



TOWN OF SCHROON

COMPREHENSIVE PLAN

UPDATE APPENDICES

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APPENDIX A

COMMUNITY PROFILE

TOWN OF SCHROON COMMUNITY PROFILE

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DEMOGRAPHICS

SUMMARY ANALYSIS OF DEMOGRAPHIC TRENDS

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

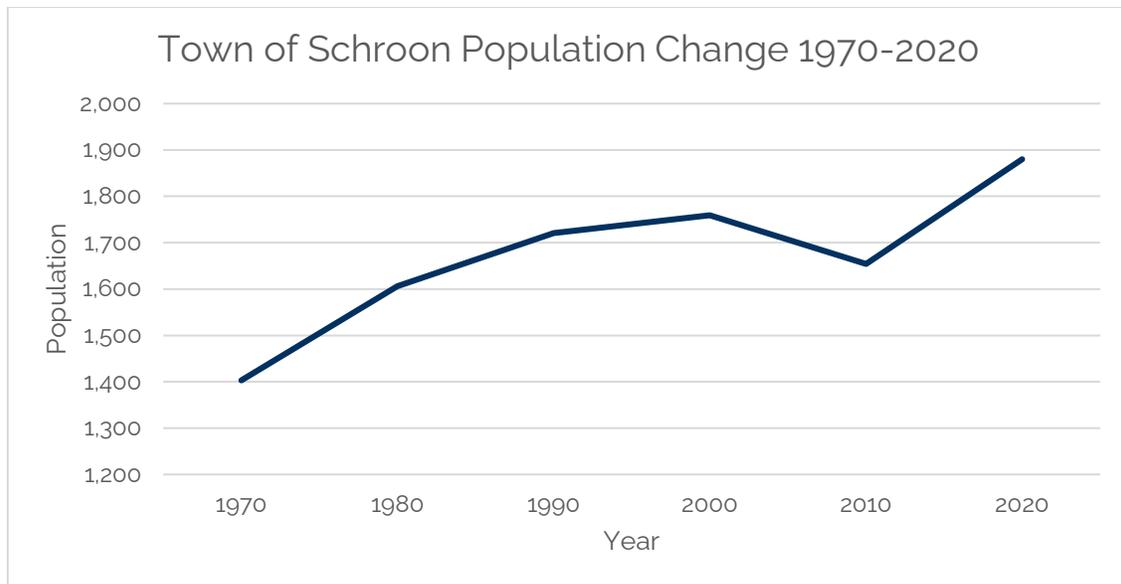
POPULATION AND GROWTH TRENDS

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

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

The 2020 census reports a population of 1,880 people for the Town of Schroon. This represents a ten-year increase of 226 residents and reverses the population loss of 105 people between 2000 and 2010. Over the last 50 years, the population of the Town of Schroon incrementally grew by a total of 477 people (see Table 1). The peak decades of growth

occurred between 1970-1980 and 2010-2020. Much of the growth is attributed to increases in the number of retirees settling in the community.



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

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

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

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

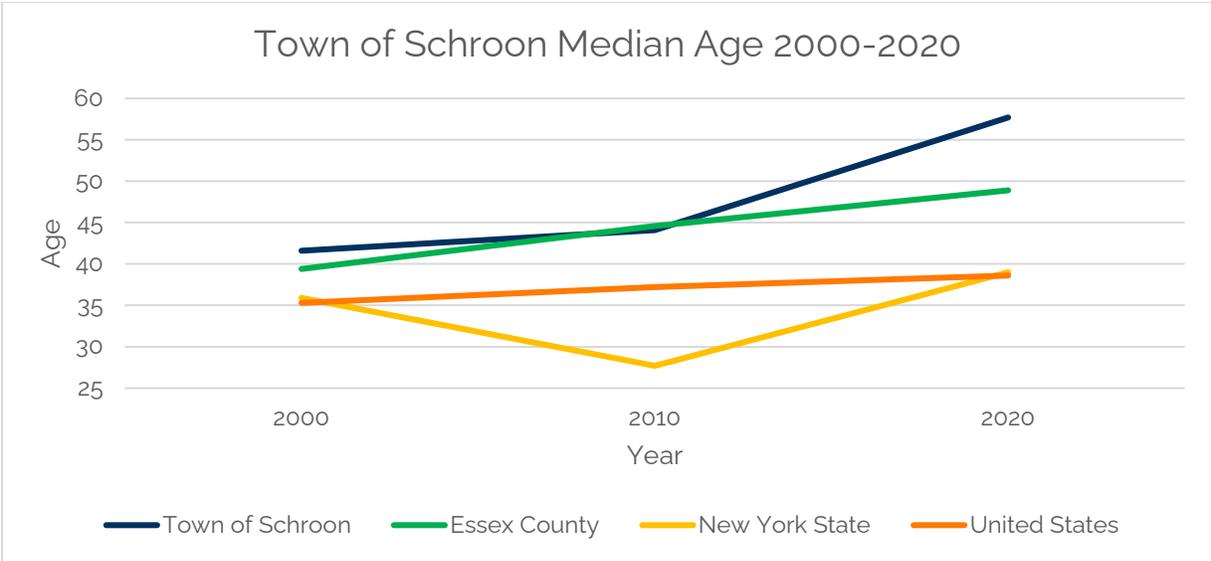
Source: Office of the NYS Comptroller. Local Government Census Dashboard

Median Age and Age Distribution

The median age of Schroon residents is about 58. Median age increased by 14 years between 2010 and 2020. In comparison, the local median age is 10 years older than the Essex County median age, and 19 years older than the state and nationwide median age of 39 (see Table 3). Neighboring counties in the Adirondacks are all considerably older than the statewide median with Essex County registering approximately 10 years higher than the state median.

Table 3 – Median Age			
Place	2000	2010	2020
Town of Schroon	41.6	44.1	57.7
Essex County	39.4	44.6	48.9
Franklin County	36.4	39.3	40.4
Hamilton County	45.4	51.5	57.2
Warren County	39.1	44.2	47.3
New York State	35.9	27.7	39.0
United States	35.3	37.2	38.6

Source: Lake Champlain-Lake George Regional Planning Board

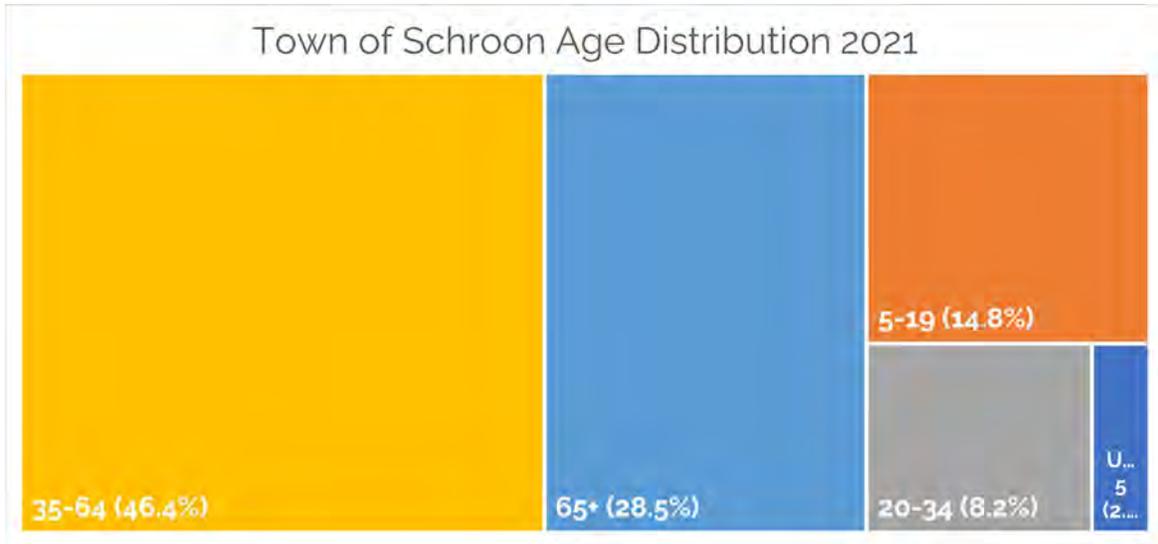


Source: US Census Bureau American Community Survey 5-Year Estimates

Table 4 shows that the largest population group is the age range of 65-74, making up 19.1% of the town. These statistics show that the town's population is aging quickly. The under 5 age group was stable for 20 years before it began to drop during the pandemic years. Age group 5-9 was a larger portion of the population but fell to a stable percentage since 2010. Age groups 20-34, 35-64, and 65+ all show a significant decline since 2000. While it is a fact that there are record numbers of people moving out of the state, and there is a national trend towards having fewer children, the severity of these age shifts is having a higher impact in the Town of Schroon and most Adirondack communities.

Table 4 – Age Distribution								
Age Level	2000		2010		2020		2021	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 5	69	4.4	76	4.6	80	4.3	39	2.2
5-19	368	23.2	258	15.6	256	13.6	273	14.8
20-34	273	17.2	193	11.7	244	13.0	152	8.2
35-64	715	45.1	725	43.8	707	37.6	859	46.4
65+	334	43.5	402	24.3	593	31.5	527	28.5

Source: Census and American Community Survey



Source: Census and American Community Survey

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

Source: Census and American Community Survey

Median Household Size

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

Table 6 – Median Household Size				
Household Information	2000	2010	2020	2021
Number of Households	734	929	857	874
Average # Persons	2.35	2.19	2.60	2.09
Owner-Occupied Units	70%	77%	80%	82%
Rental-Occupied Units	30%	23%	20%	18%
Average Household Size: Owners	2.52	2.34	2.69	2.06
Average Household Size: Renters	1.93	2.17	2.45	2.23

Source: Census & American Community Survey

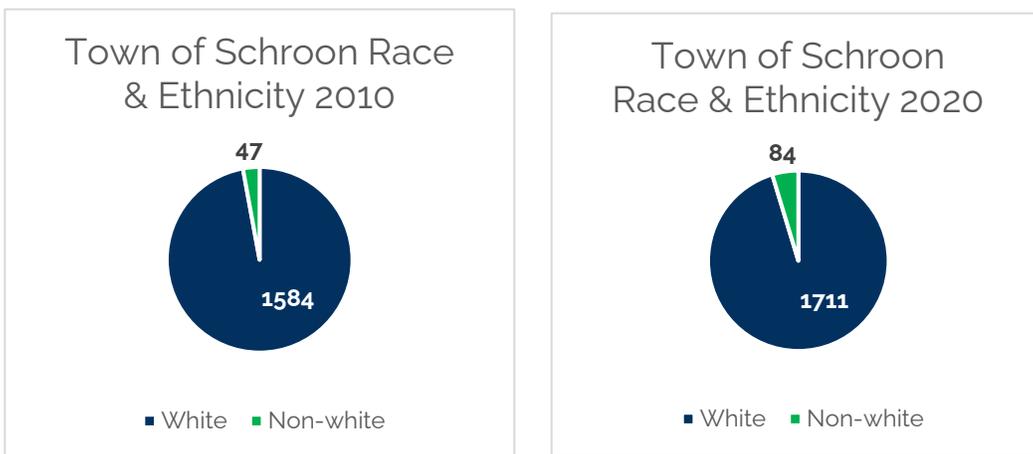
RACE AND ETHNICITY

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

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

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

Source: Census & American Community Survey



Source: Census & American Community Survey

PUBLIC EDUCATION

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

Table 8 - Educational Attainment (Age 25+)						
Educational Level	Schroon	Westport	Indian Lake	Chester	Essex Co.	NYS
Less than High School	3.70%	3.50%	6.60%	8.40%	8.80%	12.00%
High School graduate	25.00%	32.70%	32.70%	29.80%	33.60%	24.40%
Some College, No Degree	15.90%	13.70%	4.70%	16.40%	16.10%	14.90%
Associate's Degree	11.80%	12.90%	38.30%	12.00%	11.10%	8.90%
Bachelor's Degree	19.90%	14.80%	7.30%	14.40%	17.40%	22.20%
Graduate or Professional Degree	23.60%	22.40%	10.40%	19.00%	13.10%	17.70%
H.S. or Higher	96.30%	96.50%	93.30%	91.60%	91.10%	88.00%
Bachelor's or Higher	43.50%	37.20%	17.70%	33.40%	30.50%	39.90%

Source: Census & American Community Survey

School District Enrollment Trends

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

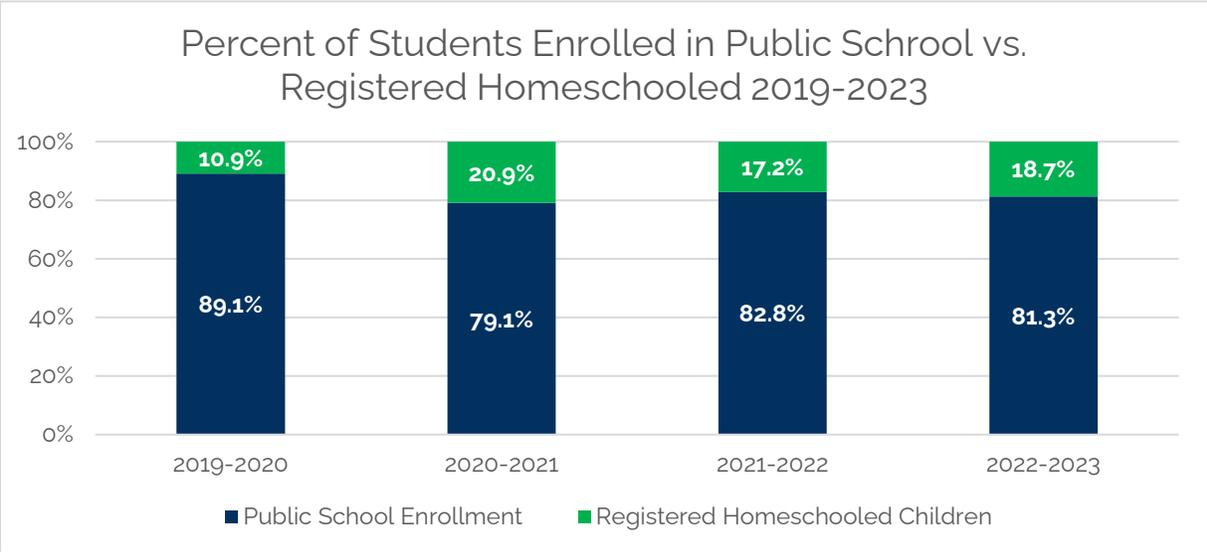


Table 9 - Schroon Lake Central School District Enrollment Trends			Registered Homeschooled Children	
Year	Enrollment	Change	Number	Change
2014-2015	224	-	30	-
2015-2016	222	-2	18	-12
2016-2017	214	-8	23	+5
2017-2018	238	+14	25	+2
2018-2019	246	+8	32	+7
2019-2020	261	+15	32	0
2020-2021	204	-57	54	+22
2021-2022	221	+17	46	-8
2022-2023	227	+6	52	+6
2023-2024	234	+7	Not Reported	-

Source: NYSED

LOCAL & REGIONAL ECONOMIC CHARACTERISTICS

ECONOMIC DEVELOPMENT BACKGROUND

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

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

Despite the many quality activities and amenities available, there are still challenges for the Schroon community. The main obstacle, both for tourism and new business, is the relative anonymity the Town of Schroon has relative to other destinations. The accommodations

industry suffered a loss of more than 150 rooms over the last 20 years. The simple nostalgic small cabins and motel rooms that lack modern lodging amenities are not in vogue. Visitors are demanding larger, upgraded facilities with more amenities. At the same time, the lack of access to capital and a declining customer base is preventing many tourist accommodations from being able to afford to make needed improvements. Shrinking shares of overnights in existing facilities are increasingly due to Airbnb and other home rental agencies.

