adirondack community and are willing to overlook the downside of limited infrastructure and access to shopping for the outstanding sense of place and outdoor resources that surround them.







## QUESTION 5: WHAT ARE THREE THINGS YOU WOULD LIKE TO PRESERVE IN SCHROON FOR FUTURE GENERATIONS?

Primary and repeated responses were to preserve the:

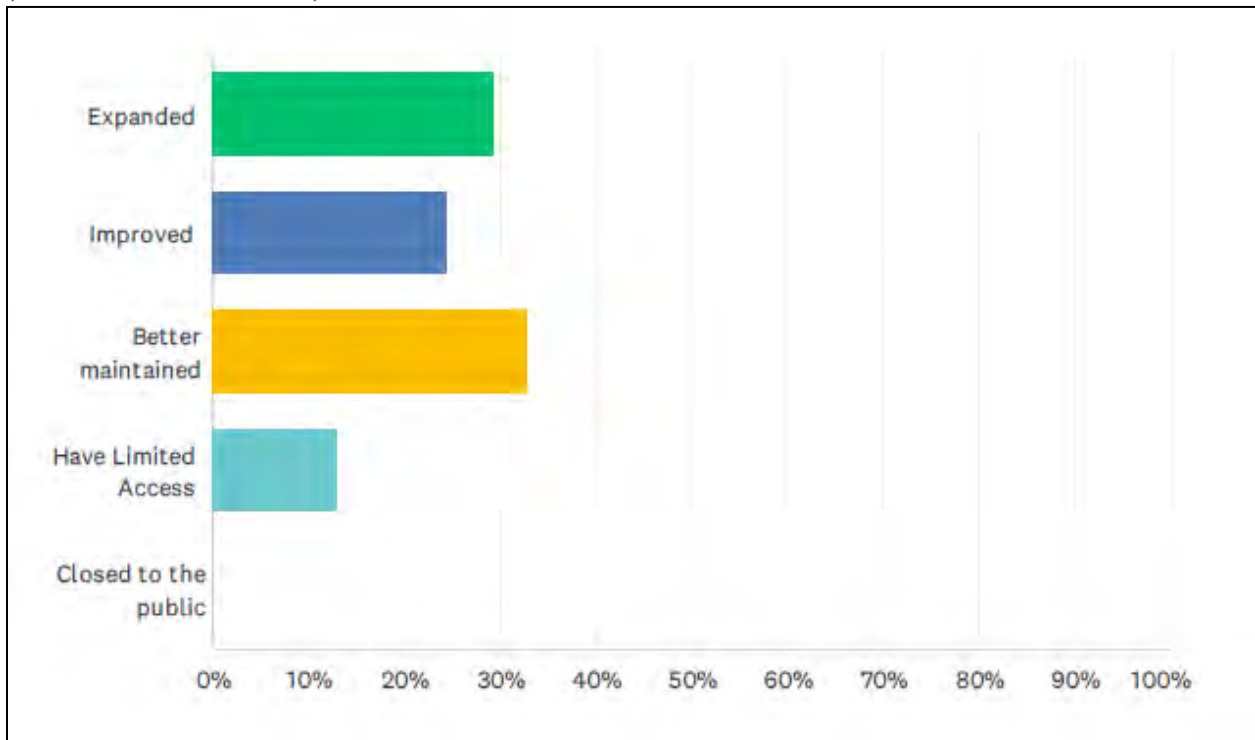
- Small town character and strong sense of community
- Access to the park and Schroon Lake
- Maintain good school reputation
- Access to nature and community green space
- Boathouse Theater
- Summer arts council recreational events
- Small business and industry
- Quaint Main Street
- Water quality of Schroon Lake

## QUESTION 6: PLEASE RATE THE FOLLOWING TOWN RECREATIONAL FACILITIES AND PROGRAMS

Most facilities and programs were rated quite favorably with only the category of playgrounds (43%) and cross-country ski trails (27%) receiving a poor or fair response rate.

	POOR	FAIR	GOOD	EXCELLENT	N/A
Local Hiking Trails	1.83% 7	14.62% 56	51.96% 199	26.11% 100	5.48% 21
Schroon Lake Beach	1.04% 4	8.81% 34	45.08% 174	44.04% 170	1.04% 4
Schroon Lake Boat Launch	5.18% 20	15.03% 58	46.89% 181	22.80% 88	10.10% 39
Tennis Courts	1.04% 4	4.96% 19	41.25% 158	31.59% 121	21.15% 81
Pickleball Courts	1.84% 7	6.32% 24	34.21% 130	25.53% 97	32.11% 122
Playgrounds	11.81% 45	31.23% 119	36.22% 138	9.19% 35	11.55% 44
Cross Country Ski Trails	10.47% 40	17.02% 65	19.37% 74	4.97% 19	48.17% 184
Ice Skating	4.69% 18	20.57% 79	33.85% 130	12.76% 49	28.13% 108
Golf Course	1.82% 7	13.28% 51	41.93% 161	16.67% 64	26.30% 101
Basketball Courts	2.09% 8	14.66% 56	39.01% 149	10.21% 39	34.03% 130

**QUESTION 7: ON STATE LAND, DO YOU FEEL THAT THE CAMPGROUNDS AND RECREATIONAL TRAILS SHOULD BE (CHOOSE ONE):**



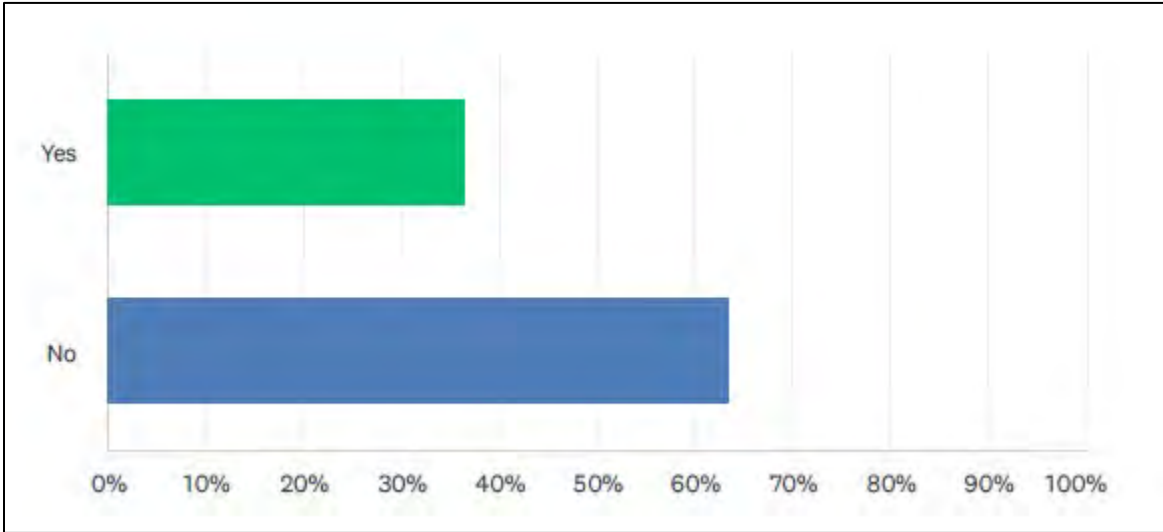
**QUESTION 8: PLEASE IDENTIFY THE TOP 3 STATE SITES AND FACILITIES THAT YOU FEEL NEED TO BE IMPROVED.**

The highest number of responses (44%) indicated Schroon River Route 74 Canoe Launch and Fishing Site need improvement. This was followed by Pharaoh Lake Wilderness Area (34%) and Hoffman Notch Wilderness Area (32%).

ANSWER CHOICES	RESPONSES
Schroon Manor State Day Use Area and Campground	28.05%
Schroon River Route 74 Canoe Launch and Fishing Site	43.90%
Eagle Point State Campground and Cartop Launch	20.73%
Horicon State Boat Launch	12.20%
Paradox Lake State Campground and Boat Launch	28.78%
Hoffman Notch Wilderness Area	32.44%
Pharaoh Lake Wilderness Area	33.90%
Hammond Pond Wild Forest Area	12.20%
Other (please specify)	21.71%
Total Respondents: 410	

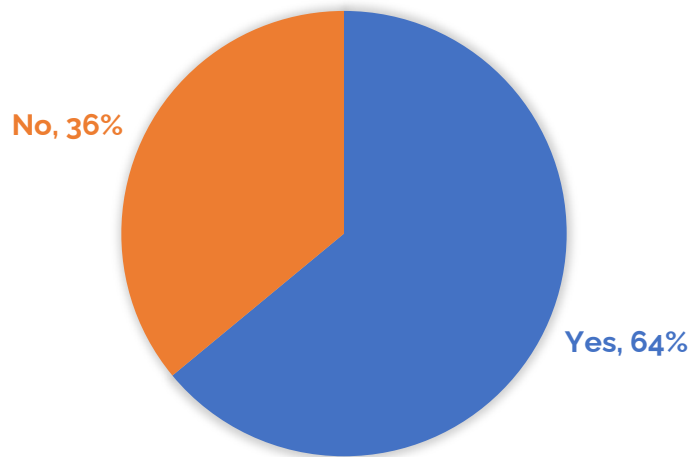


**QUESTION 9: ARE THERE ADDITIONAL RECREATIONAL FACILITIES THAT YOU WOULD LIKE TO SEE DEVELOPED ON STATE LAND?**



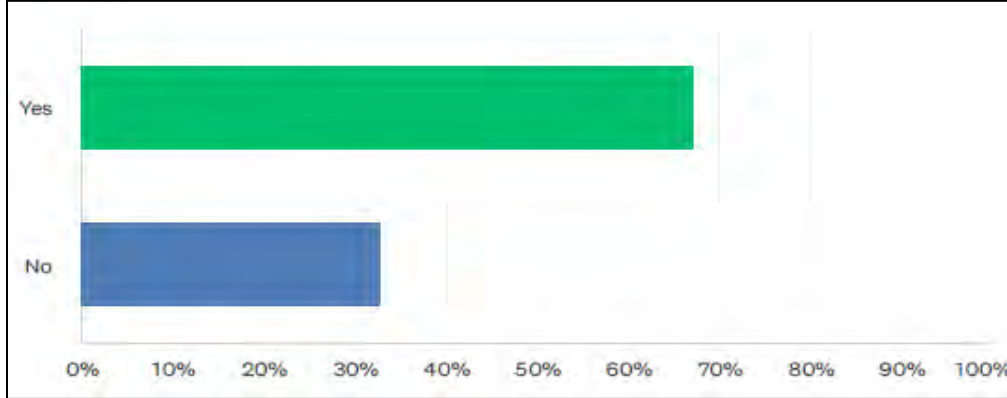
**QUESTION 10: SHOULD THE TOWN PLOW STATE-OWNED PARKING LOTS IN WINTER MONTHS?**

64% responded yes and 35.69% responded no.



**QUESTION 11: DO YOU FEEL YOUR LOCAL TOWN GOVERNMENT IS RESPONSIVE TO THE NEEDS OF THE COMMUNITY?**

An overwhelming number of people (67.25%) responded favorably to this question. Many substantive responses were expressed in the comment section.



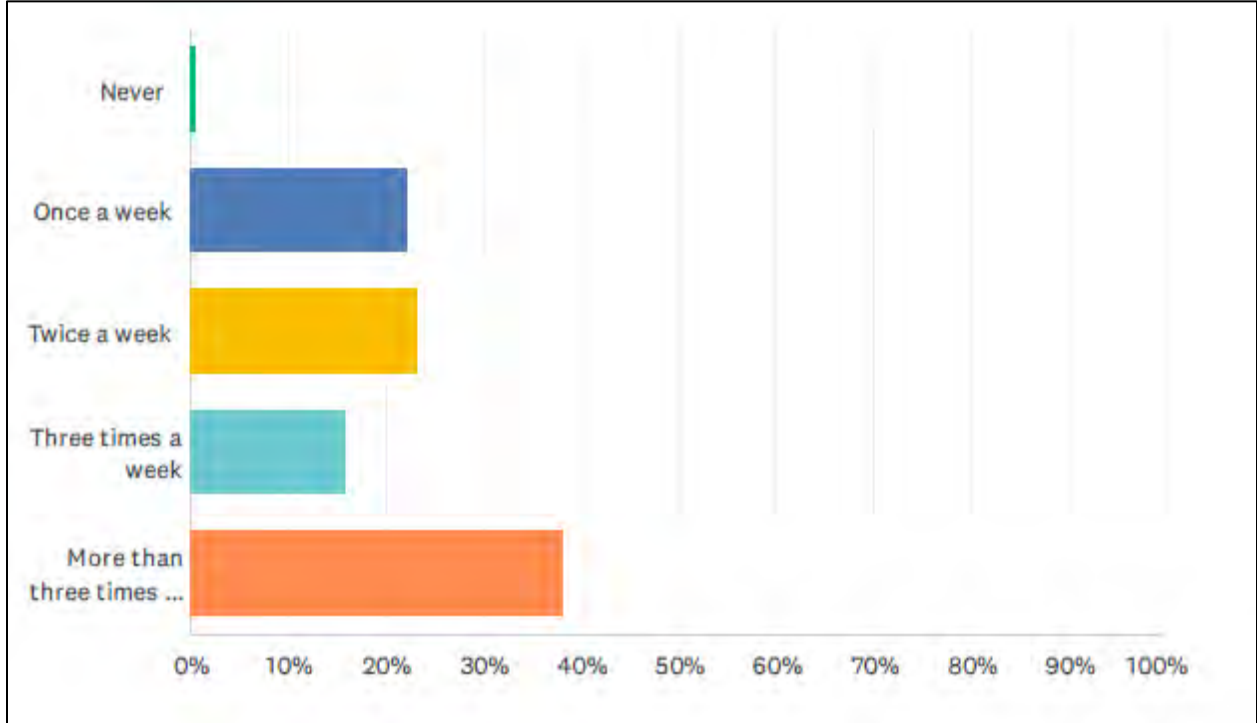
**QUESTION 12: PLEASE RATE THE FOLLOWING SERVICES AND FACILITIES IN THE TOWN**

Generally, all services and facilities received a good to excellent rating. The Schroon Lake Public Library stood out with a 60% rating of excellent.