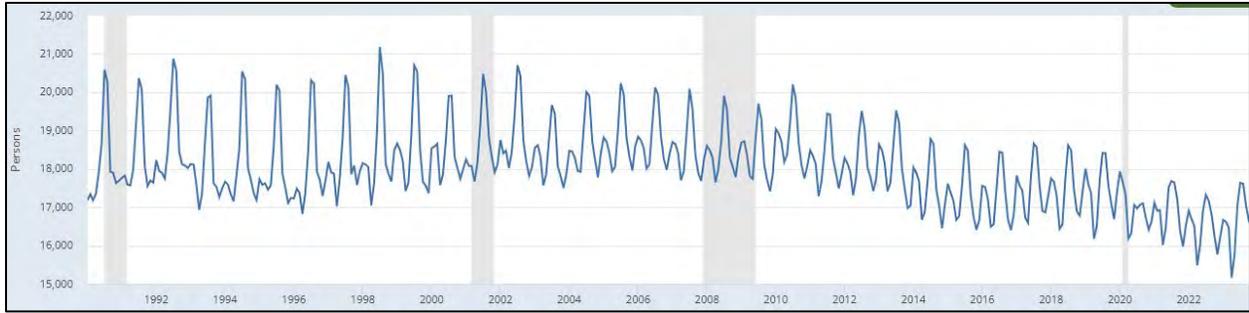
The Townwide Revitalization Strategy noted the need for the community to build an economic development model that strives to reach new visitors through a strong and distinctive branding message that evokes a unique experience and results in a growing economy and population. Some of the goals identified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

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

LABOR FORCE AND UNEMPLOYMENT

Civilian Labor Force

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



Source: U.S. Bureau of Labor Statistics

Employment and Unemployment

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

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

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

Note: Numbers in thousands, not seasonally adjusted).

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

Major Employers

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

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

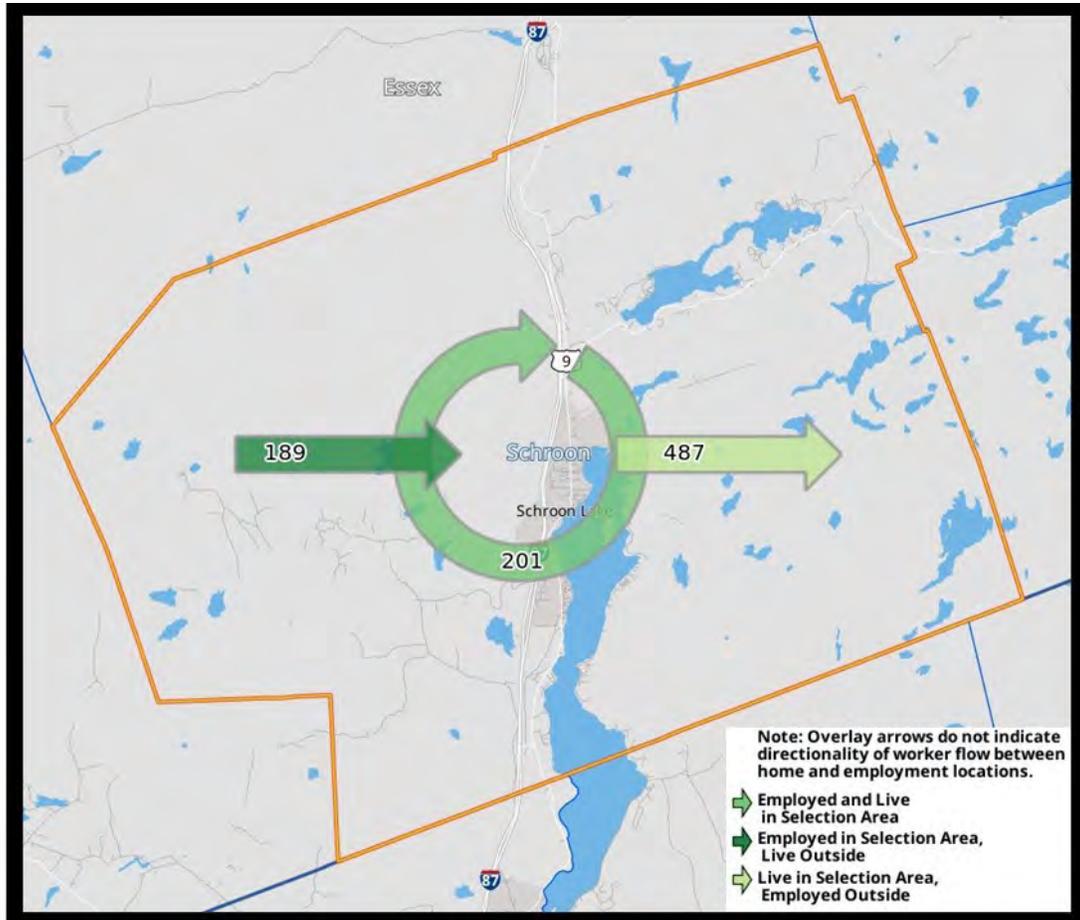
Source: US Census Bureau American Community Survey 5-Year Estimates

Employment Trends

- The majority (51%) of employed residents work in the private sector.
- Government workers make up 28.7% and self-employed residents make up 18.8%.
- Of the residents that are 16 years and over, 44.4% are in the work force.
- A high percentage (55.6%) of residents are not in the labor force.
- The number of residents that fall below the poverty line (8.6%) is lower than the national rate of 15.5%.

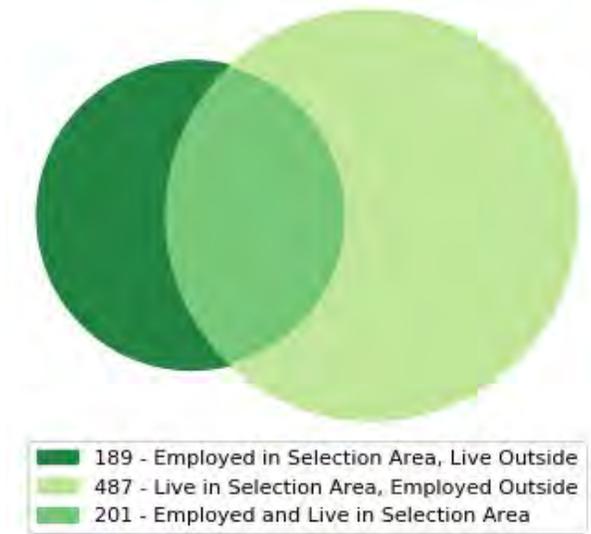
COMMUTING PATTERNS

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



Source: US Census Bureau On TheMap, 2021

Inflow/Outflow Job Counts in 2021



Source: US Census Bureau On TheMap, 2021

MEDIAN HOUSEHOLD INCOME

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

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

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

POVERTY RATE

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

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

Source: Lake Champlain-Lake George Regional Planning Board

SALES, OCCUPANCY, AND MORTGAGE TAXES

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

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

Source: Essex County

Monthly Local Sales Tax Collections by County, 2022 to 2023

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

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

REAL PROPERTY TAXES

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

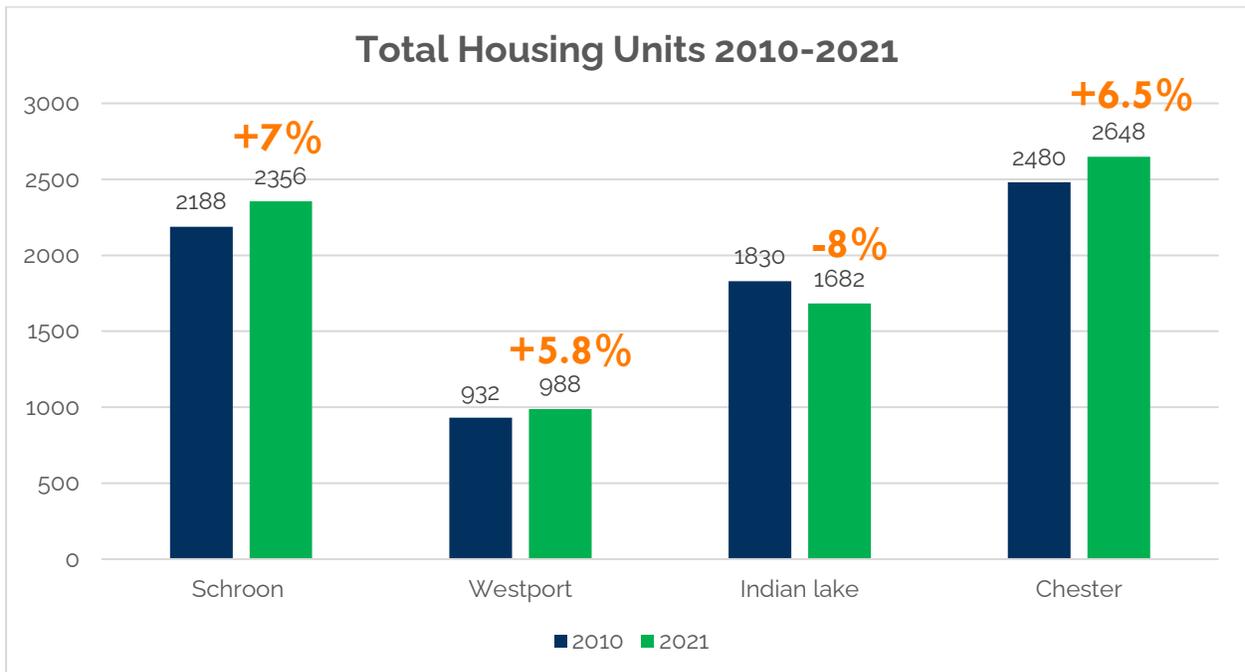
Town of Schroon Real Property Tax Rates							
	2017	2018	2019	2020	2021	2022	2023
County Tax Rate	3.23	3.27	3.33	3.32	3.31	3.30	2.99
Town Tax Rate	1.85	2.02	2.26	2.40	2.33	2.22	2.05
School Tax Rate:	8.42	8.36	8.15	8.31	8.22	8.08	7.27

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

HOUSING CHARACTERISTICS

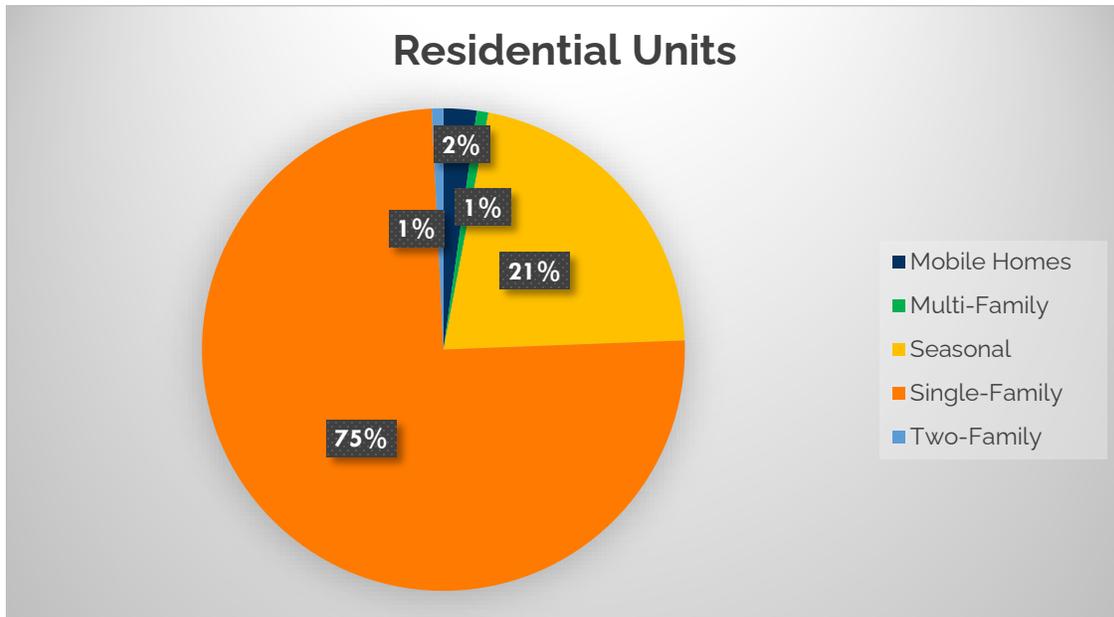
HOUSING UNITS

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



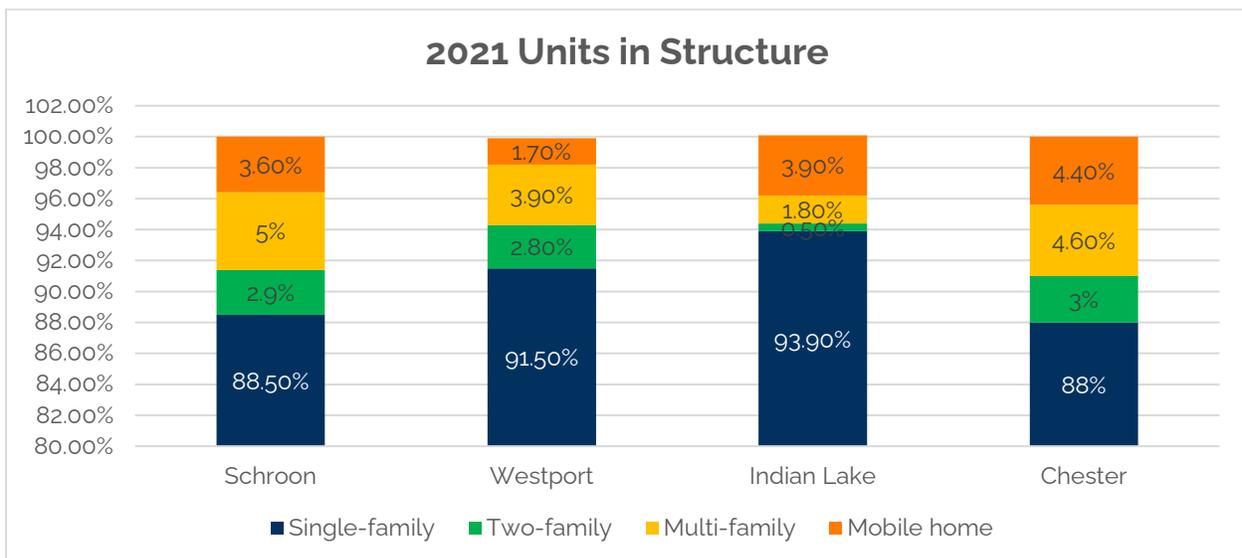
Source: US Census Bureau American Community Survey 5-Year Estimates

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



Source: Regrid Tax Parcel Data, 2023

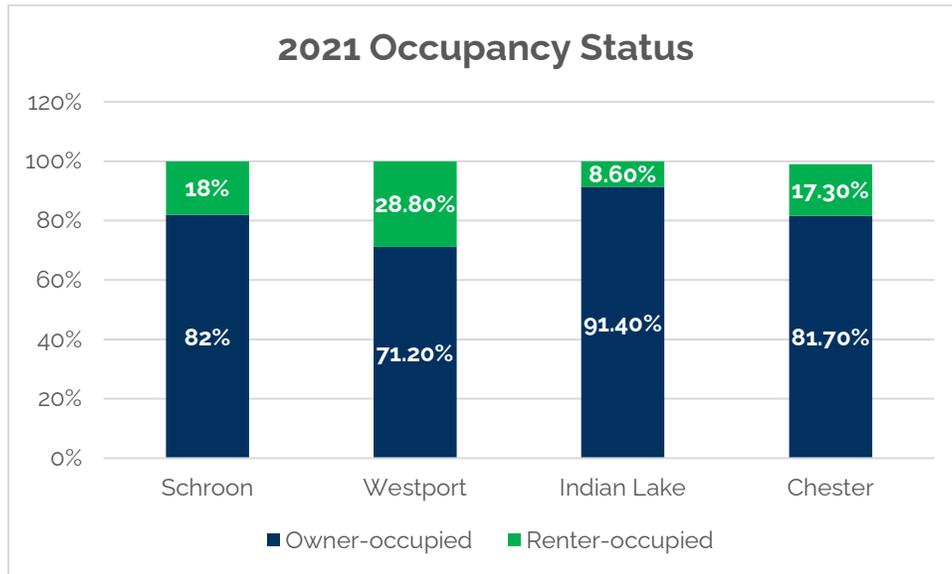
According to the 2021 5-year ACS estimates, most housing units in the Town of Schroon and the comparison geographies are single-family dwellings. Note that the ACS data does not have a category for seasonal dwellings, so those units are included in the other categories which is why the percentages do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



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

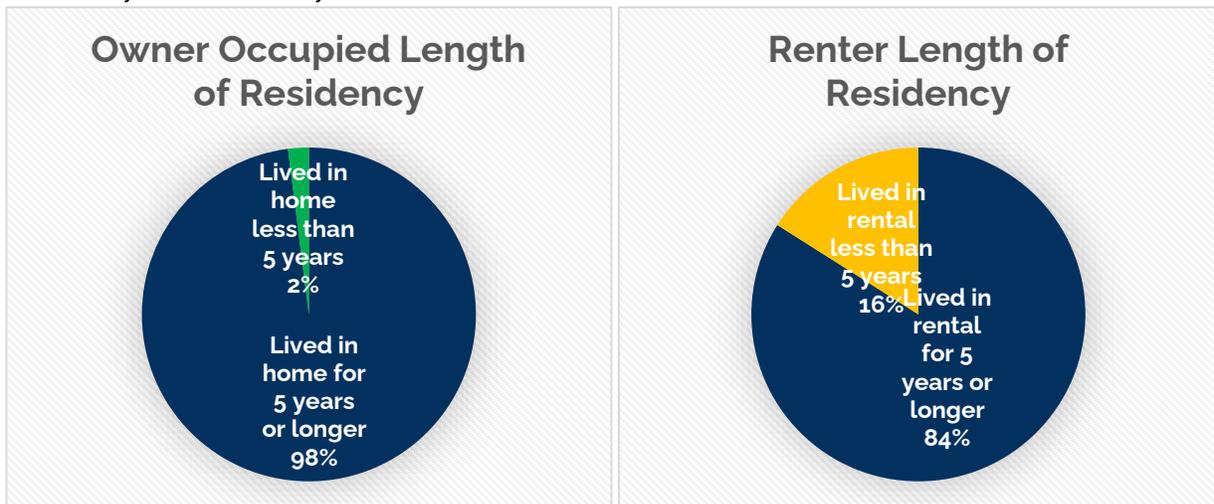
OCCUPANCY STATUS AND VACANCY

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



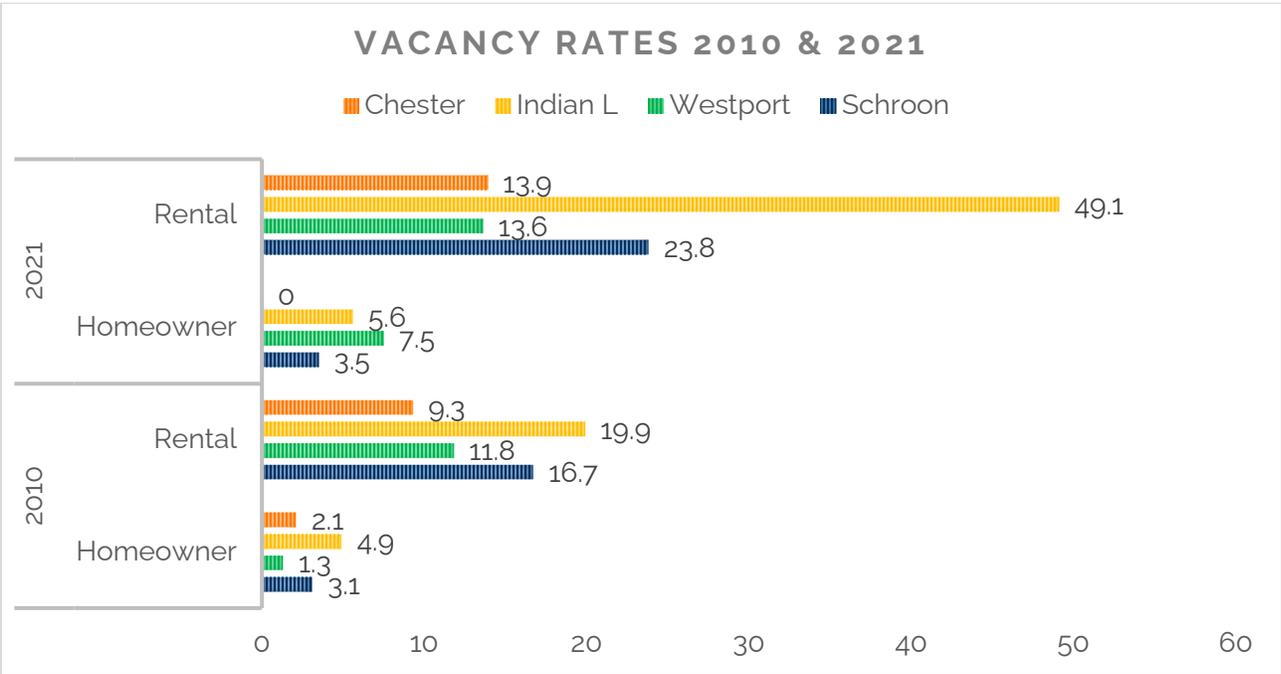
Source: US Census Bureau American Community Survey 5-Year Estimates

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



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

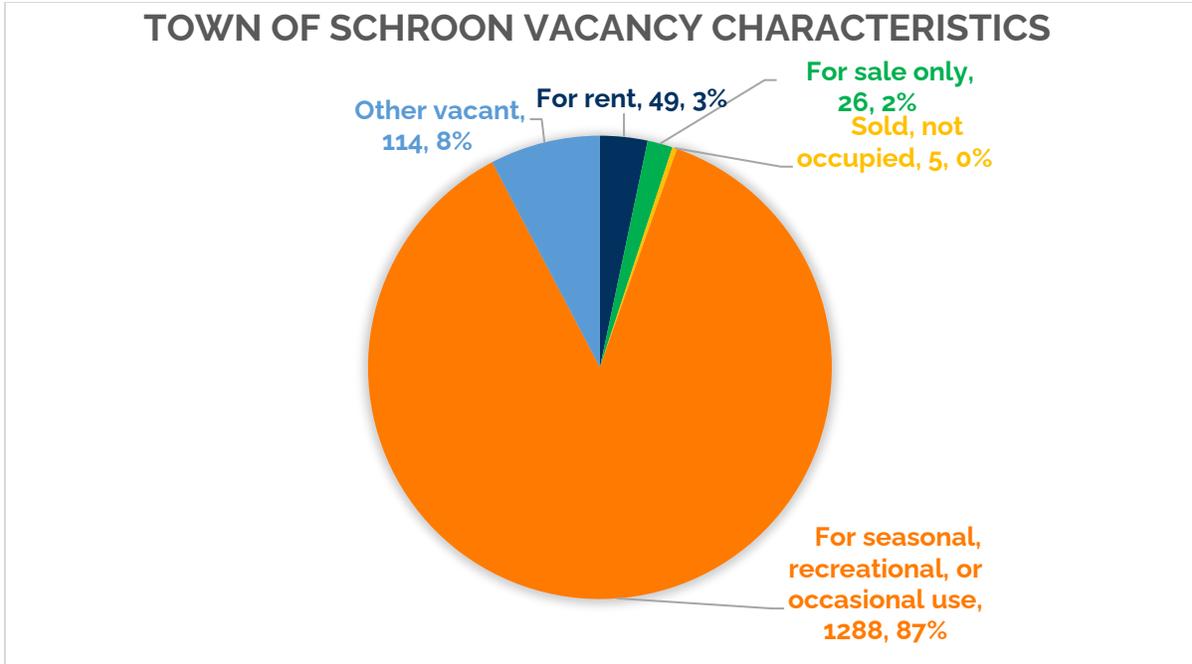
The number of vacant structures in Schroon and the comparison communities is relatively high, however Census data often classifies second homes as vacant. The vacancy rate for homeowners in Schroon has remained steady between 2010 (3.1%) and 2021 (3.5%) while the vacancy rate for rentals increased from 16.7% in 2010 to 23.8% in 2021. In the comparison geographies, vacancy rates for homeowners and rentals increased between 2010 and 2021 except for the homeowner vacancy rate in Chester which decreased. This would indicate that Schroon has a relatively steady population. However, it should be noted that the margins of error for vacancy rates are relatively high due small sample sizes, especially for rentals.