	POOR	FAIR	GOOD	EXCELLENT	NA
Police	5.29% 20	9.52% 36	42.59% 161	27.25% 103	15.34% 58
Fire	0.26% 1	5.48% 21	36.81% 141	49.09% 188	8.36% 32
EMS-Ambulance	0.26% 1	4.47% 17	36.32% 138	50.26% 191	8.68% 33
Road Maintenance/ Condition of Streets	3.67% 14	18.37% 70	50.66% 193	27.03% 103	0.26% 1
School System	1.84% 7	7.87% 30	33.33% 127	29.92% 114	27.03% 103
Health Care Services	3.40% 13	24.61% 94	44.50% 170	17.80% 68	9.69% 37
Library	0.00% 0	3.65% 14	29.95% 115	60.16% 231	6.25% 24
Parks	2.10% 8	10.24% 39	50.39% 192	34.91% 133	2.36% 9
Youth Rec. Program	4.61% 17	16.53% 61	19.78% 73	8.94% 33	50.14% 185
Senior Center	1.87% 7	10.67% 40	26.67% 100	14.40% 54	46.40% 174
Community Activities	3.97% 15	16.93% 64	43.39% 164	28.57% 108	7.14% 27
Cultural Activities	7.69% 29	23.08% 87	36.34% 137	22.02% 83	10.88% 41

**QUESTION 13: HOW OFTEN DO YOU VISIT DOWNTOWN SCHROON TO SHOP, USE BUSINESS SERVICES, WALK, EAT, RECREATE, ETC.?**

Just under 40% visit downtown 4 or more times a week.



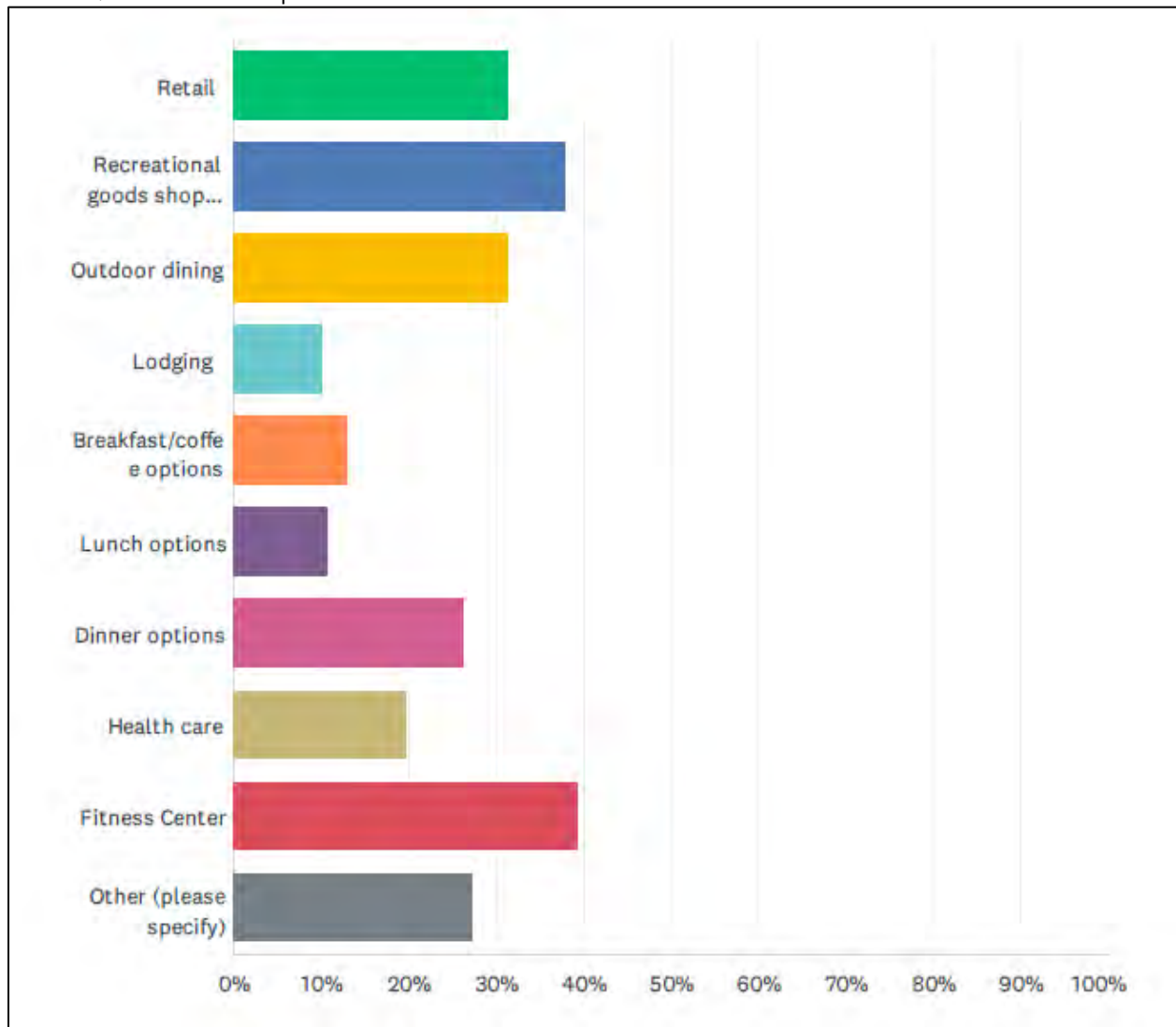
**QUESTION 14: PLEASE RATE THE FOLLOWING DOWNTOWN AMENITIES**

The vast number of respondents rated downtown amenities as good or excellent. The biggest complaint is related to empty storefronts.

	POOR	FAIR	GOOD	EXCELLENT
Buildings and storefronts	3.72% 14	35.11% 132	51.86% 195	9.31% 35
Sidewalks	4.51% 17	21.22% 80	58.62% 221	15.65% 59
Trees and landscaping	7.16% 27	25.99% 98	57.56% 217	9.28% 35

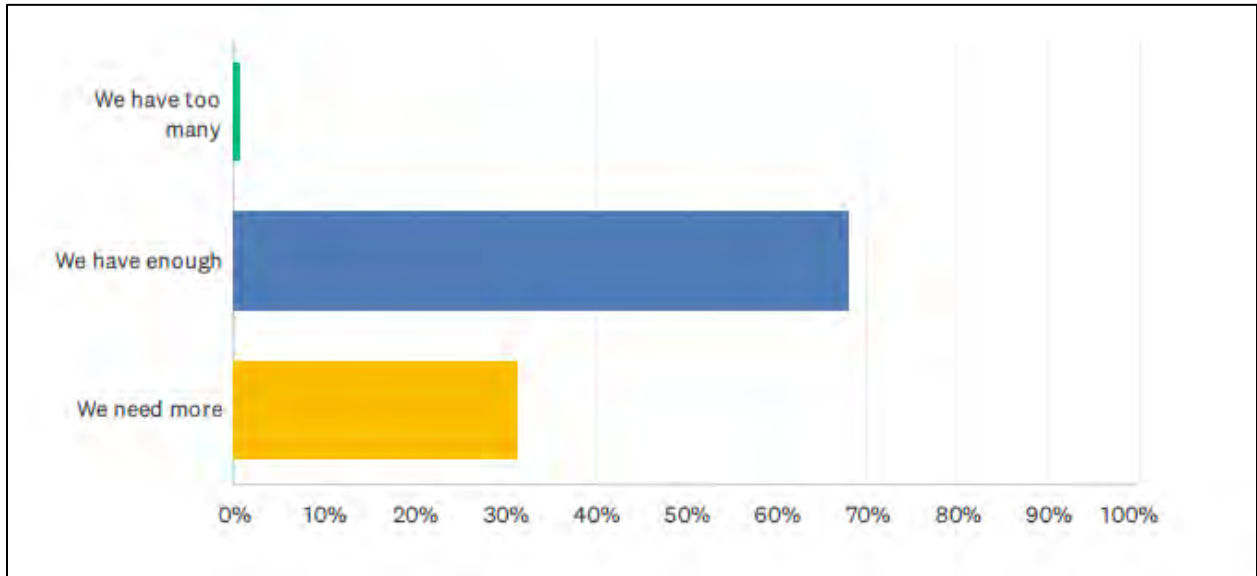
**QUESTION 15: WHAT BUSINESSES OR SERVICES WOULD YOU LIKE TO SEE IN SCHROON THAT DONOT EXIST OR THAT YOU WOULD LIKE TO SEE MORE OF?**

Strongest support is indicated for a recreational goods shop, fitness center, outdoor dining venues, and retail shops. Lowest interest is indicated for breakfast and lunch cafes.



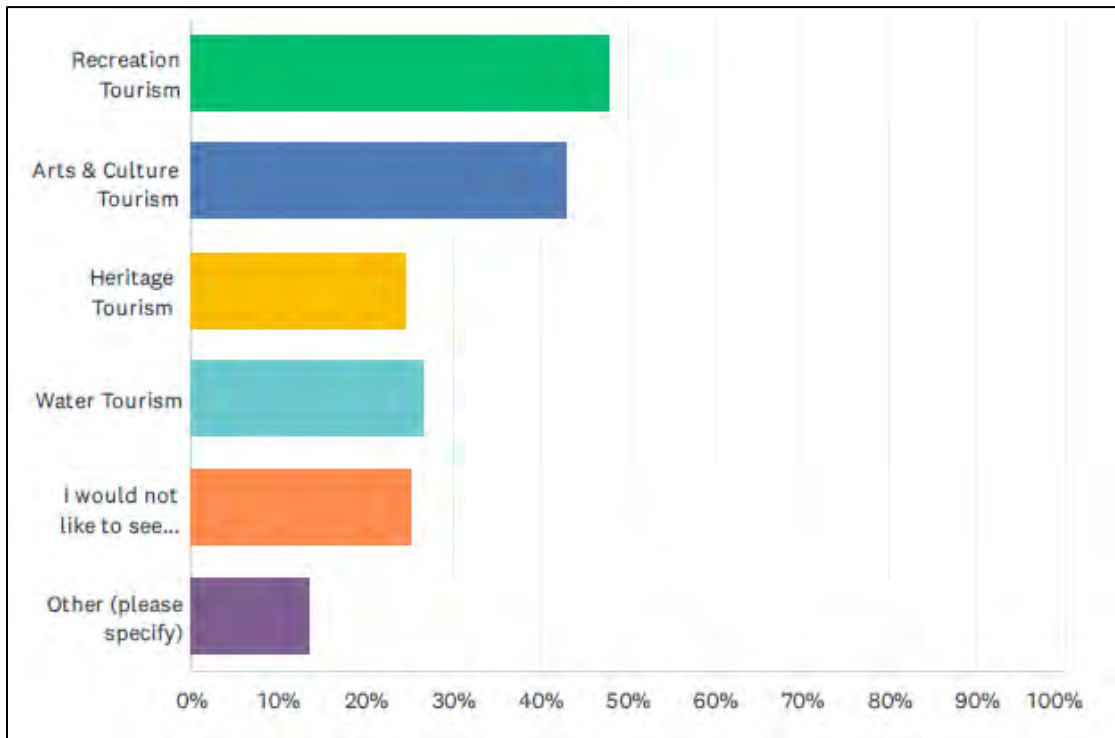
**QUESTION 16: HOW DO YOU FEEL ABOUT THE AMOUNT OF COMMUNITY EVENTS WITHIN TOWN?**

68% of respondents believe that there are enough events versus 31% believe more are needed.



**QUESTION 17: WHAT TYPE OF TOURISM OPPORTUNITIES WOULD YOU LIKE TO SEE IN SCHROON?**

The highest support for tourism opportunities is for recreational tourism, arts and cultural tourism.



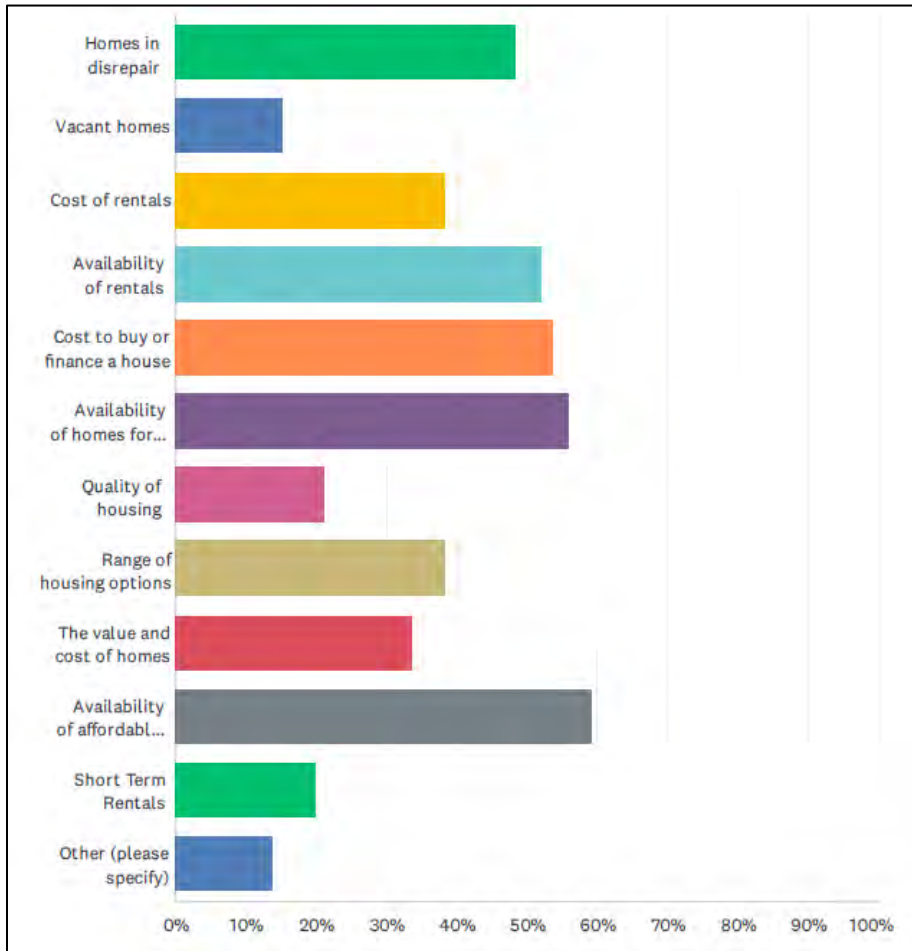
**QUESTION 18: PLEASE RATE THE FOLLOWING TYPES OF HOUSING OPTIONS IN SCHROON.**

Nearly 60% said Affordability is the largest housing issue.

	POOR	FAIR	GOOD	EXCELLENT
Housing options for retirees/seniors	34.94% 116	43.67% 145	19.88% 66	1.51% 5
Summer employee housing	55.49% 182	35.06% 115	9.15% 30	0.30% 1
Housing that appeals to young professionals	52.96% 179	34.62% 117	11.24% 38	1.18% 4
Housing that appeals to new families	52.37% 177	34.02% 115	12.72% 43	0.89% 3

**QUESTION 19: WHAT HOUSING ISSUES IS SCHROON FACING?**

The highest number of responses were generated for housing issues related to affordable housing, lack of residential homes for purchase or rent, financing purchases, availability of rentals, and homes in disrepair.



**QUESTION 20: WHAT DO YOU THINK ARE THE TOP THREE IMPACTS OF SHORT-TERM RENTALS IN SCHROON?**

Respondents believe that even though short-term rentals provide supplemental income for homeowners, they limit the availability of housing for current and future residents.

<b>ANSWER CHOICES</b>	<b>RESPONSES</b>
Provides additional revenue for homeowners	51.29%
Provides alternatives to local hotels/motels	43.30%
Limits/reduces availability of long-term housing	54.64%
Competes with established lodging	37.11%
Creates noise and other negative impacts in neighborhoods	39.18%
Other (please specify)	18.04%

**QUESTION 21: PLEASE PROVIDE ANY ADDITIONAL QUESTIONS, COMMENTS, AND CONCERNS YOU MAY HAVE REGARDING THE TOWN OR ITS COMPREHENSIVE PLAN UPDATE PROCESS.**

There are 152 general comments from respondents for this question. Please refer to the verbatim list in the appendix.

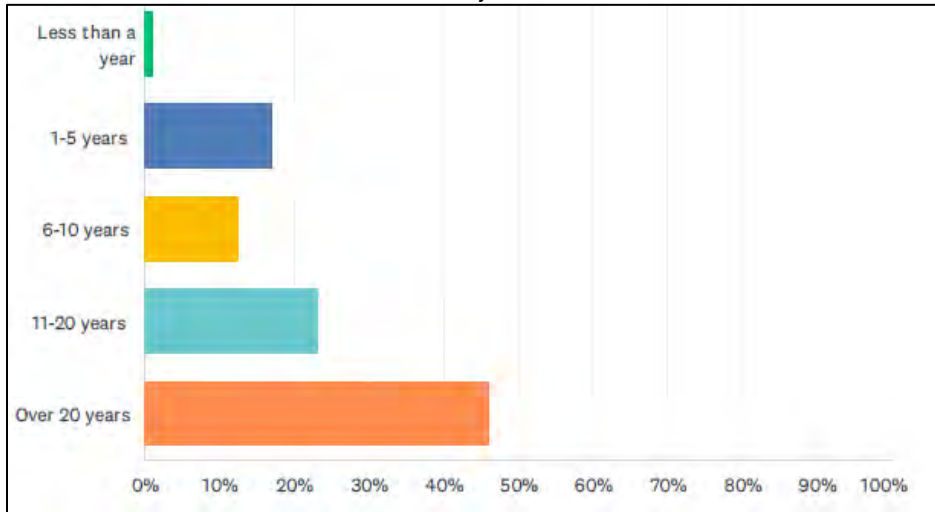
**QUESTION 22: HOW MUCH OF THE YEAR DO YOU LIVE IN SCHROON?**

Two out of three respondents live in the community year-round with the remainder either on a seasonal or part time basis.

<b>ANSWER CHOICES</b>	<b>RESPONSES</b>
Year-Round	60.50%
Seasonally (3-6 Months)	29.13%
Part-Time (less than 3 Months)	10.36%

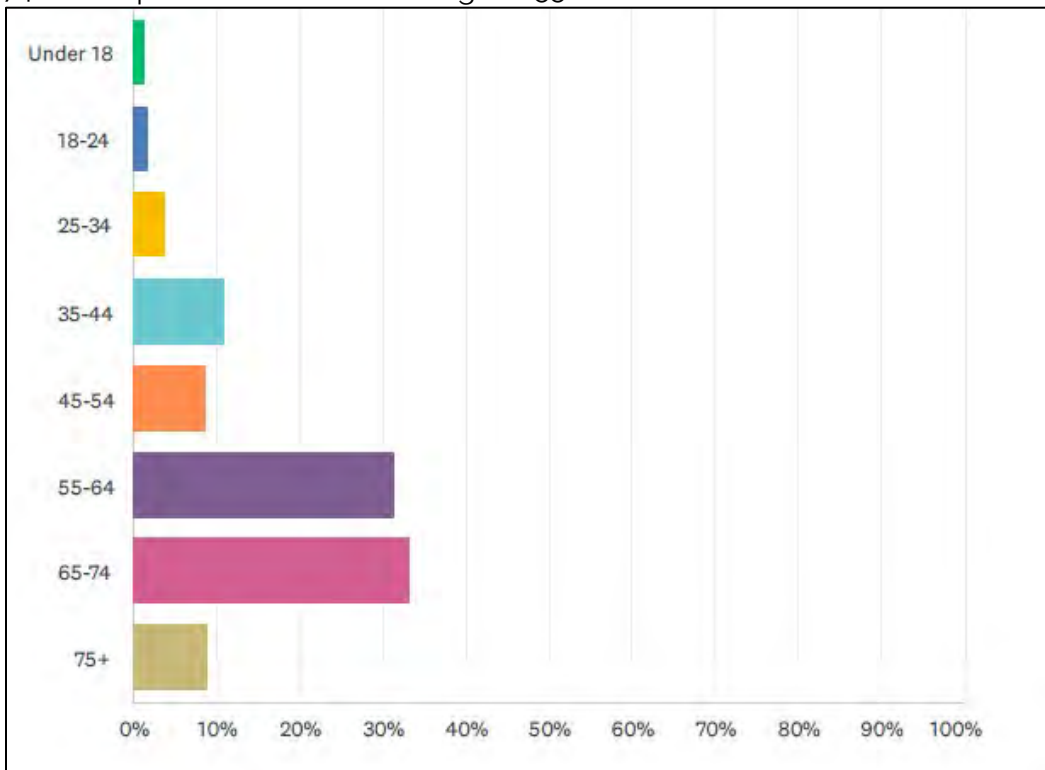
### QUESTION 23: HOW LONG HAVE YOU LIVED IN SCHROON?

Over 70% of respondents have lived in the community for more than 10 years while 46% of respondents have lived in Schroon for over 20 years.



### QUESTION 24: WHAT IS YOUR AGE?

Nearly 74% of respondents are over the age of 55.





## QUESTION 25: PLEASE INDICATE YOUR SEX

The majority of responses were received from women.

ANSWER CHOICES	RESPONSES
Male	41.80%
Female	52.19%
Other	0.27%
Prefer not to say	5.74%

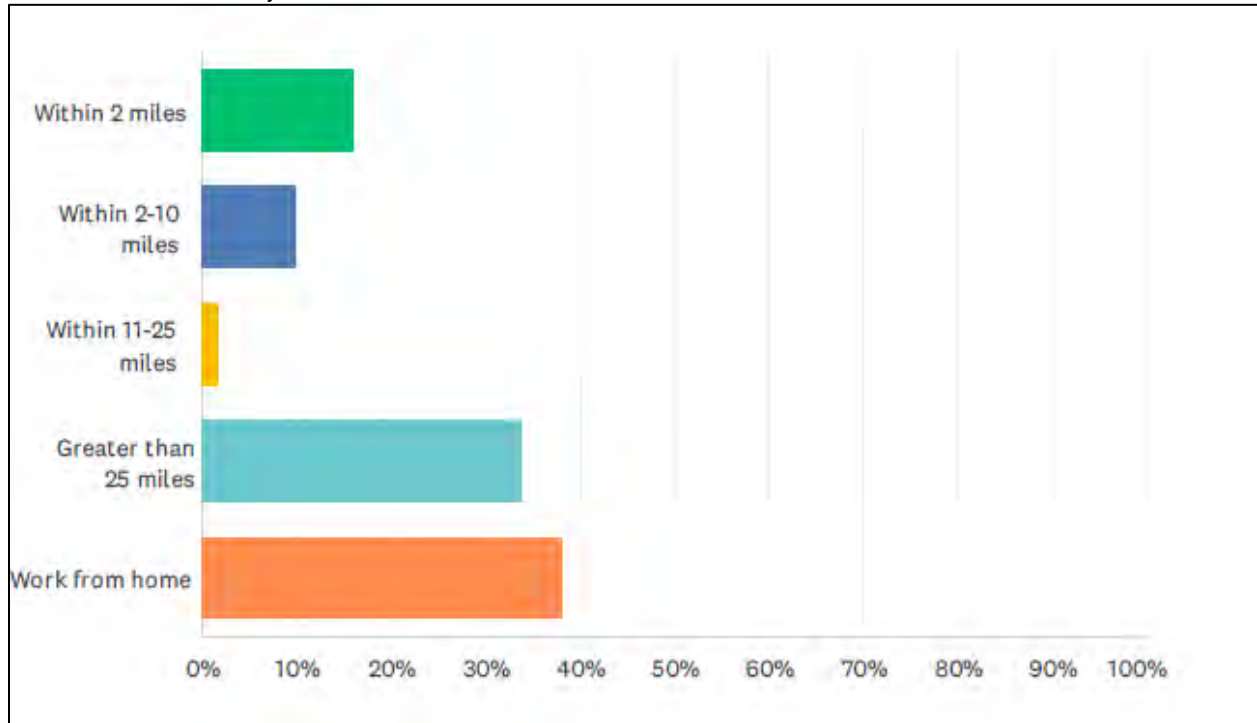
## QUESTION 26: HOW MANY CHILDREN UNDER THE AGE OF 18 LIVE IN YOUR HOUSEHOLD?