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

Vacancy Characteristics

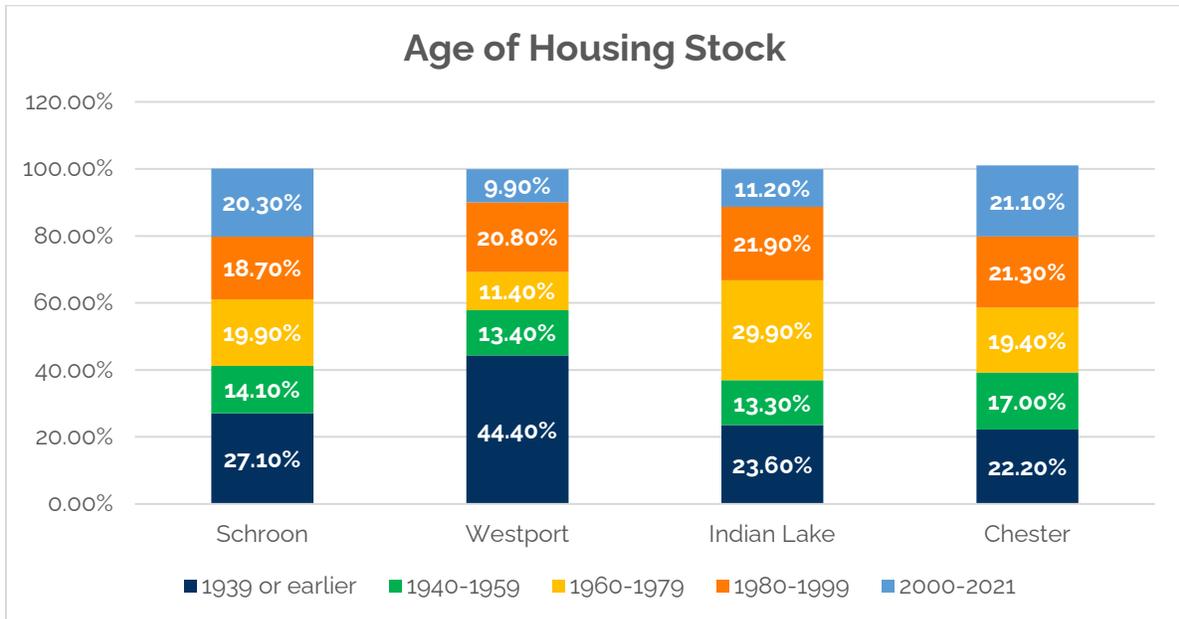
The vacancy data for Schroon and the comparison geographies may be misleading due to the large margins of error. According to the ACS 5-year estimates, Schroon’s vacant units fall into five categories: sold, not occupied (5 units), for sale only (26 units), for rent (49 units), for seasonal, recreational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



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

AGE OF HOUSING STOCK

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

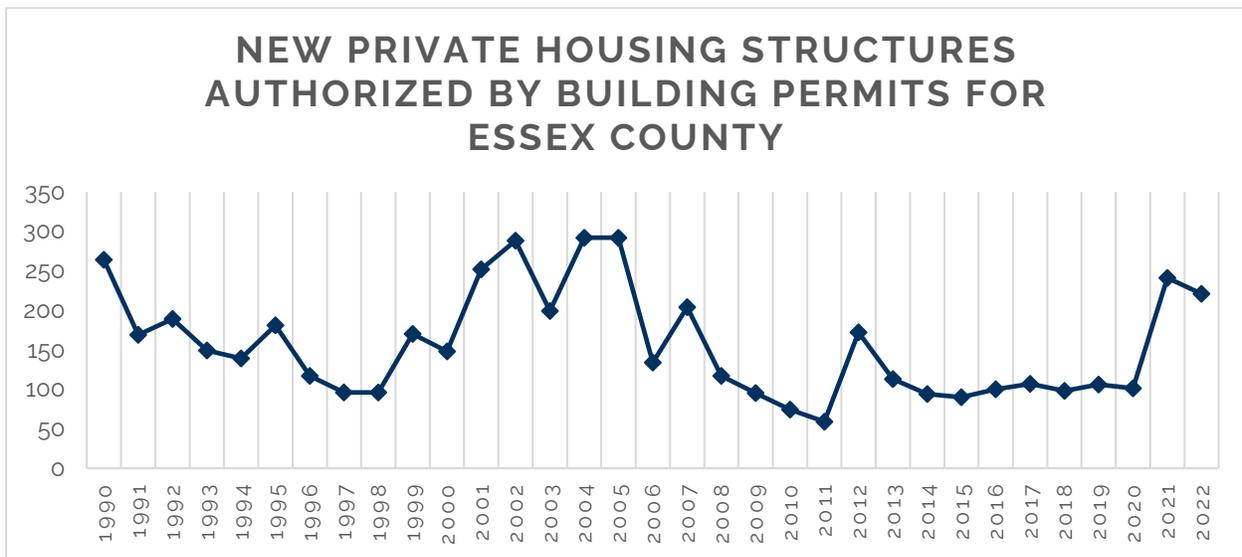


Source: US Census Bureau American Community Survey 5-Year Estimates

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



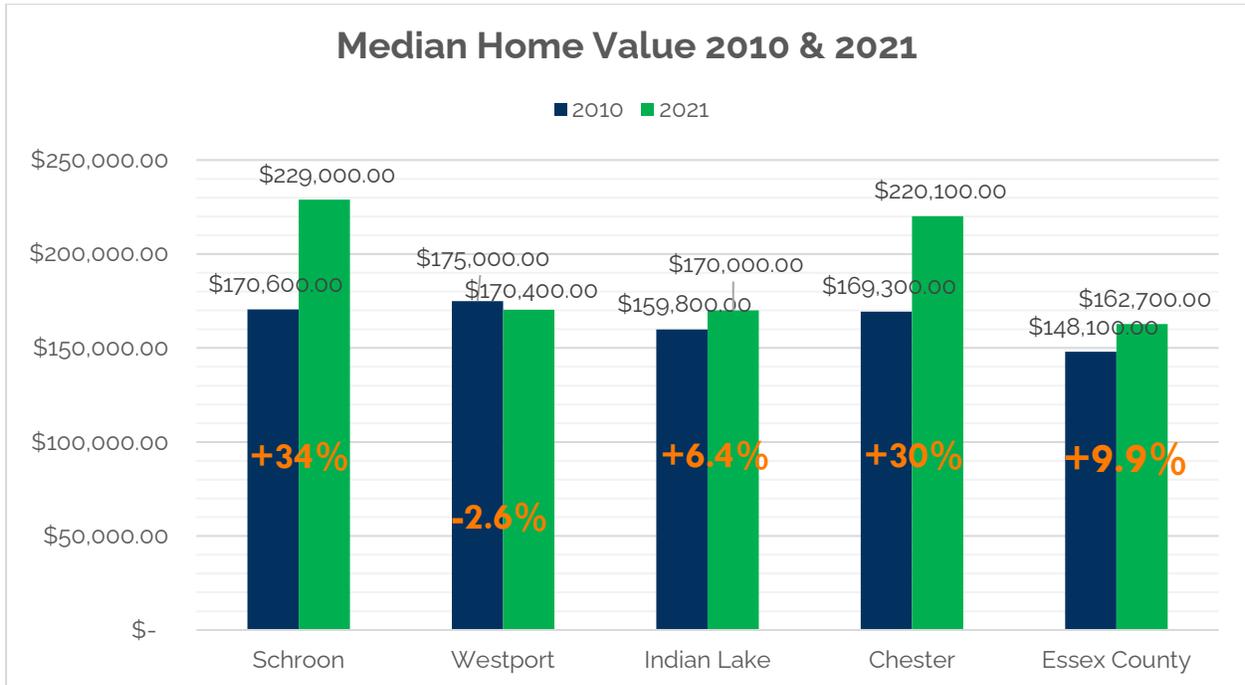
Source: Town of Schroon Building and Codes Department



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

AFFORDABILITY

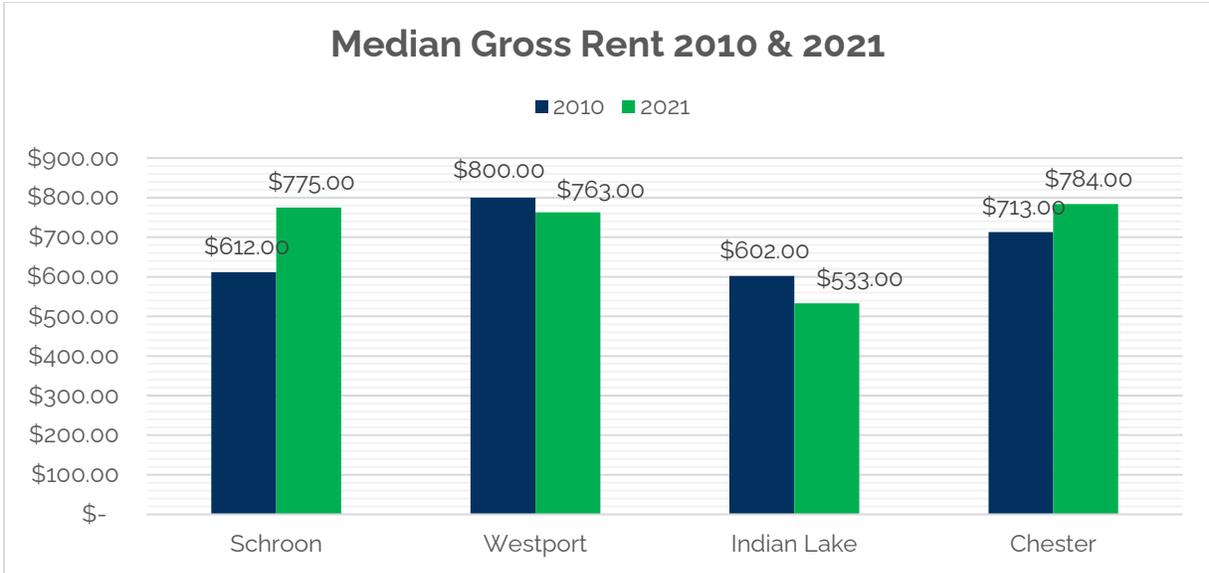
The median home value in the Town of Schroon increased from \$170,600 in 2010 to \$229,000 in 2021, an increase of 34% over a decade. This increase outpaced Indian Lake, Chester and Essex County while median home values declined in Westport.



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

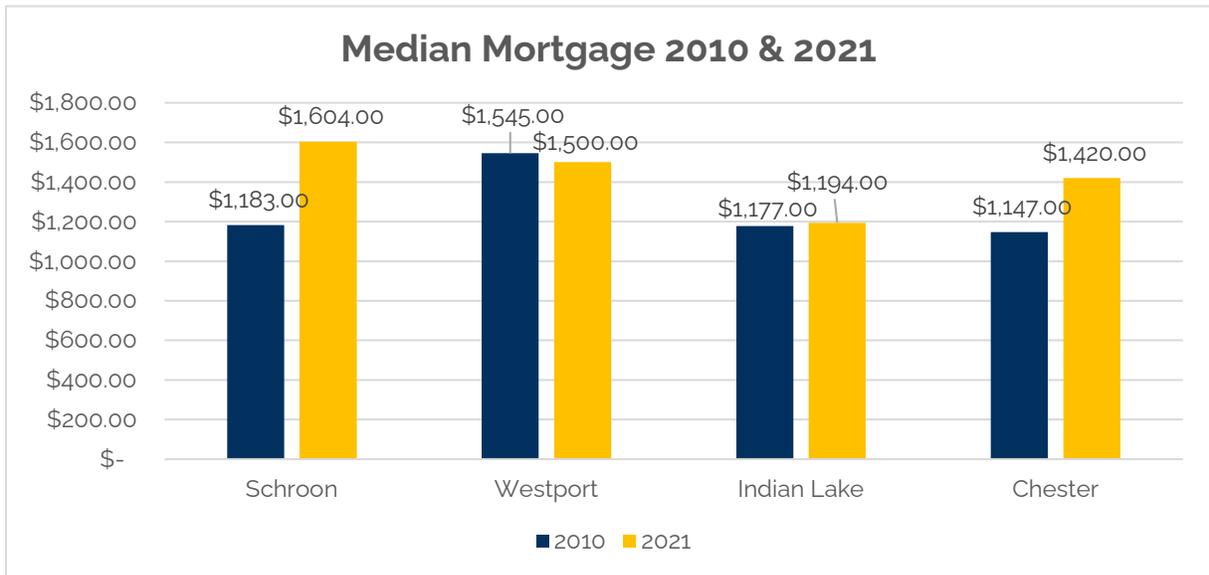
Median gross rent is defined by the Census Bureau as the contracted monthly rental costs plus estimated average monthly cost of utilities (electric, heat, water, etc.). The median gross rent in the Town of Schroon rose from \$612 in 2010 to \$775 in 2021, a 26% increase which is higher than the increase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

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



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

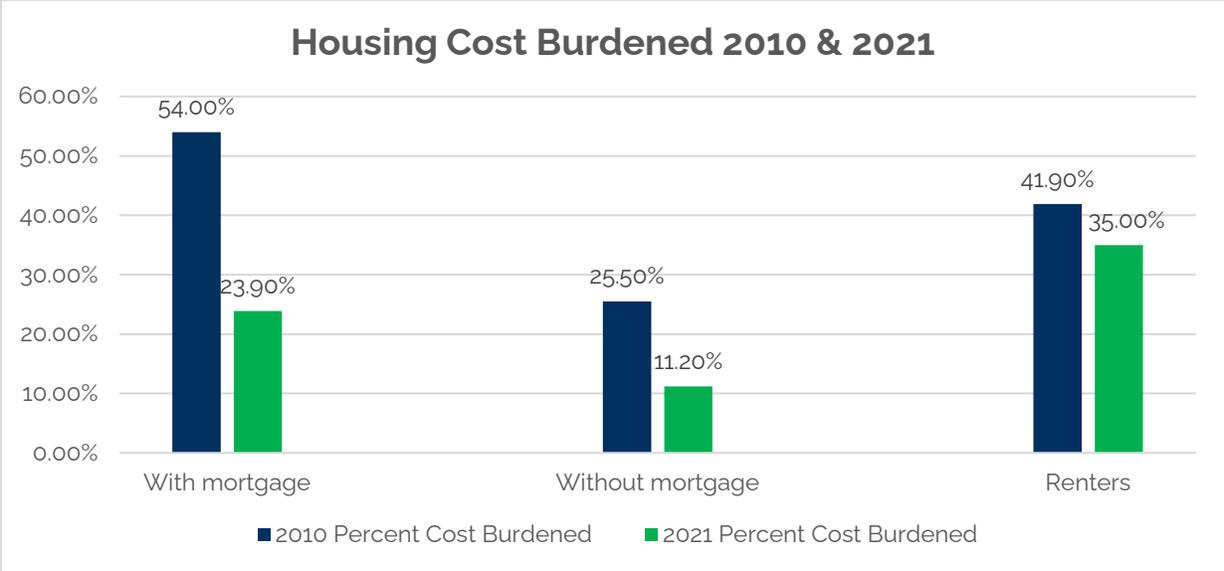
The median mortgage in the Town of Schroon increased from \$1,183 in 2010 to \$1,604 in 2021, a 35.5% increase. This is significantly higher than the increase in Indian Lake (1.4%) but only slightly higher than the increase in Chester (24%). The median mortgage in Westport decreased over the last decade.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