Nearly 78% of respondents were households with no children.

ANSWER CHOICES	RESPONSES
0	77.78%
1	4.25%
2	10.78%
3	4.90%
4	1.31%
5	0.65%
6	0.00%
7	0.33%
8	0.00%
9 or more	0.00%

## QUESTION 27: WHERE DO YOU WORK IN RELATION TO SCHROON?

38.1% of respondents work from home. Another one-third work more than 25 miles from the Schroon community and the remainder work less than 25 miles (but not from home).



## **SUBCOMMITTEE REPORT SUMMARY**

Affordable Housing  
Climate  
Culture, Music, Art, Events  
Economic Development  
Lake Management  
Main Street Revitalization  
Parking  
Revolving Loan Fund  
Schroon Lake Central School  
Tourism  
Town Recreation  
Town Infrastructure  
Parks  
Trails, State Land, Qual. Abandoned Roads  
Zoning

## Affordable Housing Wish List

**Basic Conclusion:** The glaring implication of the current lack of affordable housing is that without viable solutions young families will be literally expelled from the Adirondacks due to this housing crunch. The lack of affordable housing can have profound negative consequences for the future of a community in terms of the local workforce, school, volunteer services and general fragmentation of the Adirondack culture – the very sustainability of a community.

## HOUSING NEEDS FOR THE TOWN OF SCHROON

### Basically all types of housing:

- ✓ Rental apartments for workforce housing
- ✓ Affordable lots for those gainfully employed individuals & families who can afford to build a new home
- ✓ Subsidized lots & homes – basic
- ✓ Senior housing
- ✓ Programs for mobile homes
- ✓ Community Land Trust concept - APA Community Housing Density Relief Legislation

## CURRENT SITES FOR AFFORDABLE HOUSING POTENTIAL

1. King-Slaterpryce – 62+/- acres. Contains some hamlet but most is zoned Low Intensity, but borders hamlet land. These were the original properties that the Town of Schroon and the Planning Board were looking to re-classify. Easier to do if municipal sewer is brought to the site, but the cost would bankrupt the sewer district. But the sewer issue is what derailed this initiative. Best land mass available in the Town of Schroon.
2. Dun Roamin
3. Lot to the west of the Tops parking lot. Level parcel. Has Town water & sewer.
4. 10 acres with access from US Rt. 9 & Hoffman Road. Relatively poor soils but has Town water & sewer. Also has an APA letter of non-jurisdiction for a 75 room hotel.
5. Forest Trails off of Charley Hill Road. 65+/- acres zoned Moderate Intensity. Fair soils. May be some ledge. In Town water district.
6. Jetter. Cleared & level .7 of an acre on Windsor Avenue w/150' road frontage.
7. Lot between Maisonville home & Leland Apartments
8. Are there others?
9. Fate of Zombie properties in Schroon Lake?

## **WHO ARE OUR PARTNERS?**

- Adirondack Roots (HAPEC)
- Lake Champlain Lake George Regional Planning Board
- APA – How to reclassify and/or implement the 4 times density per lot.
- Adirondack Foundation
- Adirondack Community Housing Trust – CLT model for perpetually affordable housing
- Other not-for-profits
- Local philanthropy

## **OBSTACLES**

- ✓ Lack of major money sources.
- ✓ Need more control of Short-Term Rentals – Sapping homes from locals.
- ✓ Market demands.
- ✓ Zoning – Currently APA has Community Housing Density Relief that allows for 4 lots to be created from 1 lot in Moderate and Low Intensity Land Use Classifications but needs: 1) an APA permit, 2) only households which earn 120% or less of the median income for the county in which the project is located are eligible and 3) usually a mechanism to keep the home affordable i.e. a community land trust.

## **SOLUTIONS TO SHORT-TERM RENTALS**

- No STR's until owned a property for 3 years.
- Limit STR's to 120-130 days per home per year.
- Create (geographic) zones for STR's within the Town. For instance all SR-10 & SR-20 (waterfront zones) would have no limit on STR's.

## **ACTION ITEMS**

- ✓ The Schroon Town Board should designate an affordable housing committee.
- ✓ Establish a working relationship with Lake Champlain-Lake George Regional Planning Board (Allison Gaddy).
- ✓ Establish working relationship with Adirondack Roots (former HAPEC) Megan Murphy.
- ✓ Establish working relationship with Adirondack Community Housing Trust – Emily Kilburn Politi & Dan Kelleher.
- ✓ Search for other available sites in the Town of Schroon.

In 2021 North Country Regional Economic Development Council Co-Chair Jim McKenna and Dan Kelleher presented the following goal to the Common Ground Alliance. I think this goal can apply at the community/municipal level too:

Goal: "To promote a vibrant local economy, ensure there is diverse housing for diverse households in terms of age, family composition, mobility, and income within close proximity to employment and service centers."

Underneath that goal, we can then layout some of the identified objectives and strategies. Some additions you may wish to consider:

1. Commission a Town of Schroon-specific housing market analysis that can be used to attract developers and by developers to secure grants and institutional financing. This study should also identify the housing typologies needed in the town
2. Update zoning to accommodate diverse housing types including apartments, townhomes, starter homes, larger single family dwellings, and condominiums (as noted in the market analysis). The updated zoning should encourage the densification of the existing Hamlet area with an emphasis on increased density downtown
3. Ensure the Town's infrastructure can accommodate new housing development.
4. Inventory existing underutilized properties and areas that would be suitable for new development
5. Market the Town of Schroon to potential developers highlighting inventoried properties, the market analysis, and state and federal funding assistance

# CLIMATE

## **Task 1. Data Requested for Community Profile:**

- Identify areas prone to flooding/areas of concern
- Identify areas where water pools during spring snowmelt or after large storm events

### **Areas prone to flooding/areas of concern:**

\*need additional information from Town/highway dept.

- Rt. 9/Rt. 74 intersection (summer 2023 flood event)
- Alder Meadow Road
- River Road
- Continental Drive – spring water main breaks
- Areas within 100-year flood plain
- North Shore Road

### **Areas where water pools during spring snowmelt or after large storm events:**

- Alder Meadow Road
- 

### **Current FEMA project areas:**

\*need additional information from the Town/highway dept.

- Emerson Rd.
- Miller Rd.
- River Rd.
- Johnson Pond Rd.
- Other roads not qualifying for FEMA?
- 

### **Other areas of concern related to climate resiliency:**

- Starbuckville Dam (located in the Town of Chestertown, managed by the Schroon Lake Park District)
- Glendale Bridge (Horicon) (narrow, sludge is building up – contributing to slow lake drainage)
- The severe erosion that has been going on for years from North Hudson via Schroon River into the northern basin of Schroon Lake which has: created a huge sandbar delta and has smothered much of the lake's natural vegetation which appears to have impacted the fishery.
- Along with the Starbuckville Dam and the Glendale Bridge by the Horicon boat launch, the cause of the problem is climate change in which frequent intense rain storms raise the level of both Paradox and Schroon Lakes creating a hardship for lakefront owners, road infrastructure and tourism.

## **CULTURE, MUSIC & ART LIST OF ASSETS AND AMENITIES**

### **Organizations**

- Seagle Festival

Seagle Festival is the premier opera and musical theater producing organization in the Adirondack region of upstate New York, as well as the oldest summer vocal training program in the United States.

- Schroon Lake Arts Council

The Schroon Lake Arts Council is devoted to enhancing our community by hosting a variety of cultural programs that promote and foster the understanding and love of music and the visual arts. The Arts Council is composed of volunteers who are dedicated to our community and to utilizing our Town's resources to offer programs that enrich the lives of our residents and visitors.

- Schroon Lake Chamber of Commerce

The Schroon Lake Chamber of Commerce is committed to supporting the region's economic vitality and residential quality of life. Since its inception in 1915, the Schroon Lake Chamber of Commerce has been recognized and respected as a strong advocate and supporter of local businesses and the community.

- Schroon-North Hudson Historical Society

The Schroon-North Hudson Historical Society, Inc. was established in 1972 to collect and preserve the historical records and other artifacts for the towns of Schroon and North Hudson so these records and artifacts can be used for historical and other research.

- Schroon Lake Public Library/Friends of the Library

- Adirondack Artists & Crafters

- Schroon Lake Central School

### **Places**

- Oscar Seagle Theater

- Historic 1804 Boathouse Theatre

- Schroon Lake Bandstand

- Schroon-North Hudson Historical Museum

- Schroon Lake Public Library

- Strand Theater

## **SCHROON LAKE YEARLY EVENTS/ACTIVITIES**

### **March**

Schroon Lake Fish & Game Club Annual Ice Fishing Derby

### **May**

Town of Schroon Lions Club Memorial Day Weekend Garage Sale

### **June**

Seagle Festival Preview Concerts

Seagle Festival Concerts

Schroon-North Hudson Historical Society Free Lectures

Town of Schroon Lions Club Annual Golf Tournament



Schroon Lake Arts Council Boathouse Theater Open Jam Sessions (every Monday evening)  
Friends of the Schroon Lake Library Book Sales (every Saturday)  
Word of Life Ranch Free Rodeos & Family Fun (every Friday evening)

### **July**

Schroon Lake Annual Fourth of July Celebration  
Seagle Festival Concerts and Performances  
Seagle Festival Children's Opera  
Seagle Festival Gala  
Schroon Lake Arts Council "Schroon Lake Live" Free Concerts (every Tuesday evening)  
Schroon Lake Arts Council Family & Children's Show  
Schroon Lake Arts Council Boathouse Theater Open Jam Sessions (every Monday evening)  
Schroon Lake Chamber of Commerce "Twilight Music & More" - live music, square dancing, and food trucks (every Wednesday evening)  
Schroon Lake Chamber of Commerce Historical Boat Tours  
Schroon-North Hudson Historical Society Free Lectures  
Schroon Lake Public Library Children's Programs  
Schroon Lake Association Educational Meeting  
Schroon Lake Association Annual Arts & Crafts Fair and Silent Auction  
Schroon Lake Tennis Tournament  
Annual Kids Fishing Derby  
Friends of the Schroon Lake Library House & Garden Tour  
Friends of the Schroon Lake Library Book Sales (every Saturday)  
Adirondack Artists & Crafters Expo and Market (every Thursday morning)  
Schroon Lake Farmers Market (every Saturday morning)  
Word of Life Ranch Free Rodeos & Family Fun (every Friday evening)

### **August**

Seagle Festival Performances  
Schroon Lake Arts Council "Schroon Lake Live" Free Concerts (Tuesday evening through 8/6)  
Schroon Lake Arts Council Annual Adirondack Folk Music Festival  
Schroon Lake Arts Council "Porchfest" – Play Music on the Porch Day Worldwide  
Schroon Lake Arts Council Boathouse Theater Open Jam Sessions (every Monday evening)  
Schroon Lake Chamber of Commerce "Twilight Music & More" - live music, square dancing, and food trucks (every Wednesday evening)  
Schroon Lake Chamber of Commerce Historical Boat Tours  
Schroon Lake Public Library Children's Programs  
Schroon Lake Association Annual Meeting  
Schroon-North Hudson Historical Society Free Lectures  
Schroon Lake Pickle Ball Tournament  
Adirondack Artists & Crafters Expo and Market (every Thursday morning)  
Schroon Lake Farmers Market (every Saturday morning)  
Friends of the Schroon Lake Library Book Sales (every Saturday)  
Word of Life Ranch Free Rodeos & Family Fun (every Friday evening)

### **August-October**

Seagle Festival Touring Children's Opera and Review

## **September**

Seagle Festival Concerts

Schroon Lake Arts Council Boathouse Theater Open Jam Sessions (every Monday evening)

Schroon Lake Senior Citizens Club Garage Sale in the Park

Labor Day Street Dance & Fireworks

Schroon Lake Arts Council Boathouse Theater Open Jam Sessions (every Monday evening)

Schroon Lake Fish & Game Club Annual Chicken & Lobster Bake

## **September-October**

Adirondack Marathon Distance Festival (dates will vary)

## **October**

Annual "Fall for Schroon" Festival & Car Show

## **November**

Seagle Festival Fall Productions

## **December**

Annual Olde Tyme Christmas Celebration

## **Chamber of Commerce Marketing Plan**

With a well-established brand as the local information clearinghouse, event promotion occupies a prominent role in the Chamber's marketing plan. Local events are promoted as part of the Chamber's broad-based media campaign that targets both visitors and area residents. This marketing strategy includes: widespread distribution of visitor brochures; online and print event calendars; print media advertisement; multiple social media platforms; the Adirondack Hub and Chamber websites; and engaging collateral materials, i.e. flyers, posters and banners. Through our partnership arrangement with the Schroon Lake Arts Council, we also engage in a robust cross-promotional campaign through that organization's media outlets. And finally, our relationship with the Regional Office of Sustainable Tourism (ROOST) means that events are widely marketed throughout the entire Adirondack Hub region.