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

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

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



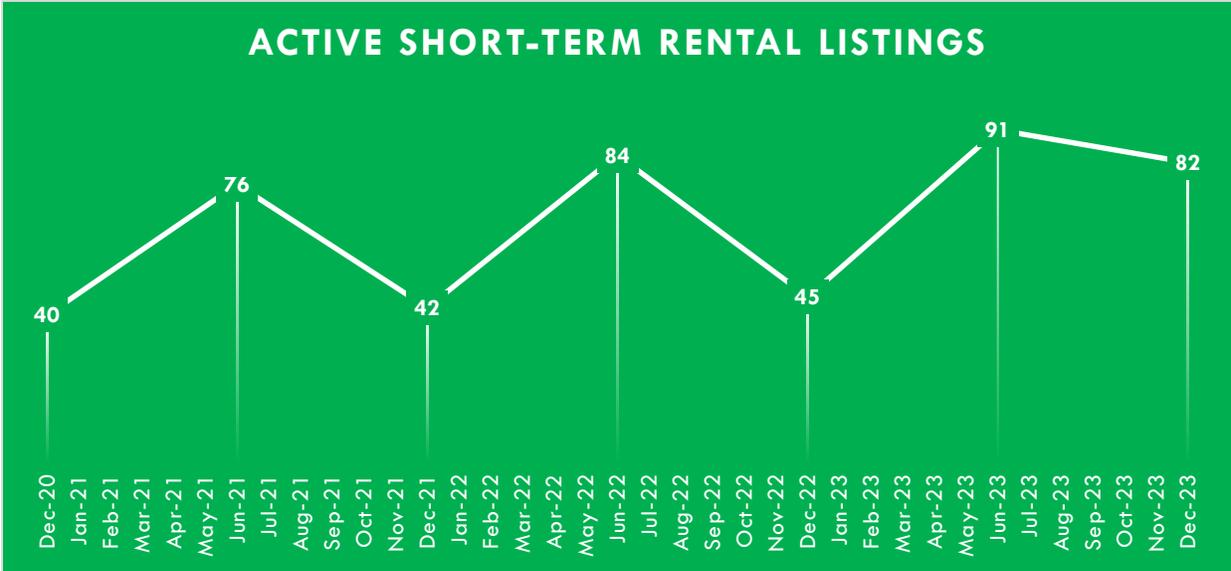
Source: US Census Bureau American Community Survey 5-Year Estimates

SHORT-TERM RENTALS

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

According to Airdna.co, the Schroon Lake market includes 72 total available listings for short-term rentals. This is a 41% increase in total number of listings over the past year. However, it is increasingly common for traditional lodging businesses, such as motels and bed and breakfasts, to advertise on short-term rental websites. Therefore, some of the listings in Schroon may not be residential dwelling units. 55% of the rentals are listed on Airbnb and 24% are listed on VRBO while 21% are advertised on both platforms. 99% of the current listings are

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



Source: Airdna.co, December 2023

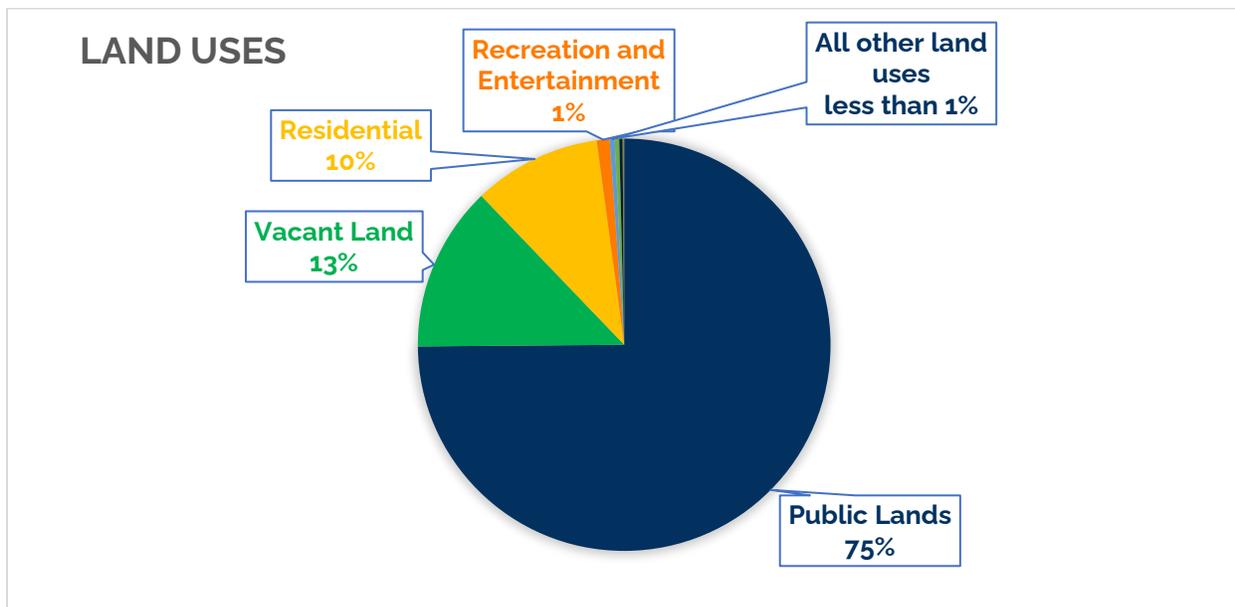
In 2021 the Town of Schroon adopted a local law regulating short-term rentals. The defines short-term rentals and establishes a permit system. The requirements for obtaining a permit are outlined in the law. Permits applications are reviewed and approved or denied by the Code Enforcement Officer after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

LAND USE & ZONING

LAND USES

Refer to the Land Use Map.

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



Source: Regrid Tax Parcel Data, 2023

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

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

FOREST AND AGRICULTURAL LANDS

Nearly all of the land in the Town of Schroon has a moderate density of tree cover as shown on the Forest/Tree Cover Map. The areas without tree cover are either bodies of water or mountain peaks. As noted above, 75% of the land within the Town of Schroon is public land that is part of the Adirondack Park. The hamlet of Schroon is surrounded by four different forest areas each of which has its own Unit Management Plan: Hoffman Notch Wilderness, Pharoah Lake Wilderness, Vanderwhacker Mountain Wild Forest, and Hammond Pond Wild Forest. According to the Adirondack Park State Land Master Plan, a wilderness area is an area where the land and its community of life are untrammled by man and has a primitive character, without significant improvement or permanent human habitation. Wilderness areas are managed so as to preserve, enhance and restore, where necessary, its natural conditions, and which has outstanding opportunities for solitude. A wild forest area is an area where the

resources permit a somewhat higher degree of human use than in wilderness areas, while retaining an essentially wild character. A wild forest area is further defined as an area that frequently lacks the sense of remoteness of wilderness, primitive or canoe areas and that permits a wide variety of outdoor recreation. There are no agricultural districts within the Town of Schroon and only one agricultural use which is a horse farm.

ZONING

Refer to the Zoning Map and APA Land Classification Maps.

The Zoning Ordinance was adopted in 1971, and amended in 1980, 1986, 1988, 1989, 2002, 2011, 2017, and 2022. The Town is divided into 10 districts or zones: Shorefront Residential (SR-20); Rural Residential (R-80) and (R-40) and (40A); General Residential (R-20) and (R-10); Resort Business (B-2) and (B-2A); and General Business (B-1) and Industrial (I-1). Permitted uses in all residential districts include single-family dwellings, churches, schools, parks, and public buildings. Lodging facilities, camp areas and mining activities are allowed with a special use permit. A variety of commercial uses are permitted in all business districts in addition to residential uses. The I-1 district allows for light industry and storage in addition to the general commercial uses. Multi-family dwellings are allowed in all districts so long as they meet all dimensional standards, including minimum lot size. The zoning ordinance includes general dimensional standards applicable to all districts plus additional requirements for each zoning district. Section 600 outlines parking requirements which vary by use.

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

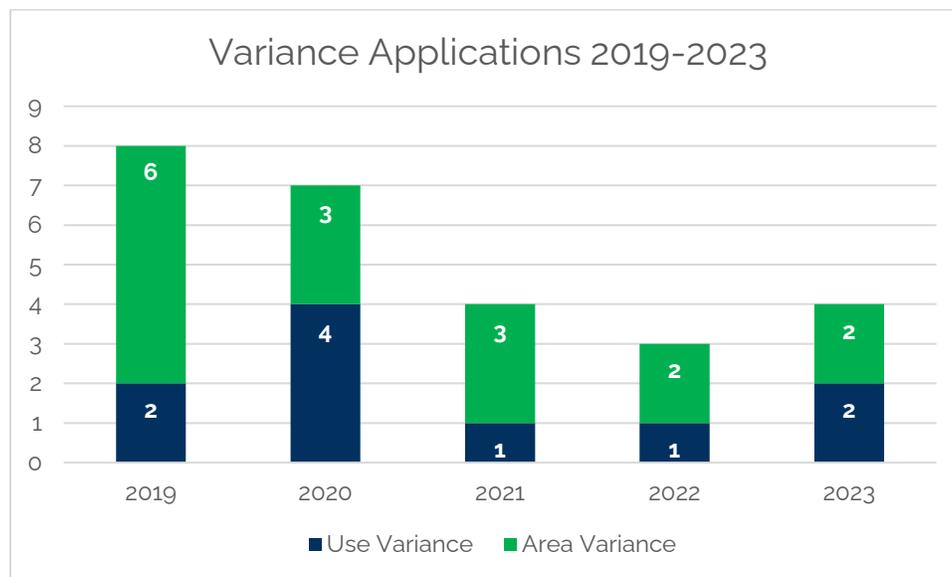
The Town of Schroon Land Subdivision Regulations were adopted in 1972. The regulation outlines procedures for filing and reviewing subdivision applications as well as requirements and design standards for all subdivisions. The ordinance grants the Planning Board the authority to approve all plats with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

Due to its location within the Adirondack Park, many land use activities in the Town of Schroon are regulated by the Adirondack Park Agency (APA) under the [Adirondack Park Agency Act](#). The Town Planning Board has authority to review and approve all projects within the designated hamlet area. Projects within the hamlet may require APA review and approval under certain circumstances. The Town also has authority to review and approve projects proposed outside the designated hamlet, but those projects may also require a permit from the APA. The Town Zoning Map classifies lands outside of the hamlet area primarily for residential uses. The private lands outside the hamlet fall within the following classifications on the APA Land Use Map: Rural Use, Low Intensity, Moderate Intensity, and Resource Management. State Lands are classified separately (refer to the APA Land Use Map). Most of the lands outside the hamlet are classified as rural use on the APA map. The Town zoning

district boundaries are similar to the APA land use classifications, but the boundaries on the two maps are not in perfect alignment.

PAST BUILDING PERMITS AND APPROVALS

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



Source: Town of Schroon Building Department

ADMINISTRATION

Currently the Town Code Enforcement Officer is responsible for enforcing the Town Zoning Code, New York State Property Maintenance Code, and New York State Building Code. The local code enforcement officer is also responsible for inspections of all short-term rentals per the local Short-Term Rental Law. Poorly maintained or abandoned buildings pose threats that extend beyond just public health and safety concerns. They can actively discourage prospective residents, entrepreneurs, investors, and visitors from taking an interest in the community. Conversely, stringent enforcement of building codes ensures that all housing stock satisfies at least the minimum acceptable standards for safety and quality. This cultivates an attractive environment with well-maintained properties that instills a sense of civic pride. Ultimately, upholding robust building standards is vital for fostering a

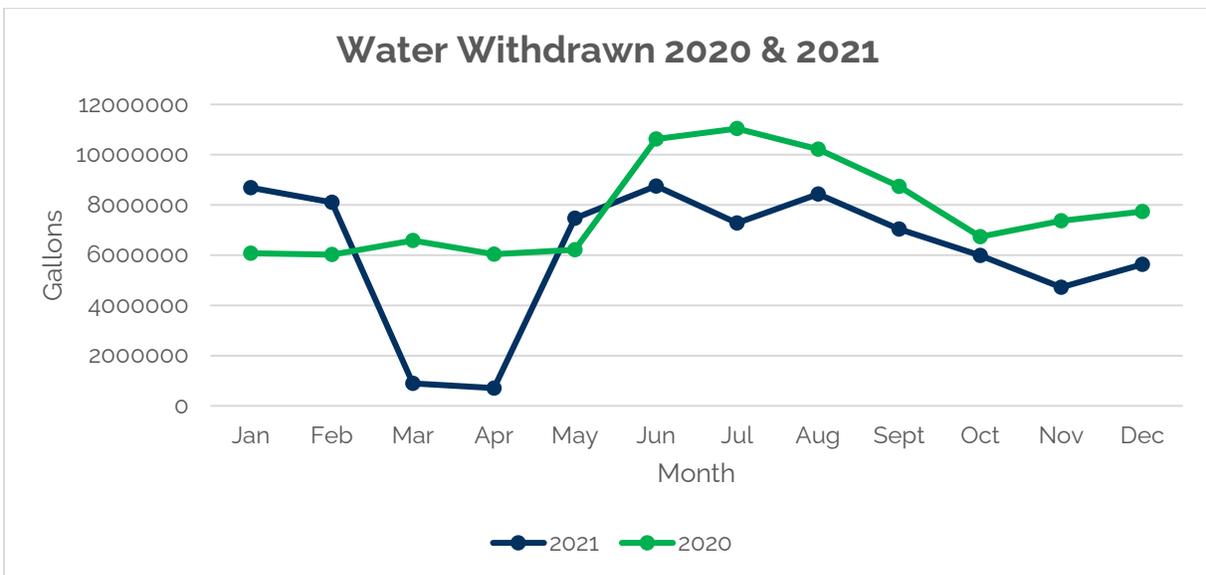
desirable community and vibrant business district that contributes to an exceptional quality of life for all.