## **ECONOMIC DEVELOPMENT SUBCOMMITTEE**

### **List of Major Employers:**

- 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
- Word of Life/Bible Institute
- Lodge at Schroon Lake (tbd)

### **Economic Development "Wish List"**

1. Make improvements to high speed broadband availability/promote existing resources to encourage more "work from home" residents and attract technology businesses (vs. "light industry").
2. Identify other infrastructure improvements needed to support business development
3. Better promotion of wide range of arts/cultural opportunities to increase visitors looking for those experiences.
4. Add to cultural opportunities by encouraging/creating a Main Street – based space dedicated to the Arts.
5. Encourage tourism outside of the summer season by developing winter destination options
6. Identify new business opportunities needed/desired by Town
7. Address workforce and housing shortages
8. Town resources dedicated to supporting business retention and growth, including assistance with funding.

## LAKE MANAGEMENT

### SCHROON LAKE STEERING COMMITTEE – LAKE PROTECTION – LARRY CONLEY

The Schroon Lake Watershed Management Plan Steering Committee (aka Steering Committee) consists of about 20 people from the Lake Associations, local governments, and regional agencies, working together to anticipate, identify, and address current and potential problems in Schroon Lake and its 300 square mile watershed.

After an initial study commissioned by the Town of Schroon in 1994, the concept of developing a holistic lake management plan was introduced, to provide guidance for lake protection, and to obtain grants and funds for remediation projects, which require a comprehensive study with specific recommendations.

In 2007, SLA initiated the formation of the Schroon Lake Watershed Management Planning Committee, consisting of representatives from:

Schroon Lake Association

East Shore Schroon Lake Association

Adirondack Ecologists, run by the late Steve Lamere, who was NY State's first certified professional lake manager

The Towns of Schroon, Chester, and Horicon

Warren and Essex Counties Soil and Water Conservation Districts

Schroon and North Warren Chambers of Commerce

DEC

NY Department of State

The Lake Champlain/Lake George Regional Planning Board

Warren County Planning Department

More recently added were:

Paradox Lake Association

Essex County Department of Community Resources

Schroon Lake Park District

This group obtained a grant from the NY Department of State Waterfront Revitalization Program, for a detailed study and the production of a 120 page

The Steering Committee meets quarterly to implement, track the progress, and revise the recommendations for action as needed, and also to become more educated about what needs to be done and where to get money for it.

Accomplishments to date include:

- \*Developing and implementing an ongoing comprehensive plan to scout for, identify, and remove (hand harvest) Eurasian Watermilfoil and Curly-leaf Pondweed.
- \*Establishing a boat launch steward program.
- \*Conducting water quality, chemical, and bacteriological monitoring programs in Schroon Lake and tributaries.
- \*Establishing and staffing boat decontamination (wash) stations at the Horicon boat launch and on Rt. 74.
- \*Conducting stormwater runoff studies.
- \*Implementing several stormwater runoff and sedimentation and erosion control projects, including hydroseeding of roadside ditches.
- \*Educating property owners, through meetings and literature, about best practices regarding septic systems, phosphorus fertilizers and other pollutants, vegetation buffer strips and other erosion-control measures, and identifying and avoiding use of terrestrial invasive species.
- \*Working with highway departments to improve culvert and ditch design, discuss de-icing practices, and discontinue distribution of used (contaminated with chemicals and invasive plants) road sand and ditching soil for beaches and other unsuitable purposes.
- \*Lobbying NY State to address road salt issues.
- \*Initiating a study to stabilize and restore the Upper Schroon River streambank.
- \*Educating boaters, anglers, and ice anglers to prevent spread of invasive species.
- \*Creating a high-quality bathymetric map of the lake bottom for navigation and for locating invasive species habitat.
- \*Establishing a school program to culture and release beetles to control Purple Loosestrife.
- \*Installing cameras to monitor traffic and activity at the boat launch.
- \*Qualifying to become a "Loon-Friendly Lake."
- \*Obtaining grants for invasive species management.

In addition to ongoing implementation and expansion of all of the above, there are major projects, some very costly, that need to be addressed:

- \*Conducting a comprehensive aquatic plant survey of Schroon and Paradox Lakes.
- \*Installing storm drain markers saying "Don't Dump, Drains to Lake."
- \*Completing studies and implementing remediation to numerous stormwater runoff locations on town, county, and state roads.
- \*Establishing codes and incorporating best management practices for stormwater runoff, wastewater management, streambank erosion control, highway operations, and timber harvesting, on public and private properties, notably on Dock Street, Fairfield Ave., Routes 74 and 9, and Paradox Lake.
- \*Identifying all water outfalls and correcting any water treatment issues.
- \*Working with the state road salt taskforce and highway departments and property owners to implement improved techniques.
- \*Finishing studies and implementing recommendations for erosion and sedimentation controls, especially the Upper Schroon River streambank restoration project.
- \*Significantly increasing all boat launch steward hours and days of coverage.
- \*Supporting and lobbying for the Four Point Plan to control invasive species spread throughout the Adirondack Park and NY State.
- \*Promoting more use and increasing staffing at the decontamination stations, especially on Route 74.
- \*Hiring a professional Lake Manager.
- \*Collaborating with university students and professors to conduct flow studies of the watershed and establish a comprehensive database.
- \*Working with DEC to finish the half-completed fishery study.
- \*Working with DEC to increase fish habitat areas.
- \*Establishing a town-wide, region-wide, or state-wide septic inspection and management program.
- \*Determining if additional areas in the hamlet can access the sewer system.
- \*Separating the combined sewer system.
- \*Completing an asset management plan for the wastewater plant and other pertinent town infrastructure.

- \*Installing rain gauges throughout the watershed and a lake level monitoring system.
- \*Promoting and educating about the need for floating docks on the lakes and river.
- \*Creating a document that describes the responsibilities of the various local, state, and federal agencies pertaining to lake and watershed management.
- \*Participating in SCALE - Survey of Climate Change and Adirondack Lake Ecosystems.
- \*Supporting the Schroon Lake Park District study to improve flow at the south end of the lake, possibly including major culvert installation at the causeway.
- \*Urgently and widely educating and recruiting young people to get involved in watershed issues and protection. Also reaching out to retirees.

The Steering Committee has been recognized as a consensus building volunteer organization with many governmental and nongovernmental partners. We can all agree that a healthy watershed equals a successful community and a healthy community equals a successful watershed.

comprehensive report - The Schroon Lake Watershed Management Plan, in 2010. Adirondack Ecologists was responsible for the preparation and presentation of all information related to the aquatic and wetland environments of Schroon Lake. Warren County Soil & Water District office conducted and wrote the upland portion of the document and was responsible for its final production. This full report is available on the Schroon, East Shore, and Paradox Lake Association websites and the Warren County Soil and Water District website.

This plan is regarded by other lake associations, agencies, and organizations as an excellent model for other watershed management plans.

A list of 62 recommendations for actions was developed addressing:

Land use and development in the watershed

Soil protection

Stormwater runoff

Stream protection

Highway management practices

Wastewater management

Assessment of local laws affecting the lake

Aquatic and terrestrial invasive species

Citizen stewardship and education

Many of the recommendations have been addressed by the groups on the Steering Committee, including Lake Association volunteers. Other actions costing tens or hundreds of thousands of dollars require action from NY State, the counties and towns, DEC, DOT, or other agencies.

The towns, the Regional Planning Board, and the Soil and Water Conservation districts are very instrumental in applying for, and administering grants, and encouraging state agencies to get some of the large ticket items addressed.

The Watershed Management Plan was completely reviewed and updated in a 2019 Addendum with 99 recommendations.





8 January 2024

To: Town of Schroon Comprehensive Plan Committee  
From: Scott Ireland, President, Schroon Lake Association

The Schroon Lake Association (SLA) is delighted to be able to contribute to the Town of Schroon Comprehensive Plan development process. We believe a strong relationship between the Town leadership and the SLA is critical to our ability to maintain the health of the lake.

SLA has recently completed its annual planning retreat, and this year's meeting focused not only on short term, annual activities, but on longer term strategic planning. Our priorities are listed here as both short- and long-term objectives:

**SHORT TERM:**

1. Maintain control and remediation of aquatic and terrestrial invasive species within the Town of Schroon.
2. Continue public education through public meetings, newly developed flyers, and on-going social media campaigns.
3. Continue monitoring lake health through the CSLAP program and develop easily understood graphical models showing long term trends.
4. Extend partnerships with local groups, such as ESSLA, Schroon Steering Committee, and the local town boards encompassing the lake region.
5. Extend Park wide partnerships with regional groups, including Adirondack Lakes Alliance (ALA), Adirondack Park Invasive Plant Program (APIPP), Adirondack Watershed Institute (AWI), and more.
6. Assist and manage the staffing of the Town Dock boat launch stewards and Route 74 Boat Wash Station beyond AWI supported hours.
7. Work with the Town of Schroon to implement road salt reduction plans in conjunction with the New York State Road Salt Task Force report of 2023.
8. Educate paddlers in the watershed on Clean.Drain.Dry through the Schroon Paddle Challenge.

**LONG TERM:**

1. It is our belief that all future lake management will need to understand and attempt to mitigate as much as possible effects on the lake from climate change. To do so, we hope to participate in a new project (SCALE – Survey of Climate Change on Adirondack Lake Ecosystems) to monitor and track these impacts.
2. Petition the Town Board to support and eliminate the use of phosphorous based fertilizers within the Town. Further, extend this to local retailers to request the sale of non-phosphorous fertilizer.
3. Support the Town of Schroon Park Commission's study of water flow and lake and river levels.
4. Study and implement increased shoreline absorption through the use of riverbank erosion controls
5. Find appropriate partners and methods to mitigate the severe silting deposition at the mouth of Schroon River into the north basin of Schroon Lake.



6. Promote implementation of septic system inspection program, similar to Inlet and Lake George, to require inspections at time of sale.

Thank you for the opportunity to provide input on the important work of the Schroon Comprehensive Plan process. We look forward to working with this committee, the Town of Schroon, and neighboring lake associations.

Respectfully submitted,

Scott Ireland  
President  
Schroon Lake Association.

Roger

Thank you for the opportunity to contribute to the process of formulating the Town of Schroon's updated Comprehensive Plan.

As a general statement, the East Shore Schroon Lake Association (ESSLA) strongly supports the existing Schroon Lake Watershed Management Plan (WMP) and the projects and priorities listed in the 2019 Addendum to the WMP. We encourage the Town of Schroon to incorporate those projects and priorities in its new Comprehensive Plan and to continue to work collaboratively with the other stakeholders to complete them, as well as other projects and priorities that may be identified in the future.

As a specific response to your email request, I list below the objectives, action items, and concerns into which ESSLA intends to channel our energy and resources for the near future.

- Control the aquatic invasive species that could harm the recreational resources of Schroon Lake.
- Educate the community in our watershed about the identification of terrestrial invasive species and the potential harm they could cause.
- Monitor the effects of winter road salt on Schroon Lake and the ground water resources for drinking. Continue to lobby for reductions and alternatives for winter treatments of the local roads.
- Promote septic inspection, regulation and treatments to limit wastewater into Schroon Lake and ground water aquifers.
- Promote the study of flow models of both the Schroon River and Schroon Lake to develop a plan to reduce dramatic Lake level variations. This would facilitate grant applications to remediate existing problems that affect Lake levels.
- Continue to perform water quality testing to assure that acceptable benchmarks are achieved.
- Monitor stormwater runoff and identify problem areas. Educate homeowners regarding self-remediation projects, such as rain gardens, that are available to them.
- Active participation in the Schroon Lake Steering Committee.

Thank you again for allowing us to participate in the Town Planning process.

Paradox Lake Fight Against Eurasian Watermilfoil – Current State and Future Plans

Eurasian Watermilfoil (EWM) was first discovered in Paradox Lake in 2008 and the Paradox Lake Association (PLA) has been battling to prevent its spread every year since. The level of volunteer and professional efforts to remove EWM have been increased each year, with ~1500 volunteer hours and 65 days of professional harvesting in 2023. While these efforts have had a positive impact on the spread of the EWM, the percentage of the shoreline with EWM present has increased significantly. There are also several locations on the lake where the EWM growth has become dense and unmanageable via hand harvesting.