INFRASTRUCTURE AND PUBLIC UTILITIES

Refer to the Community Information Map.

WATER

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

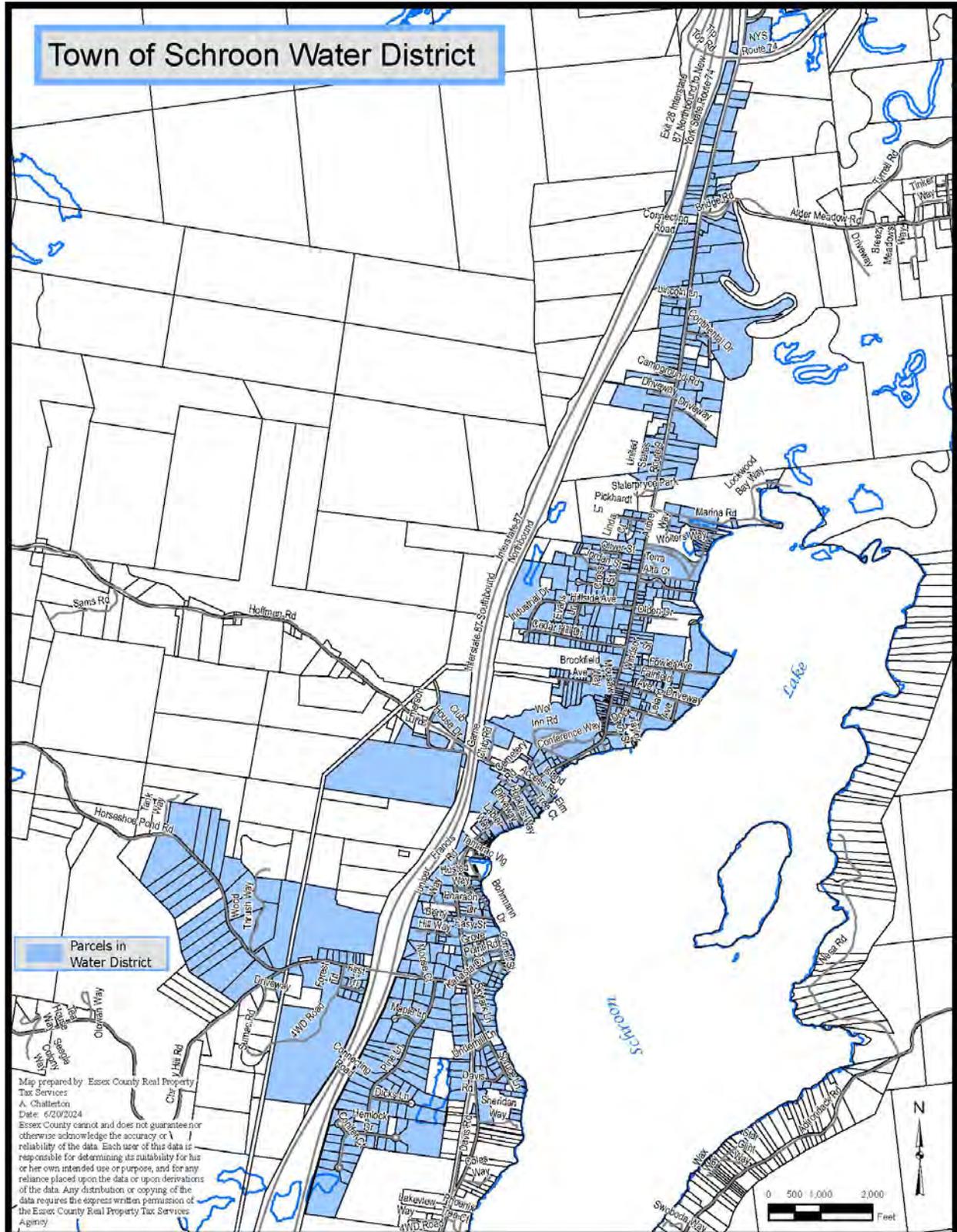


Source: NYS DEC Water Quality Reporting Forms, 2020 & 2021 (DECinfo Locator)

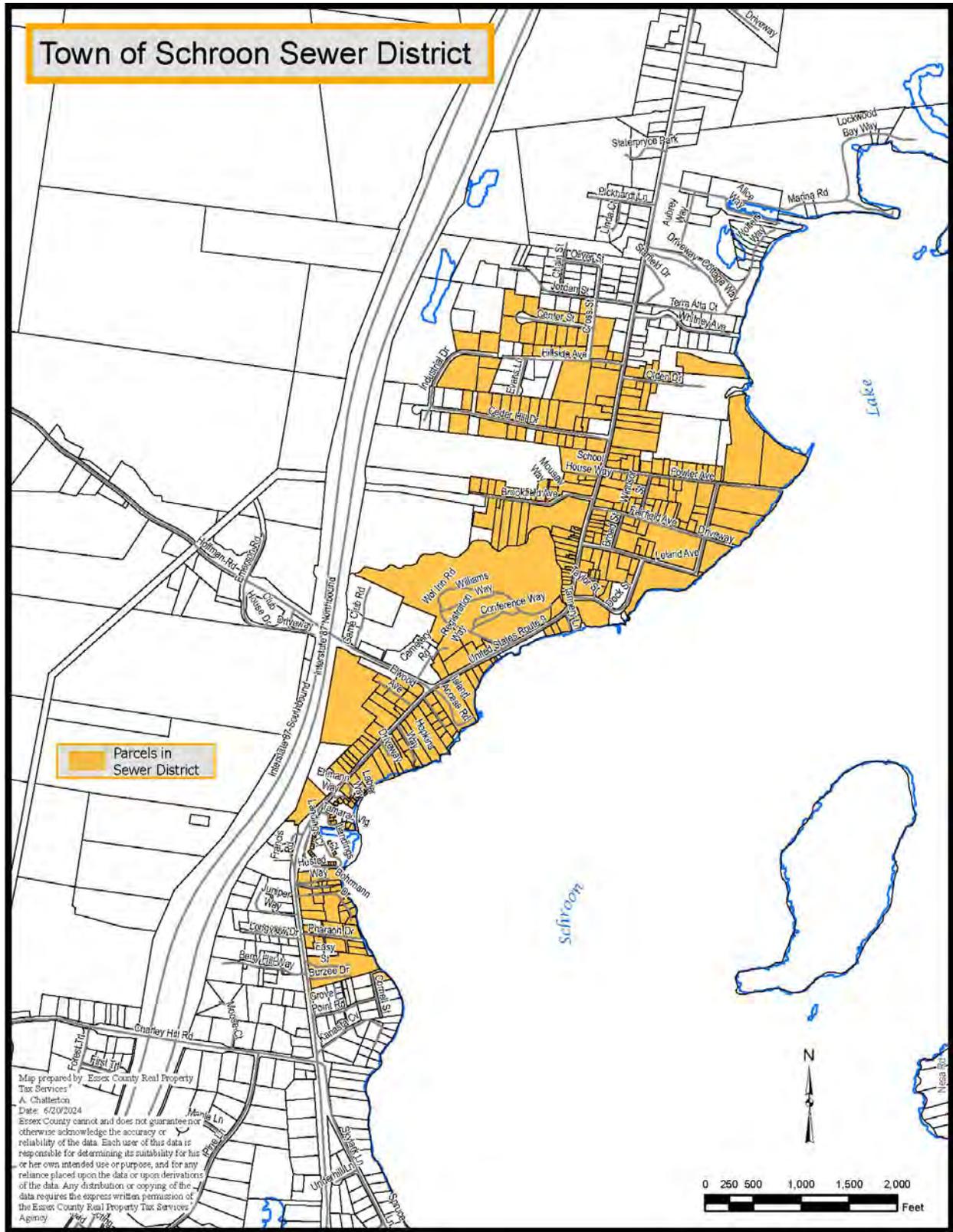
No capacity issues have been identified for the public water system. Town staff indicate that the current system is in fair condition with the exception of a water line on Hillside Avenue which needs to be replaced. Planned water system infrastructure projects include:

- Installation of stand-by generators for water pumps. The water pumps fail during a power outage and the Town must pay staff to manually pump the water.
- Need to replace a leaking water tower, which will require the purchase of land for a new tower.

- Need to conduct a lead service line inventory.
- Need a GIS inventory for water infrastructure.



Town of Schroon Sewer District



Map prepared by Essex County Real Property Tax Services
 A. Chatterton
 Date: 6/20/2024
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SEWER

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

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

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

STORMWATER MANAGEMENT

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

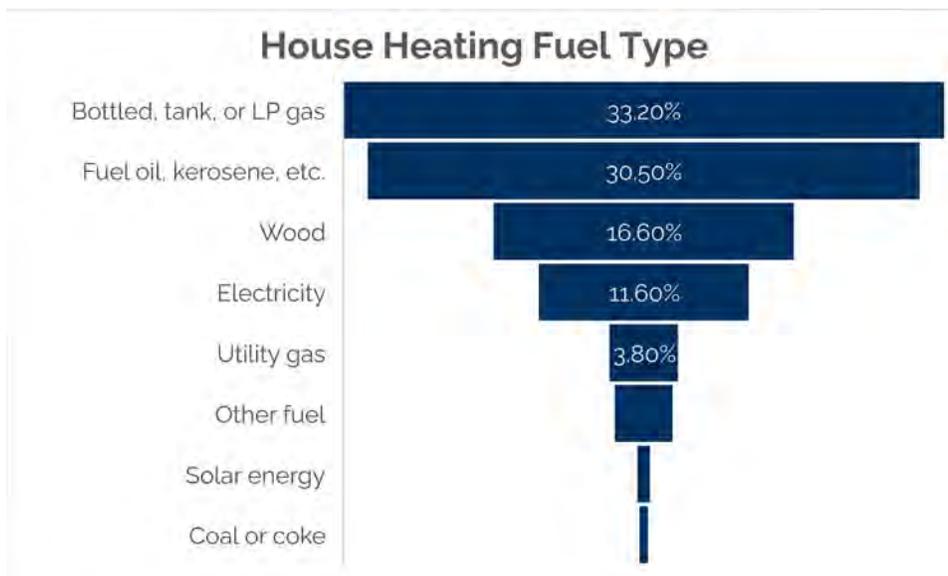
SOLID WASTE DISPOSAL

There are two inactive solid waste landfills within the Town of Schroon. The Town operates a transfer facility that also handles recyclables. The facility is located on Alder Meadow Road and is open five days per week. The facility accepts household garbage, metal scrap,

recyclables, brush, leaves, grass clippings, and construction waste. The facility does not accept paint, electronics, batteries, or propane tanks.