Once EWM is established in a body of water, it is very difficult to eradicate. The Paradox Lake Association recognizes this and is currently involved in a surge of effort intended to reset the EWM population in Paradox Lake to a much low level. The intent is to apply the learnings from our past efforts, as well as best practices from other lake associations, to control the EWM population to manage the EWM at these low levels into the future.

The surge of effort to reset the EWM population consists of three avenues of activity:

1. Detailed scuba surveying of the lake shore at 10-15 foot depths to fully understand the extent of EWM growth. (Completed in 2022)
2. Treatment of the areas with dense growth, that are not responsive to hand harvesting, with the aquatic herbicide ProcellaCOR EC to eliminate EWM from these areas. These areas of dense growth generate EWM fragments which drift on wind driven currents to create new populations in other areas of the lake. (Treatment of the two largest areas planned for 2024. Two smaller areas may be treated in 2025 or 2026)
3. Aggressive hand harvesting to eliminate the EWM where it has become established in marginal areas for EWM growth and to reduce the size of patches growing in the more favorable areas for EWM growth. (Annual – 2022 -2025)

After the surge of effort is complete, the PLA will return to a lower level of professional hand harvesting to complement our volunteer efforts. It is expected that the long-term control of the EWM population will require annual hand harvesting efforts, with periodic surges of higher effort. The movement of EWM fragments around the lake on wind driven currents make it unlikely that the areas that are most conducive to high levels of EWM growth will not see regrowth over time.

The PLA expects to encounter challenges in our efforts to control the EWM population in Paradox Lake. These may include:

- Ability to add structure to our volunteer scouting and harvesting efforts - All of our scouting efforts, and a significant portion of our hand harvesting efforts, are conducted by volunteers. The amount of effort contributed by each volunteer varies widely as does their ability to schedule when they are available to volunteer. In the past, this has limited our ability to coordinate and direct the activities of scouts and harvesters. We will need to be more effective than we have been in the past if we are to keep the EWM population at the lower level post the surge.
- Ability to obtain permits to treat the two additional areas of dense growth with ProcellaCOR EC - There is one area on the upper lake and one on the lower lake that are capable of generating a

significant number of EWM fragments. Hand harvesting may be able to keep these areas in check but treatment with ProcellaCOR EC would be the preferred approach. The APA has not yet approved multiple ProcellaCOR EC permits for a single body of water. They are aware of our need for multiple treatments however we cannot assume we will be granted a permit.

- Ability to fund the efforts required for this surge, or similar surges in effort that may be required in the future – The PLA membership has responded well to the need to fund the surge in EWM activities and have increased donations each year. We have yet to see if this level of donation is sustainable throughout the full length of the current surge. The PLA has explored opportunities for grants to help fund this work but have not found significant sources of funding available, despite having an experienced and well-connected grant writer supporting our efforts. Finally, the PLA is responsible for ~ \$16,000 of adjacent aquatic invasive plant prevention costs which are currently covered via NY State grants (Rt 74 boat wash and AWI lake stewards). We would like to believe that these expenses will continue to be funded by state grants but this is not guaranteed. Long term funding for EWM mitigation is a topic of discussion as the current working model (lake associations carrying the bulk of the funding burden) is not sustainable. Potential solutions to funding EWM mitigation efforts may include greater centralization of funding via the state, creation of special tax districts to more fairly distribute the cost burdens across all those who benefit from the efforts, etc.

Impacts if unsuccessful – If the PLA is unsuccessful with the long-term efforts to control the EWM population in Paradox Lake, the EWM will spread to most shallow (<15' deep) waters around the lake. Recreational usage of the shoreline will become more difficult and less enjoyable. It is also likely that navigation between the two halves of the lake will be restricted as the EWM chokes off the shallow Narrows, presenting a particular hardship to those on the western lake basin as the only public boat access is located on the eastern lake basin. The widespread EWM will negatively impact the enjoyment of the lake by lakefront owners, renters of properties around the lake and visitors to the state campground. Studies on the impacts of aquatic invasives and water quality reduction have concluded that the ultimate impacts would be reduced visitation to the lake and reduced property values for lake front properties.

**WHEREAS** the Town Board of the Town of Schroon understands that invasive species are almost impossible to eradicate and new ones keep on threatening the welfare of the Adirondack Park; and

**WHEREAS** the New York State Department of Environmental Conservation has rules and regulations to prevent the spread of invasive species within the Adirondacks, they are based upon of voluntary compliance (although the Town of Schroon enacted a local law to protect our lakes, but lacks the agreement of other agencies to assist with enforcement of this law); and

**WHEREAS** those who avoid compliance with the rule of “clean, drain & dry” have been breaking the law but there is no real enforcement. The bottom line is that education and a law without enforcement are not enough to stop the spread of invasive species and as invasive species spread they become the continual problem of the new host waters, lake associations and the local taxpayers. In the Adirondacks, millions of dollars are spent to remove invasive species and this will only continue to multiply until there are real teeth to prevent this trend; and

**WHEREAS** the current partnership between the DEC, the Adirondack Watershed Institute (AWI) along with many lake associations and Adirondack municipalities needs a major makeover. For some lakes, AWI offers lake steward coverage for 40 hours per week, but what happens during the other 128 hours of that week; and

**WHEREAS** when all boaters understand that the fate of an Adirondack lake, pond or river can be compromised by their lack of diligence, only then can we proudly state that we have succeeded in our mission; and

**NOW, THEREFORE**, be it

**RESOLVED**, that the following 4 point plan will address the needs of most Adirondack lakes and should severely limit the spread of invasives in the Adirondack Park:

- 1) the time has arrived that lake stewards should have the authority that if they are convinced that a boat coming to launch (and has no proof of being decontaminated) and is coming from a body of water that has invasives, they should have the ability and authority to prevent that boat from launching and order that boat to be decontaminated. The DEC and AWI need to buy into this concept now. To those who state that mandatory inspections and decontamination (if necessary) infringe upon the Fourth Amendment of our Constitution, enforced “clean, drain and dry” is really no more restrictive than buckling your seatbelt or stopping for a red light. The emphasis on educating the public on how to prevent the spread of invasive aquatic species is critical piece of the solution, but until this becomes automatic behavior more communities need a local law similar to the Town of Schroon’s in order to protect their future and,
- 2) communicating the proper message to all boaters is a key factor. In New York State motorized boat registrations need to be renewed every 3 years. When registration renewals are sent to boat owners this is an opportunity to inform boat owners of their obligation concerning the spread of invasive species (along with promoting the message that lake stewards have the authority to prevent

launches for watercraft that have not been decontaminated as previously stated) and that boat owners need to be part of the solution and not part of the problem. To take this one step further, perhaps during the renewal process boaters need to sign a pledge that they understand the rules and,

- 3) for the DEC and AWI there should be absolutely no differentiation between a DEC boat launch and a public boat launch owned by a municipality or another entity. AWI must be provided with the resources to expand lake steward hours as well as manning all Adirondack decontamination stations and,
- 4) during the many hours that lake stewards are not on duty, the partners in the fight against aquatic invasives must collaborate and propose something like a gate type mechanism that could be solar powered and potentially use a Radio Frequency Identification Device (RFID) card as successfully used at ski centers and given to a boater for 1 launch and 1 retrieval after a boat has been decontaminated.

**AND LET IT FURTHER be**

**RESOLVED**, that this resolution by the Town Board of the Town of Schroon along with similar resolutions to be passed by the Town Boards of the Town of Chester and Town of Horicon will be sent to Governor Kathy Hochul, DEC Commissioner Basil Seggos, Senator Daniel Stec, Assemblyman Matthew Simpson, the Adirondack Lakes Alliance, Adirondack Watershed Institute, Adirondack Park Invasive Plant Program, the Adirondack Park Agency and other Adirondack lake associations.

## recap from Main Street Revitalization subcommittee

Pine Cone Mercantile <pineconemercantile@verizon.net>

Mon 1/8/2024 3:59 PM

To: Jamie Konkoski <jkonkoski@labellapc.com>; friedman50@hotmail.com <friedman50@hotmail.com>; Tracey Clothier <tclothier@nycap.rr.com>

Cc: Sue Palisano <director@schroonlakechamber.org>; LEANNA WELCH <leannawelchsltb2022@gmail.com>; Kelleher Daniel F (APA) <daniel.kelleher@apa.ny.gov>; Lorraine Stanchich Brown <lorrainebrown1134@gmail.com>; jenniferretters@gmail.com <jenniferretters@gmail.com>; Lisa Lisa <pineconemercantile@gmail.com>

Hi Jamie/ Roger...

Enclosed is a recap of the initial meeting of the Main Street Revitalization Subcommittee... which met end-November. Several of the committee members could not attend the initial meeting... so there may be additional follow-up. But this is a good start.

Committee members... please review and do not hesitate to send me any additional thoughts. I will probably schedule a follow-up meeting later in January.

Best Regards,  
Lisa Hess-Marks  
Pine Cone Mercantile

### **MAIN STREET REVITALIZATION SUBCOMMITTEE:**

#### Updates from past plans (Townwide Revitalization Strategy 2018):

##### **Improve Downtown Aesthetics:**

- Make physical improvements in the downtown streetscape including adding street trees and improving building facades.

*status: in progress (organically achieving... not thru any specifically-funded program)*

- Continue to upgrade public spaces for their attractiveness and functionality

*status: no progress (focus on building restoration/ landscaping still warranted)*

#### Current Data:

##### **Empty Storefront Inventory:**

- Joanie's Goodies
- former Bait Shop, next to Post Office (vacant but currently under renovation)
- Adirondack Homes & Lands Real Estate Office
- Purple Raven Building (currently under renovation/ hopefully will be artisan store this summer)
- Jin's Chinese/ vacant adjoining storefront
- Bonacio Construction offices

#### Types of Current Businesses:

- (7) Bars/ Restaurants/ Coffee Shops (one is seasonal)
  - (3) retail stores (two are currently seasonal)
- \*\*\* two additional stores are anticipated to come online this year/ Artisan Craft Shop and Smoke Shop
- (2) NYS DOT Field Offices
  - (2) Real Estate Offices
  - (1) Chamber of Commerce
  - (1) Hair Salon
  - (1) Pharmacy
  - (1) Post Office
  - (1) Laundromat



- (1) Bank/ Insurance Office
- (1) Office Building (three separate tenants)
- (1) Insurance Agency
- (1) Church
- (1) Movie Theater (seasonal)
- (1) Gas Station/ Convenience Store
- (1) Grocery Store

**Wish List of Businesses to Attract:**

- Arts/ gallery
- Additional Retail/ Gift Shop
- Rental Shop (bikes/ equipment/ outdoor-oriented)
- \*\*\* more YEAR-ROUND Retail

**Things to address on Main Street:**

- quality/ maintenance/ safety of sidewalks
- trash receptacles
- flashing speed sign from south approach into town
- Signage:
  - "Welcome to Schroon Lake" at edges of downtown
  - Banners on telephone posts (marketing events?)
  - Rt 9 signage for town offices/ town dock/ town beach
- building curb appeal
- "dress-up" vacant store windows
- flowers/ landscaping/ benches
- dog poop stations
- review current zoning for main street buildings to establish if any updates need to be considered

**Additional Out-Of-The-Box "Wish List" Items:**

- establish downtown Schroon Lake as a "Historic District"?
  - enlist funding to restore/ renovate storefronts and winterize buildings
  - establish site plan review guidelines for downtown district
  - establish Historic Markers for downtown buildings
- consider replacing downtown street lights to be "historic-looking"... such as the street light up by Tops and the Schroon Lake Central School
- establish planters/ landscaping down Main Street, focusing on natural plant species and focusing on Monarch Butterfly migration
- establish a kiosk for townwide services and event information
- consider current parking issues on Main Street
  - establish parking time limits for Main Street during business hours/ ensure enforcement for non-compliance
  - do parking study/ possibly eliminate parking on east side of street/ change west side of street to be angle parking
- work to create a marketable "identity" for the town (i.e.: painted cows? Do we focus on painted Adirondack Chairs? or Frank's bears?)
- create a town position focused solely on economic development

Thanks All! I look forward to seeing everyone on Thursday!

Lisa Hess-Marks, owner  
Pine Cone Mercantile

## Parking Committee Minutes

### Town of Schroon Comprehensive Plan

November 15, 2023

Present: Rick Gero, Joan Lawless, Sue Palisano, Leanna Welch

#### Town of Schroon Municipal Parking Areas

- All streets/roads in Town of Schroon, with the exception of county roads
- Town Hall
- Town Beach
- Pavilion
- Golf Course
- Except those designated for Hudson Headwaters, spaces adjacent to the sports' courts
- Spaces directly in front of Carpenter Insurance Office and Post Office

The Committee assessed some immediate need: signage directing visitors to public parking; creating a designated parking area for commercial deliveries; assigning 'No Parking - Violators Will Be Towed' spaces (e.g. north side of Dock St. from stop sign at Stewart's to Boat House).