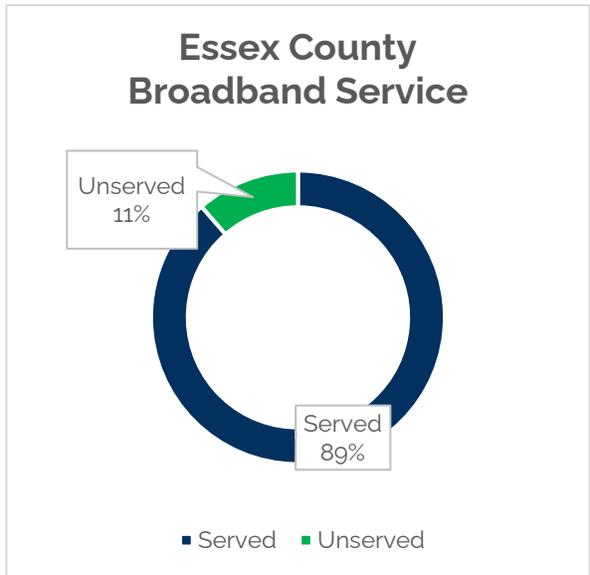
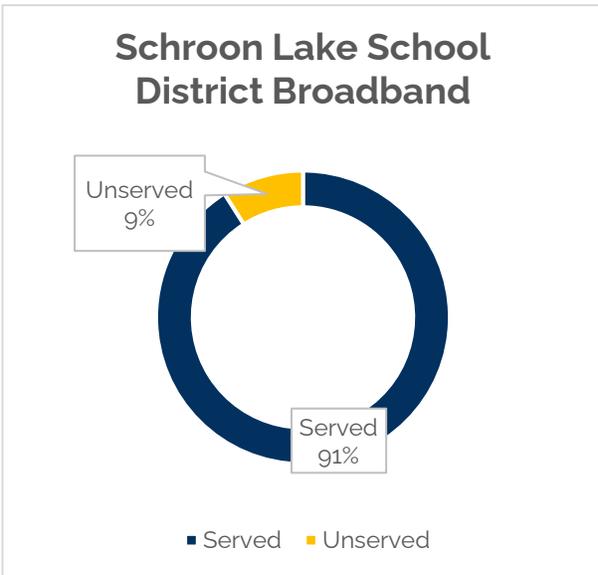
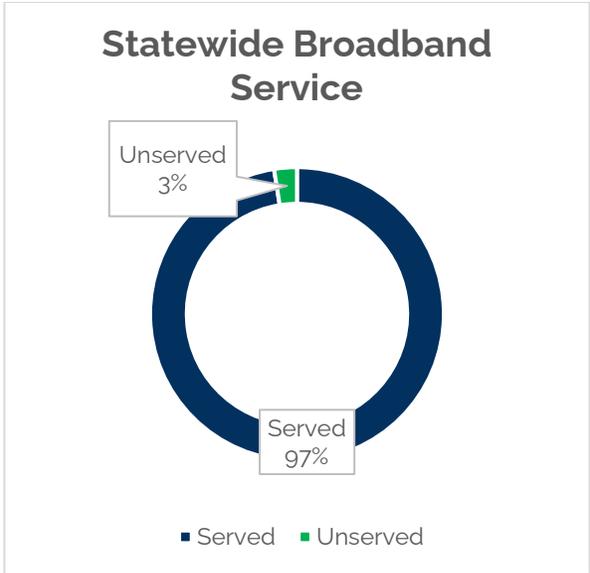
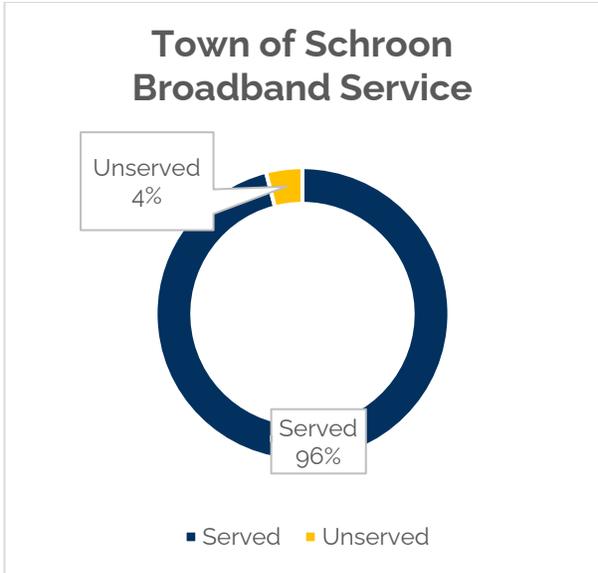
UTILITIES

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



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

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



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

TRANSPORTATION SYSTEMS

ROADWAY NETWORK

Refer to the Community Information Map.

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

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

PEDESTRIAN & BICYCLE FACILITIES

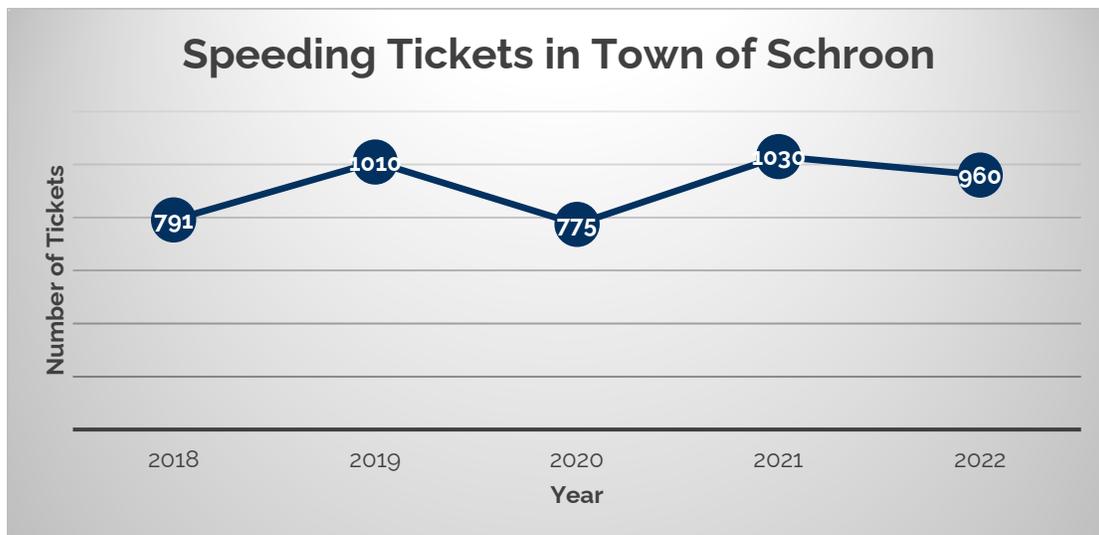
There are no designated bikeways within the Town of Schroon. There are some portions of Route 9 that have a usable shoulder. Many side streets are dead ends or have low levels of traffic so may be considered safe for bicycling without designated facilities. There are sidewalks through the community center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

- Fowler from Route 9 to Leland Ave.
- Brookfield Ave.
- Fairfield Ave.
- Leland Ave from Route 9 to Dock St.
- Dock St.
- Hoffman Road from Route 9 to end of cemetery property
- Olden Dr. (partial)
- Route 9
 - Starts at North Lane to Cedar Hill Dr. on 1 side
 - Both sides from Cedar Hill Dr. to Dock St.
 - 1 side from Dock St to house # 1016
 - 2 sides from house # 1016 to Hoffman Road
 - 1 side from Hoffman Road to Charley Hill Road

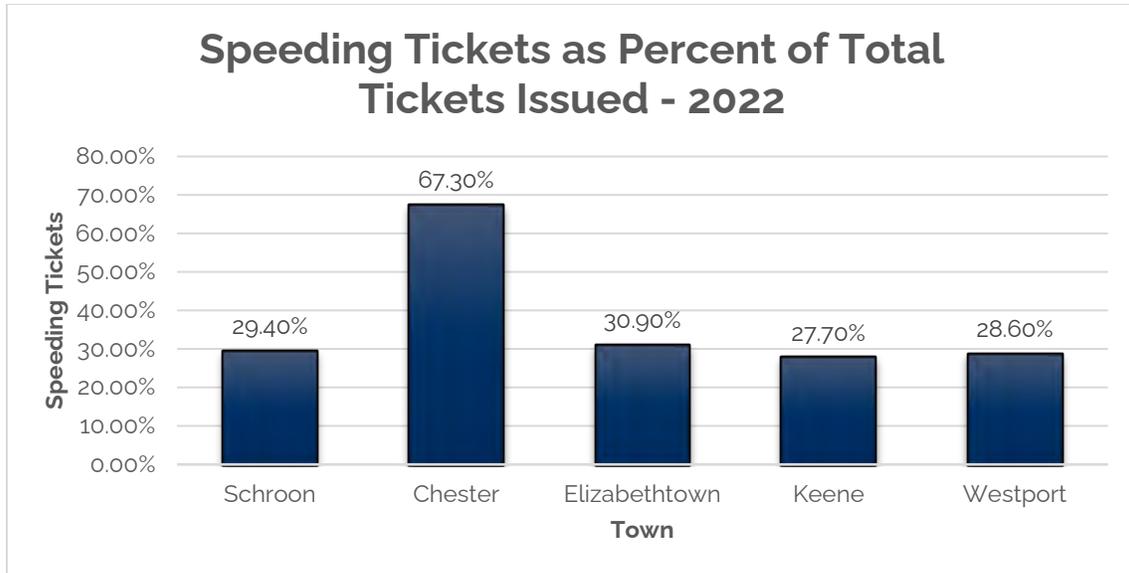
According to WalkScore.com, Schroon Lake has a Walk Score of 44, which means most errands require a car. Schroon Lake's Bike Score is 52 which means there is some bike infrastructure.

Walk Score®	Schroon	Westport	Indian Lake	Chester
 Walk Score	Walk Score 44	Walk Score 38	Walk Score 32	Walk Score 0
 Bike Score	Bike Score 52	Bike Score 25	Bike Score 32	Bike Score 29

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



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



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

PARKS AND PUBLIC SPACES

Refer to the Community Information and Inventory of Recreation Facilities and Trails Maps.

EXISTING CONDITIONS

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

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

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

Recreational Resources	
Recreational Facility	Description, Condition and Needs
<i>Schroon Lake Golf Course</i>	Town-owned Golf Course and Club House <ul style="list-style-type: none"> ▪ Considering expanding to 18 holes ▪ Clubhouse needs updating
<i>Schroon Lake Veterans Memorial Park</i>	Beach, Tennis Courts, Skating Rink Pavilion, Playground, Town Pier and Municipal Public Boat Docks <ul style="list-style-type: none"> ▪ Park Master Plan needed ▪ Boat docks need replacing and/or maintenance; Consider size, number and safety (*rebuilt in 2024) ▪ Cement walkway to beach needs maintenance Replacement sand should be brought in annually ▪ Playground at beach needs maintenance and expansion ▪ Basketball court needs maintenance ▪ Tennis/Pickleball courts need annual cleaning and maintenance.
<i>Town DEC Boat Launch</i>	<ul style="list-style-type: none"> ▪ Land surrounding boat docks needs maintenance and there is a potential need for a retaining wall
<i>Campgrounds</i>	<ul style="list-style-type: none"> ▪ Paradox Lake State Campground, Beach and Launch; launch needs maintenace ▪ Eagle Point State Campground ▪ Frontier Town Campground ▪ Pharaoh Lake Campsites ▪ Scaroon Manor Camping, Boat Launch and Beach
<i>Schroon Lake Ski Center</i>	Family ski hill with rope tow is currently closed <ul style="list-style-type: none"> ▪ Consider a volunteer organization to operate ▪ Consider potential of expanding to include other winter activities such as skating, snow shoeing, cross country skiing

Schroon Lake Snowmobile Trail System

The network of over 48 miles of snowmobile trails in the Town of Schroon, some of which cross Vanderwhacker Mountain Wild Forest (VMWF), is located on the west side of the lake in the area between State Route 9 and Trout Brook Road from the Hoffman Notch Wilderness Area (HNWA) south to the County line. The network uses several roads and trails across public and private land including Thilo, Horseshoe Pond, and Charley Hollow Roads. The local snowmobile club, Schroon Lake-North Hudson Snowmobile Club, with Town and DEC consent, developed the portions of the network on Town Roads, Forest Preserve, and private land. The club has built and maintained bridges, hung signs, and performed maintenance and grooming throughout the trail network for over 30 years. Efforts should be made to determine the feasibility of making any connecting snowmobile trail through the nearby VMWF parcels available to hikers and bicyclists. Two VMWF parcels on the Warren County/Essex County line between State Route 9 and the Adirondack Northway, and the adjacent private land, provide the only possible off-road connection between the Pottersville and the Schroon Lake trail systems. This snowmobile/bicycle trail will also cross the Scaroon Manor Campground as is addressed in that unit's approved UMP.

Mountain Biking Trails

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

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

The Adirondack Community-Based Trails and Lodging System Project (ACTLS) is a regional effort to enhance recreation-based tourism through a network of interconnected trails, lodging facilities, and community connections. As a recreation and tourism asset, these destination trails would be competitive with any found around the world. The Schroon Lake Circuit via Pharaoh Lake Wilderness is a 44-mile, 5-night, 4-day hiking and snowshoeing route in the eastern Adirondacks. The circuit features the scenic Pharaoh Lake Wilderness and summits many peaks offering views, including Severance, Pine, Blue, and Peaked hills, and Pharaoh, Treadway, and Bear mountains. The route also passes along the Schroon River, and Alder, Crane, Putnam, Crab, Horseshoe, Burge, and Peaked Hill ponds, as well as Schroon, Pharaoh, Pyramid, and Paradox lakes. The Schroon Lake Circuit via North Hudson is a 33-mile, 4-night, 3-day hiking and snowshoeing route that has one "very difficult" day; a highlight of the route is the Hoffman Notch Wilderness.

North Country National Scenic Trail

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

CHALLENGES AND OPPORTUNITIES FOR RECREATION

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

HISTORIC, CULTURAL & SCENIC RESOURCES

Refer to the Community Information Map. In the Town of Schroon there are two historic sites listed on the State and National Register of Historic Places.

Samson Fried Estate

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

Talichito

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

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

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

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

HEALTH AND EMERGENCY SERVICES & FACILITIES

Refer to the Community Information Map.

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

NATURAL RESOURCES AND CLIMATE

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

EXISTING CONDITIONS

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

WATER BODIES

Schroon Lake

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

Paradox Lake

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

Schroon River

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

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

STATE LAND RESOURCES

Pharaoh Lake Wilderness

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

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

Hammond Pond Wild Forest Area

The Hammond Pond Wild Forest Area is comprised of approximately 45,558 acres in more than 50 parcels located in the Towns of Keene, Elizabethtown, Westport, North Hudson, Moriah, Crown Point, Schroon, and Ticonderoga in Essex County. The majority of the parcels are located between Lake Champlain in the east, State Route 74 in the south, the Northway in the west, and State Route 9N in the north. Portions of the East Branch Ausable River, the Schroon River and the Boquet River - including Split Rock Falls - are also located within or along the wild forest. Black Brook, Crowfoot Brook, and many more small streams and brooks can be found here. Although mountains and peaks here do not rise to the elevations of the nearby High Peaks, there are a number of small mountains including Hail Mountain (2,640 feet), Harris Hill (2,211 feet), Peaked Hill (1,865 feet), and Bloody Mountain (1,770 feet). A Unit Management Plan (UMP) was completed for the unit in 1988. A 1993 "Generic Bicycle Amendment for Completed Adirondack Forest Preserve Unit Management Plans" proposed an Amendment to the HPWF (and several other Forest Preserve units) to allow bicycle use on certain trails.