The Committee noted these vacant village parcels for potential increased parking:

- Between old firehouse and back of Senior Center
- Leland Ave. adjacent to the Seagle Festival Office
- Leland Ave. between Maisonville property and apartments
- Windsor Street lot
- Brookfield Avenue adjacent to Tops Parking Lot

Given the limited potential for additional parking from these vacant parcels, the Committee discussed other options to increase village parking spaces.

- Designate specific parking spaces for Tops customers with the remainder being available to the public
- Create traffic patterns in village east of U.S. Route 9 (Main Street) for more parking near Town Beach and Pavilion.
  - Driving east on Leland Ave., make it one-way from the corner with Dock St. to Fairfield Ave.
  - Make Fairfield Ave. one-way driving west to Windsor St., with Windsor St. staying two-way.
  - Leland Ave. could then have diagonal parking on both sides, increasing up to 50 more beach parking spaces with a small street widening
  - Fairfield Ave. homeowners could park on the north side of the street

# REVOLVING LOAN FUND

Jamie,

Here's the compilation or wish lists of our meeting;

## **Currently**

- **There are 4 active loans**
- **All 4 are for construction**
- **2 of which were processed in the last 6 years**

## **Wish Lists;**

### **1) Program Design & Guidelines**

- To remove - Must prove inability to obtain other commercial financing.
- To raise the max loan amount to \$75 or 80,000 .
- To increase the fixed interest rate - TBD
- Should the applicant have to have taxes current, **IF** applying for cash flow but need to bring current and keep current at that point.
- To change to or add the Town Board in the final loan decision and to periodically review loan status.

### **2) Application**

- Section A Question 9 - Do we need a resume from the principals ?
- Section E Question 2 - Should retain release of credit information for non corporations.

**3) Recommend an overhaul of both guidelines as well as the application, to bring to current times.**

**4) WISH LIST ITEM** I'll offer some thoughts, based upon our similar efforts at the Foundation. If you are going to underwrite loans, you need to have the personnel to do the underwriting - vet the applicant and the business proposition, decide which person and which business proposal is most worthy, and has the best probability of success, and importantly, the most likely positive impact on the community. The Foundation decided that they did not have this expertise in house, and that we would have to hire an additional person, or contract out the underwriting to another organization. Our resulting loan fund was subsequently placed with the Adirondack Economic Development Agency, which administers the loans, including underwriting, payment processing, and collection. We leveraged our \$500,000 commitment with additional contributions from two other co-funders, and leveraged that with a \$1 million dollar contribution from the state, which turned our \$500,000 into a \$2 million dollar revolving loan fund. It is worth noting that the first loan from this pool was to Amanda and Ryan at the Towne Store.

If you are going to this, go big (with leverage and co-funding) - or go home. I do not think that the town has the capacity to "go big" and that this type of incentive is best left to the county.

If you look at past performance of this local fund, I think it has resulted in little if any economic vitality, but a healthy dose of bad publicity for the town (holding up the sale of the Sugar Bowl property for years). My suggestion: Scrap this program in its current form, and work with Carol Calabrese at Essex County EDC to set up a Schroon focused incentive.

**5) The need to inform the local businesses of the loan.**

**6) Require the loan committee to meet at least twice a year.**

## SCHROON LAKE CENTRAL SCHOOL

A lot of our wish list or topics for Schroon Lake Central School on the town comprehensive plan I'd say overlap with other committees, but we came up with:

SL Library and SLCS to improve interactions and support mutual efforts on behalf of the students, particularly in the absence of a school librarian.

SL Historical Society and SLCS to improve interactions and support mutual efforts on behalf of the students, particularly in the absence of a school librarian.

Town support and help finding Schroon Lake Central School alumni to create an alumni group for events and recognition as well as career fairs put on by the community and school.

Also create an email database of all alumni from Schroon Lake Central for continued communications, support, fund raising and more.

Improving communication between the community and SLCS. A first step towards that would be improving its website!

Thanks,  
Jenny Pitkin

## TOURISM SUBCOMMITTEE

### Current Data REQUESTED:

#### **List of Tourist Attractions/ Destinations:**

- Lakes (Schroon/ Paradox/ Eagle)
- Trails (Severance/ Gull Pond/ Spectacle Pond/ Pharaoh Mt Wilderness/ Hoffman Wilderness)
- Schroon Lake Town Beach/ Town Park
- Restaurants
- Shopping
- Guide Services
- Brewery

#### **Summer:**

- Music/ Arts (Seagle/ Arts Council)
- Movie Theater
- WOL Rodeo
- Town Golf Course
- Farmer's Market
- Square Dancing in the Park
- Boat Rentals
- Historic Boat Cruises
- Schroon/ North Hudson Historical Society
- Tennis/ Pickleball/ Basketball Courts
- Natural Stone Bridges & Caves (Pottersville)

#### **Winter:**

- Snowmobile Trails System
  - C&C Snowmobile Rentals/Tours (Chestertown)
- Skating Pavillion
- Town Ski Hill
- Natural Stone Bridges & Caves (Pottersville)

#### **Close Proximity:**

##### **Skiing:**

- Alpine Skiing: Gore (North Creek)/ Whiteface (Wilmington)
- XC Skiing: Garnet Lodge (North River)/ Cascade XC Ski Center (North Elba)
- Dynamite Hill (Chestertown)

##### **Hiking:**

- High Peaks
- Boreas Tract

##### **Natural Wonders:**

- High Falls Gorge (Wilmington)
- AuSable Chasm (Keeseville)

##### **Tourism-based towns:**

- Lake George Village (shopping/ restaurants/ boat cruises/ water activities)
- Lake Placid (shopping/ restaurants/ LPCA/ boat cruises/ water activities/ ORDA facilities)

##### **Museums:**

- Wild Center (Tupper Lake)
- Adirondack Experience (Blue Mountain Lake)
- Auto Museum (Saratoga)
- Museum of Dance (Saratoga)
- Shelburn Museum (Shelburn, VT)

Great Camps:

- Santanoni (Newcomb)
- Great Camp Sagamore (Raquette Lake)

Historic Sites:

- Ft Ticonderoga (Ticonderoga)
- Crown Point Fort (Crown Point)
- John Brown Farm (Lake Placid)
- Olympic Museum (Lake Placid)

Arts:

- Tannery Pond (North Creek)
- LPCA (Lake Placid)

Racing:

- Saratoga Race Track (Saratoga)

**"Wish List" Items to Further Enhance Tourism:**

- upgrade Main Street "streetscape" with improved seating/ improved building curb appeal/ additional landscaping/ more benches/ more garbage cans)
- more year-round retail businesses
- more winter events
- more evening events
- rentals: canoe/ kayak/ SUP/ E-Bike/ Snowmobile
- create a Town Map
- Easily-accessible Hiking Maps
- Beach Concessions
- Boat Rides/ Booze Cruises
- Add more arts/ cultural events in addition to Music (i.e.: introduce a juried art show?)
- establish a kiosk for townwide services and event information
- create a weekly events "cheat sheet" that can be passed to lodging facilities
- Wayfinder "Itineraries" (managed by ROOST) that focus on our region... or ties businesses in our region into other "itineraries"
- address downtown parking issues

**Sub-Committee – Town Recreation DRAFT (updated as of 11/29/23)**

(Note – since there are separate sub-committees and obvious overlap with both the Parks and Trails committees, we did not focus on those areas of recreation).

**Members:**

Pam Ireland – Team Lead, David Williams, Joan Lawless, Jenny Pitkin, Leanna Welch, Ethan Thompson, Lyle Hartwell

**Definition of SL Town Recreation:**

Any public leisure activity or resource that contributes to physical or mental development and entertainment of year-round residents, seasonal residents and tourists.

**Public Recreation Activities in SL - (Not all-inclusive).**

This list does not include specific school, youth commission, chamber of commerce, arts council, historical society, senior center or church/WOL related activities. All of these groups provide extensive sports and leisure activities for both the public and members.

Activity	Provided or Organized by	Town Owned Venues/Condition/Needs
Golf, Leagues & Individual Play	Town	Golf Course and Club House. The course is in decent shape; consideration to expanding to 18 holes.  Clubhouse needs significant updating. Need more information.
Swimming, Public beach, Lessons	Town, Youth Commission	Public Beach. Cement walkway to beach needs maintenance; replacement sand should be brought in annually
Boating, Public docks	Town	Boat docks need replacing and/or maintenance. Consideration for size, number and safety. Land surrounding boat

		docks needs maintenance – retaining wall?
Hiking / Walking Trails	Various Entities	
Snowmobiling	Various Entities, Snowmobile Club	
Fishing (town pier)	Town	Fishing Pier in good condition.
Sledding	Avail on public land	
Ice Skating	Pavilion/Town, Youth Commission	Pavilion in good condition.
Ice Hockey	Pavilion/Town, Youth Commission	
Adult Volleyball	Volunteer, Mountainside Youth Center	
Yoga	Business	
Dance / Tai Chi	Business	
Tennis	Town, Volunteer	Tennis/Pickleball courts need annual cleaning and maintenance.
Pickleball	Town, Volunteer	
Quilting, Knitting, Mahjongg, Crafts, Book Club & misc	Library	
Playgrounds (Beach/Park area)	Town	Playground at beach needs maintenance and expansion.
Basketball court (outside)	Town	Basketball court needs maintenance
Biking	Town Roads	
Snowshoeing / Cross Country Skiing	Various Public Trails/Spaces	
Continuing Education events	Public School	
Volunteering (committee, boards, food cupboard etc)	Various	
Community Garden	Town	
Seagle Festival	Business	

**Wish list / Recommendations for Town Recreation (no particular order) and not covered under Trails or Parks committees:**



Town Recreation – what is available?	<ul style="list-style-type: none"> <li>• Raise awareness and ensure public recreation is accommodating and inclusive</li> <li>• Annual Town budget must include maintenance of all recreational activities overseen by town.</li> </ul>
Community Center or Community Spaces	<ul style="list-style-type: none"> <li>• Increase public meeting / gathering spaces with kitchen and/or gardens (get creative - consider utilizing space for the public at Golf Course or shared space with churches or senior center in addition to the Library)</li> </ul>
Enlarge Community Garden	<ul style="list-style-type: none"> <li>• Is there additional town land available for this. Who oversees?</li> </ul>
Biking	<ul style="list-style-type: none"> <li>• Identify trails that can be used for mountain biking - can the snowmobile trails be used for trail biking?</li> <li>• Is there space at golf course for biking trails?</li> <li>• Is there town or state land for a paved bike/walking trail?</li> <li>• How close are we to a possible Rail trail? Can we coordinate with neighboring towns?</li> </ul>
Ski/Sled/Tube Tow at golf course	<ul style="list-style-type: none"> <li>• Rope tow is there. Does it work? Costs? Liability? Can we consider a volunteer group to coordinate/run or gauge interest?</li> <li>• Can this area be expanded to include other winter activities such as skating, snow shoeing, cross country skiing etc?</li> </ul>
Boat launch / docks	<ul style="list-style-type: none"> <li>• Current boat docking is in need of repair and cleaning. Are slot sizes appropriate? Are there enough spaces?</li> <li>• Consider signage at boat docks for town services, entertainment, shopping, restaurants.</li> </ul>
Golf Course	<ul style="list-style-type: none"> <li>• The course is in good shape. The rest of the space needs to reflect it. The clubhouse should be open offering refreshments and merchandise for sale. Are lessons provided?</li> <li>• Addition of a driving range</li> </ul>

	<ul style="list-style-type: none"> <li>Consider club house space as public space for gatherings? Can it be used in Winter as a warming hut to encourage sledding, cross country skiing etc?</li> </ul>
Youth Commission	<ul style="list-style-type: none"> <li>Mission needs to be defined and better communicated to Public. Original intention was for sports and leisure activities.</li> <li>Likely needs additional funding and structure.</li> </ul>
Recreational Signage	<ul style="list-style-type: none"> <li>Add signs throughout town for information and entertainment (example signs on main street point to beach and tennis areas or signs at boat docks)</li> </ul>
Walking Routes	<ul style="list-style-type: none"> <li>Create routes with mileage. Post signage, provide maps, areas of interest to look for, historical sites</li> </ul>
Communicate SL Recreation	<ul style="list-style-type: none"> <li>Add content to Town Website; add QR codes to signs; provide maps as needed</li> </ul>

### Update from Past Plan

#### TOWN RECREATION/TOWN PARK SUBCOMMITTEES

Past Plan	Status
Address the bank erosion north of the Town beach.	
Assign a formal canoe/kayak/SUP launch area on the south side of the Boathouse. Remove rocks and debris. Install signage and a kayak storage locker to encourage users to visit the downtown.	No progress; Still relevant.
Upgrade public skating rink to a covered, multi purpose outdoor pavilion with a smaller rink area that would enable the site to have all-season use and reduce maintenance.	Complete at Pavilion
Continue to improve public access to the town beach, launch and docks. Provide handicap access	Some progress; Still relevant.

to the pier by improving the gravel surface between the parking area and pier.	
Explore the feasibility of developing a fitness path on town-owned lands.	No progress; Still relevant.
Develop a formal dog park on Town-owned lands at the beach area west of the Boathouse.	No progress; Still relevant.
Post appropriate signage and waste bags.	Complete
Create a hiking trail on old town roadbed near Hollow Road and Thilo Roads.	
Designate formal kayak launch area away from paved boat launch and provide kayak locker racks and bicycle racks. Provide public information about new boat inspection and wash station. at the north end of Schroon Lake.	No progress on kayak launch. Still relevant. Boat wash station - Complete.
Collaborate with the Town of Chester and New York State Department of Transportation (DOT) to provide marked bike lanes on both sides of the Route 9 shoulders with signage.	?

### State Property/Community Facilities – 1977 Town Plan

The Town of Schroon should work with and encourage the State of New York to utilize this state property to the benefit of the community by:

Past Plan	Status
Better utilization of the four miles of waterfront owned by the state.	?
Making use of the former summer hotel and boys camp that the state purchased in recent years, so that they may add to the economy of not only the town, but the region as well.	?
Encouraging the state to provide better access and to clearly mark the access to the back lands owned by the state so that hunters may use this land.	?
Expand the youth program in cooperation with the school to better meet the apparent need, especially during the winter months.	Youth Commission is established. Complete.

Install the facilities for the ski slope which is already in the planning stage.	Created and now Closed. Need is still relevant.
Consider the construction of a fishing pier at the municipal park.	Complete
Start planning for the expansion of the golf course to 18 holes.	No progress; still relevant.

## **TOWN INFRASTRUCTURE IMPROVEMENTS**

Affordable Housing – all types needed

Bandstand rehabilitation

Town Sewer repairs, replacement (Rogers Brook) and expansion/improvements south of town

Town docks

Municipal Parking

Start Engineering for climate change flooding now

Townwide high speed broadband & cell service

Maintenance of tennis/pickle ball courts

Upgrade playground

Repair handicapped ramp at beach

Dog Park

Upgrade Clubhouse at Golf Course

Expand Golf Course to 18 holes

Biking Trails

Bike Lanes on both sides of Rt. 9 (DOT)

Driving Range

Improve Townwide signage for information

Canoe/Kayak Launch

Maintain qualified Abandoned Town Roads for snowmobiling, mountain biking, running and hiking

Develop a mountain bike Bump Track near the Village

Transfer Station improvements

Multiple Waterline improvements including Hillside Ave

Community center

Ski Tow at Golf Course (refurbish, maintain and operate, snow making)

Upgrade/establish accessible for all children Playground (park and school)

Municipal Water Storage Tank Replacement

## PARKS 2023-24 DRAFT

***Principles: The Schroon Lake Park is one of our most beautiful and iconic resources we have in town. As improvements are made, communication and coordination are imperative to create and maintain the status of the park. Expert planning is needed to increase the use and beauty of the park. A vision is followed to preserve the park and ensure outdoor experiences for future generations.***

### *Short Term Ideas*

- Tennis courts need to be better maintained (cleaned to remove mold); steps to road along Fowler need to be installed
- Beach should be cleared of cinder blocks and pipes
- Goose Poop - Could boat/lake monitors be asked to sweep Goose Poop off dock areas and lifeguards be asked the same on cement walkway to beach?
- Remove old the fence, piles of grass clippings, dirt piles in the boundary area.
- Move fire embers pit away from the walkway.
- Fix railing and walkway from the pavilion down to the beach.
- Maintain pavilion area,
- Restore and paint small cupola on the walkway as well as repair the walkway to brand new stairs.
- Add crosswalk.
- Continue to repair grass on the hill and overall grass.
- Clean up the beach area and restore areas of erosion
- Repair road and handicapped ramp
- Repair road and handicapped ramp
- Level areas for picnic tables.
- Change entrance to tennis courts.
- Repair bank from boat launch to beach.
- Better floatations to mark the beach area.
- Create a foot washing station.
- Repair wheelchair mat.
- Bathroom Upgraded
- Create a platform to wash hands in the bathroom for children.
- Level areas for picnic tables.
- Better floatations to mark the beach area.

## *Long Term Ideas*

- Playground needs to be expanded and consideration for equipment to accommodate special needs
- Installation of an exercise circuit would be a great addition for all ages
- Bathrooms need to be kept open all year. If they cannot be due to cold/pipes, perhaps at minimum a Portable unit could be brought in at same location for sledders, snowmobilers etc
- Spray for biting insects
- Food truck or snack stand with lunch items.
- Bike rack installed
- Boat docks need repair (similar to what Schroon Manor uses)
- Repair top floor of Gazebo to allow visitors.
- Need to ensure the annual budget allows for expansion, improvements and maintenance.
- Hire a park landscape architect to create a plan for the park.
- Fix basketball court to prevent running into the fence( potential liability issue)
- Develop the upper level of the park with handicapped accessible and multi use playground, official volleyball court, and horseshoes area.
- Redo surface and lines on tennis and basketball courts.
- Create a small docking area for canoes and kayaks west of fishing pier.
- Create small niches of picnic areas for families.
- Repair band stand and surrounding area.
- Improve the water fountain area.
- Repair boat launch area.
- Repair handicapped ramp on beach area.
- Build more Adirondack chairs.
- Dog Park
- Improve Fishing Pier
- Repair road and handicapped ramp
- Level areas for picnic tables.
- Change entrance to tennis courts.
- Create a foot washing station.
- Repair wheelchair mat.
- Bathroom Upgraded
- Create a platform to wash hands in the bathroom for children.
- Create a walking path around the park and route around the neighborhood.
- Build a small parking lot across from Woods Lodge.
- Cut trees near water to create a view down the south of the lake while maintaining oak trees on the bank.
- Close parking on the north side of Leland.

### *Action Plan*

- Prioritize the short term objectives for the park, attain approval by town board, create a schedule and begin work.
- Develop a long range landscaped plan of the park.
- Prioritize goals, approval by town council, attain funding opportunities.
- Work with local businesses to invest in the town park.
- Initiate work on agreed goals with funding attached using local resources of the town and volunteers.



**TRAILS, QUALIFIED ABANDONED TOWN ROADS  
AND RECREATION ON STATE LAND**

**1**

Progress report on North Country Scenic Trail the east-west version of the Appalachian Trail. In the Town of Schroon it connects Loch Muller to Dirgylot Hill.

Connector loop trail for Gull Pond & Spectacle Pond (Proposed during Townwide Revitalization Plan). My contact is Ben Thomas at DEC.

Need Town cooperation for basic maintenance of Qualified Abandoned Town Roads for snowmobiling, hiking & mountain biking purposes. We can't afford to lose these trails.

Need designated mountain biking trails. Need amendment to NYS General Obligations Law to cover mountain biking.

Open Crane Pond Road.

Need to keep ATV's off of snowmobile trails.

Need to complete new trail on High Vista property.

Need to make sure all private property owners has signed the Town's Snowmobile Trail Agreement.

Encourage events such as snowshoe racing on State Land.

Need good maps

**2**

1. Agree with Roger's list.
2. Research liability insurance of the town for recreational activities on town trails and abandoned roads.
3. Develop and provide simple maintenance of abandoned town roads that could be used for hiking, running, mountain biking, cross country skiing, and snowmobiling. Coordinate with snow mobile club. Scout these trails for conditions and needs for improvement.
4. Awaken the proposal for multi use train system in the Hammond Pond Wild Forest as described by Roger Friedman in letter to DEC on January 28, 2003. Excellent idea as it takes pressure off the high peaks area.
5. Develop other multi use trails for summer and winter activities
6. Develop a mountain bike Bump track near the village of Schroon Lake. Consider purchasing private land.

7. Consider developing trail systems on town land above Ski hill.
8. Encourage the Lodge and other local businesses to increase the trail system and recreational opportunities.
9. Coordinate the number and types of maps into one Schroon Lake Map of Recreational Trails for All Seasons.
10. Increased signage at trail heads indicating type of trail use and distances.
11. Build a large size Schroon Lake Map of Recreational Trails for All Seasons and display in town and/or in the park. Create electronic version of this map.
12. Include road biking routes as a supplement.

### 3

Qualified - abandoned town roads to make a usable walking- maybe running depending on distance

Mt biking and snowmobile path on Thilo - Trout Brook to Charlie Hill to make a loop.

Maybe get a grant if out there? This would be in combo of me doing trails

### 4

Multi-use trails (bike, snowshoeing, snowmobile)  
Backcountry running trails  
Mountain biking trails  
Hiking path on Hoffman Mountain  
Horse riding trails  
Skate park

### 5

I agree with Roger's list except that I would like to see a cooperative use of snowmobile trails to include education and use of DEC best practices for maintenance.

### 6

To expand the snowmobile trails to include an ATV / UTV club, bicycle club, they could help maintain the trails in the summer.

To have the town departments help with trail work when needed as well as qualified abandoned town roads.

to expand the trail system to Newcomb, this would open up the system to Western NY, how wonderful it would be to be able to take the back country to other towns, villages on the other side of this beautiful state, the views spectacular I'm sure, these trails could

potentially be used by snowmobiles, bicycles, hikers, cross country skiers, ATV & UTV's etc... and the trails could be kept maintained by all.

A bicycle bump track and an exercise track would be nice as well.

A dog park would be a great way for the senior citizens to get out for exercise and enjoy the fresh air, for people to meet and get to know each other.

Expand the snowmobile trail system, excellent as they currently are, I would like to see more places to ride, explore. There's so much beautiful NYS land that is kept hidden, for what? I know the wildlife and the ecosystem, but why can't we have it all?

## 7

Need to add the snowmobile trail to Newcomb from Schroon. I can involve the Snowmobile Club for details and as necessary. This would connect our trails to the entire state and obviously the state to us, which could be an economic advantage too.

National Scenic Trail - 4800 mile foot trail crossing 8 states, ND to VT.

Until the Jones Hill section is finished the end to end(e2e) hiker walks right through town. But by 2024 they will hike from the Big Pond Trail to Dirgylot trailhead on Rt 9. It's north of Rt 74. For the next 5- 10 years until the next section in Hammond Pond Wild Forest is constructed hikers will have a road walk involving Rt 74.

So the trail will always be just a couple of miles north of the village with all the amenities a hiker might need. It would be great if a few people could be available as what we call Trail Angels. These volunteers can give hikers a ride to grocery store, post office supply drop, laundromat, cafe or a car parked at a trailhead etc. so there are economic benefits for the village/hamlet.

It would be a good idea for the town to promote other trails in Hoffman and Pharaoh Wildernesses, Severance and others.

# ZONING

Here are the comments from the Zoning Breakout Group for the Comprehensive Plan.

1. Review current zoning ordinances.
2. Update ordinances/definitions as and where necessary.
3. Site Plan Review (Planning Board).
4. Adapt the Schroon zoning map to conform with the APA Land Use Classification Map.
5. Add SEQR review to Zoning Ordinance/process.
6. Add Building Code and fire prevention requirements added to Zoning Ordinance.
7. Add Planning Board rules and regulations to Zoning Ordinance - update rules and regulations as necessary.
8. Add Town's "Unsafe Building" Local Law to Zoning Ordinance.
9. Add Town's Short-Term Rental Law, Air B'B criteria/definitions to Zoning Ordinance. Discuss updates is necessary.
10. Add Zoning Law No. 2 to Zoning Ordinance. (With approval from Town Board.)
11. Consider flood prevention measures into law re: flood damage.
12. Main St. sign criteria for consistency of signage, no flashing lights, bare neon, etc.
13. Review Town rules restricting use of trailers and mobile homes as residences on town lots.
14. Definition of the above as residence vs. storing (next to house, etc.).
15. Noise ordinance: hours, Db rating, etc.
16. Enforcement of all town codes (Zoning, Planning, Building) fines, incarceration, etc.
17. Review the Town sewer coverage and sizing of lines to accommodate growth.

I realize that our committee came up with a lot of items to review and discuss, but now is our time to make the proper changes for the future of our town. We appreciate your help and look forward to further discussions.

Thank you,  
Glen Repko  
Zoning Committee