Hoffman Notch Wilderness Area

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

Vanderwhacker Mountain Wild Forest

The 91,854-acre Vanderwhacker Mountain Wild Forest is located in the central Adirondacks within the towns of Minerva, Newcomb, Schroon Lake, North Hudson (Essex County), Johnsbury, Chester (Warren County), and Indian Lake (Hamilton County). Approximately 7,498 acres are in the Town of Schroon. The unit is within the Hudson River watershed and the lesser watersheds of the Boreas and Schroon rivers. The bulk of the unit is made up of a single

parcel of approximately sixty thousand acres, located mainly within the town of Minerva and home to Vanderwhacker Mountain. The remainder of the parcels range in size from a hundred acres to more than six thousand acres. This rugged, mountainous and forested area contains many lakes, ponds, rivers and streams that provide an abundant variety of outdoor recreational opportunities. The VMWF contains 14.4 miles of designated foot trails, including access to the fire tower on the summit of Vanderwhacker Mountain.

Challenges and Opportunities

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

CLIMATE CHANGE

Changes in climate are impacting communities in the Adirondack Park in a myriad of ways. The greatest risks posed by climate change in the Town of Schroon include increased precipitation (including more extreme precipitation), increased frequency of high winds, increase in the number of extremely hot days, and increased flood risk. Some impacts are related to extreme weather conditions happening in western parts of the country where there has been an increase in drought, wildfire, heat, and flooding events. The impact from outside the area is resulting in demand for land and housing in the Adirondacks. According to an article published in the *Adirondack Explorer* in May 2023 (*What climate migration could mean for the Adirondacks by Cloe Bennett*), this could result in positive benefits by acting as a magnet for young people who are mobile enough to move. This could potentially add diversity to the population and reverse the population loss trend.

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

Some impacts from climate change may be related to extreme weather conditions being experienced in western parts of the country where there has been an increase in drought, wildfire, heat, and flooding events. This is resulting in demand for land and housing in the Adirondacks. According to an article published in the *Adirondack Explorer* in May 2023 (*What climate migration could mean for the Adirondacks by Cloe Bennett*) this could potentially result in positive benefits in that it could add youth and diversity to the population and potentially reverse the regional loss in population.

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

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

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

FISCAL RESOURCES

TOWN BUDGET

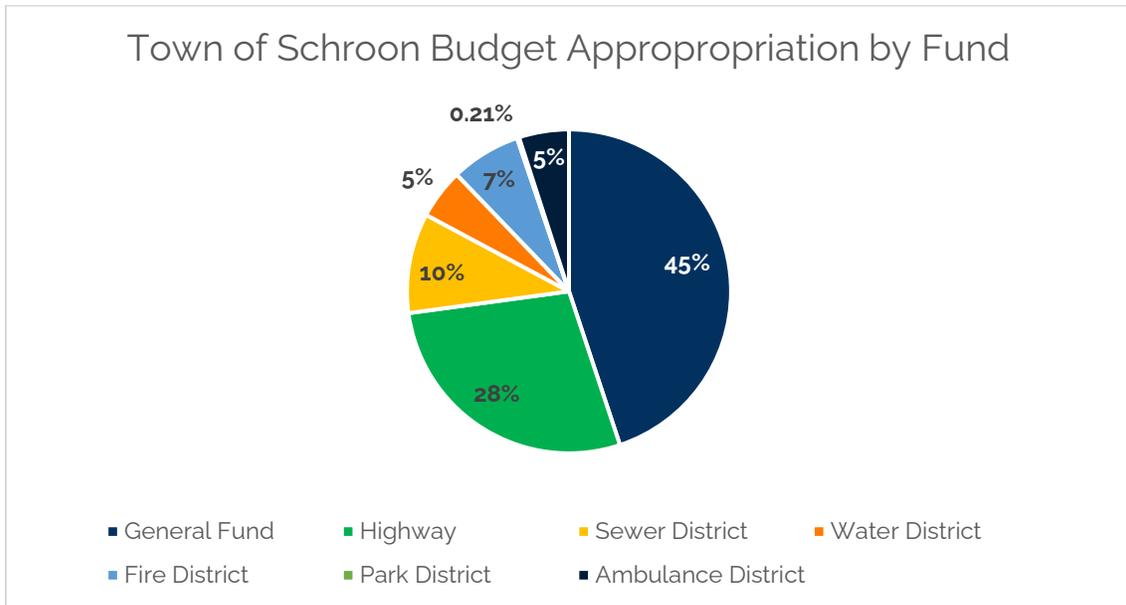
The Town of Schroon Adopted Budget for 2024 is summarized in the table below. Budget appropriations total just over \$6.2 million. Revenues from all sources are estimated just under \$2.5 million leaving \$3.6 million to be raised by property taxes.

Schroon Budget Summary

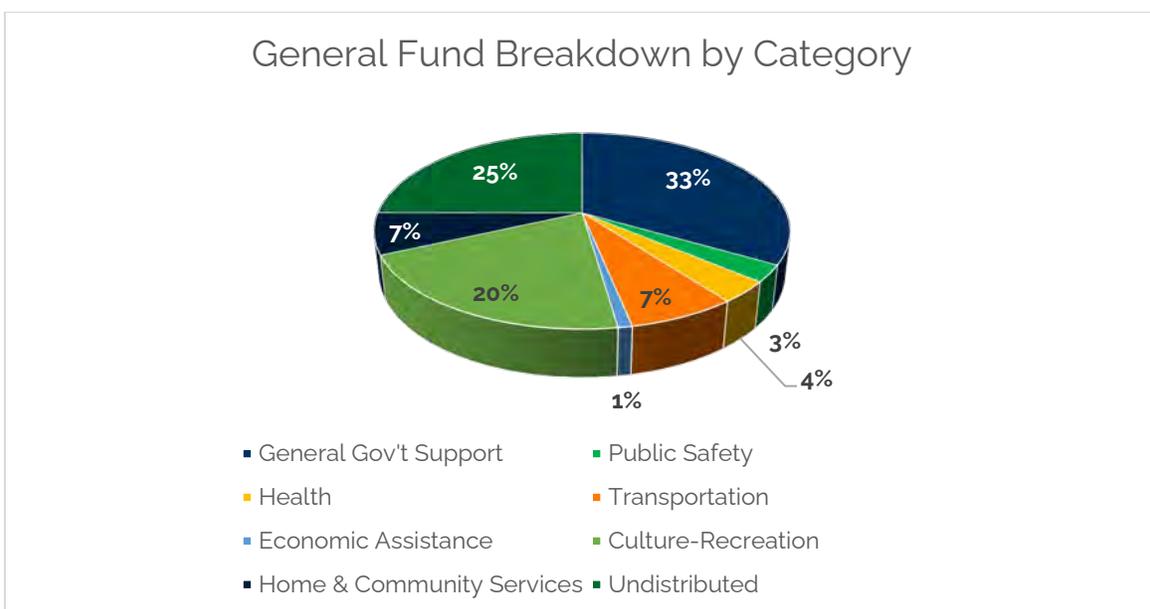
Fund	Appropriation	Revenues	Amount from Taxes
General Fund	\$ 2,805,830.00	\$ 914,671.00	\$ 1,691,159.00
Highway	\$ 1,729,531.00	\$ 549,739.00	\$ 1,179,792.00
Sewer District	\$ 646,716.00	\$ 646,716.00	\$ -
Water District	\$ 340,695.00	\$ 340,695.00	\$ -
Fire District	\$ 418,050.00	\$ 3,458.00	\$ 405,592.00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

Nearly half (45%) of the budget supports the General Fund, which is described in more detail below. The next largest appropriation (28%) is for the Highway Department, which is used for general repairs, equipment, snow removal, and employee benefits. 10% of the budget

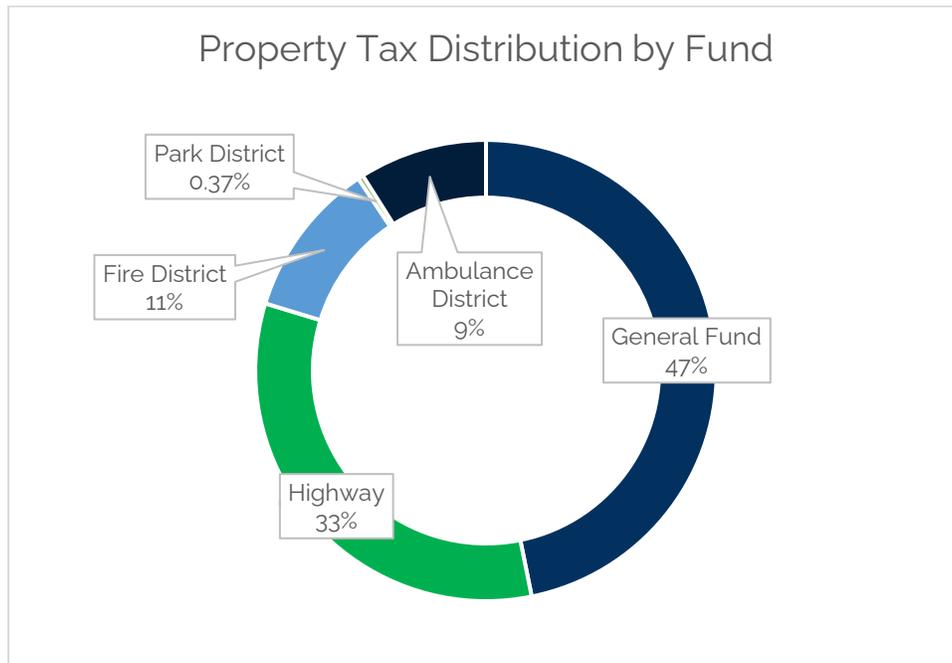
supports the Sewer District and 5% goes to the Water District. The Water and Sewer District budget is derived entirely from revenues, not property taxes. 7% of the budget is allocated to the Fire District, 5% to the Ambulance District, and the remaining 0.21% to the Park District.



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



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



GRANT HISTORY

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

- 2013 NYS ORPHP – Park Improvement Project where grant funding was used to improve the tennis/basketball courts, pavilion and hockey rink
- 2017 NYS DOS Local Waterfront Revitalization Program for creation of the Townwide Revitalization Strategy
- 2021 NYS DOS Environmental Protection Fund Smart Growth Program for the Comprehensive Plan Update
- Rogers Brook Sewer Main Replacement
 - 2022 Norther Border Regional Commission State Economic & Infrastructure Development Investment Program (\$853,440)
 - Environmental Facilities Corporation (EFC) Water Infrastructure Improvement Program (WIIA) (\$108,750)
 - 2023 Clean Water State Revolving Fund (CWSRF) Intended Use Plan (IUP) Listing (\$435,000 inclusive of WIIA award)

STAFF CAPACITY

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

OPPORTUNITIES & CHALLENGES FOR ADDRESSING SMART GROWTH PRINCIPLES

Smart Growth Principle	Opportunities	Challenges
Promote mixed land uses in focus areas	- Current zoning allows for mixed uses in business districts	- Lack of available land and sewer capacity within hamlet limits infill/redevelopment
Create adequate range of housing opportunities and choices	- Allow accessory dwelling units in all residential districts	- Current zoning requires increased lot sizes for multi-family, limiting options
Promote development where infrastructure is adequate and sustainable	- Existing water/sewer infrastructure in hamlet area	- Water/sewer systems at or near capacity in summer
Build on traits that make a distinctive and attractive community	- Scenic lake and mountain views	- Aging housing stock and infrastructure in need of upgrades
Promote well-planned public spaces	- Existing waterfront park is a major community asset	- Park facilities need maintenance and accessibility improvements
Promote sustainable compact neighborhoods	- Hamlet area already fairly compact; increase residential density	- Limited land available for new development in hamlet
Increase mobility and connectivity	- Existing sidewalk network in hamlet	- Lack of bike infrastructure and transit options
Promote sustainable mass transit	- No existing opportunities identified	- Rural nature of town makes mass transit challenging
Promote walkable/bikeable designs	- Compact hamlet layout	- Many roads lack shoulders or bike lanes
Promote clean energy resources	- install EV charging stations; complete high impact actions to become a Clean Energy Community	- No local incentives or programs currently in place
Improve green infrastructure	- implement stormwater management recommendations	- Limited existing green infrastructure; limited resources for infrastructure projects
Increase resiliency to extreme weather	- Identified vulnerable areas	- Aging infrastructure susceptible to flooding
Encourage social diversity and integration	- Affordable housing developments exist; history of social inclusion	- Aging population, lack of housing diversity
Expand cross-jurisdictional planning	- Regional partnerships exist	- No specific challenges identified
Promote community collaboration in planning	- Active local organizations and volunteers	- No specific challenges identified

MAPS

1. Town of Schroon Land Use
2. Forest/Tree Cover
3. Zoning
4. APA Land Use
5. Community Information (includes Recreation, Transportation, Infrastructure, Historic & Cultural Resources, Health & EMS Resources)
6. Inventory of Recreation Facilities and Trails (created by LA Group for Town of Schroon Local Waterfront Revitalization Strategy)
7. Rare Plants and Animals
8. Soils
9. Steep Slopes
10. Wetlands
11. Flood Plains

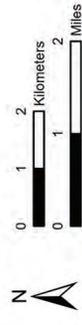
Town of Schroon Comprehensive Plan Update

Land Use

Essex County, NY

Map Key

- Town of Schroon
 - Towns
 - Essex County Tax Parcels
 - State Route
 - County Road
 - Minor Roads
- Land Use:**
- Single-Family Dwellings
 - Two-Family Dwellings
 - Multi-Family Dwelling
 - Seasonal
 - Mobile Homes
 - Mobile Home Park
 - Lodging
 - Commercial
 - Mixed Use
 - Industrial
 - Vacant Land
 - Recreation and Entertainment
 - Community Services
 - Public Lands
 - Agricultural



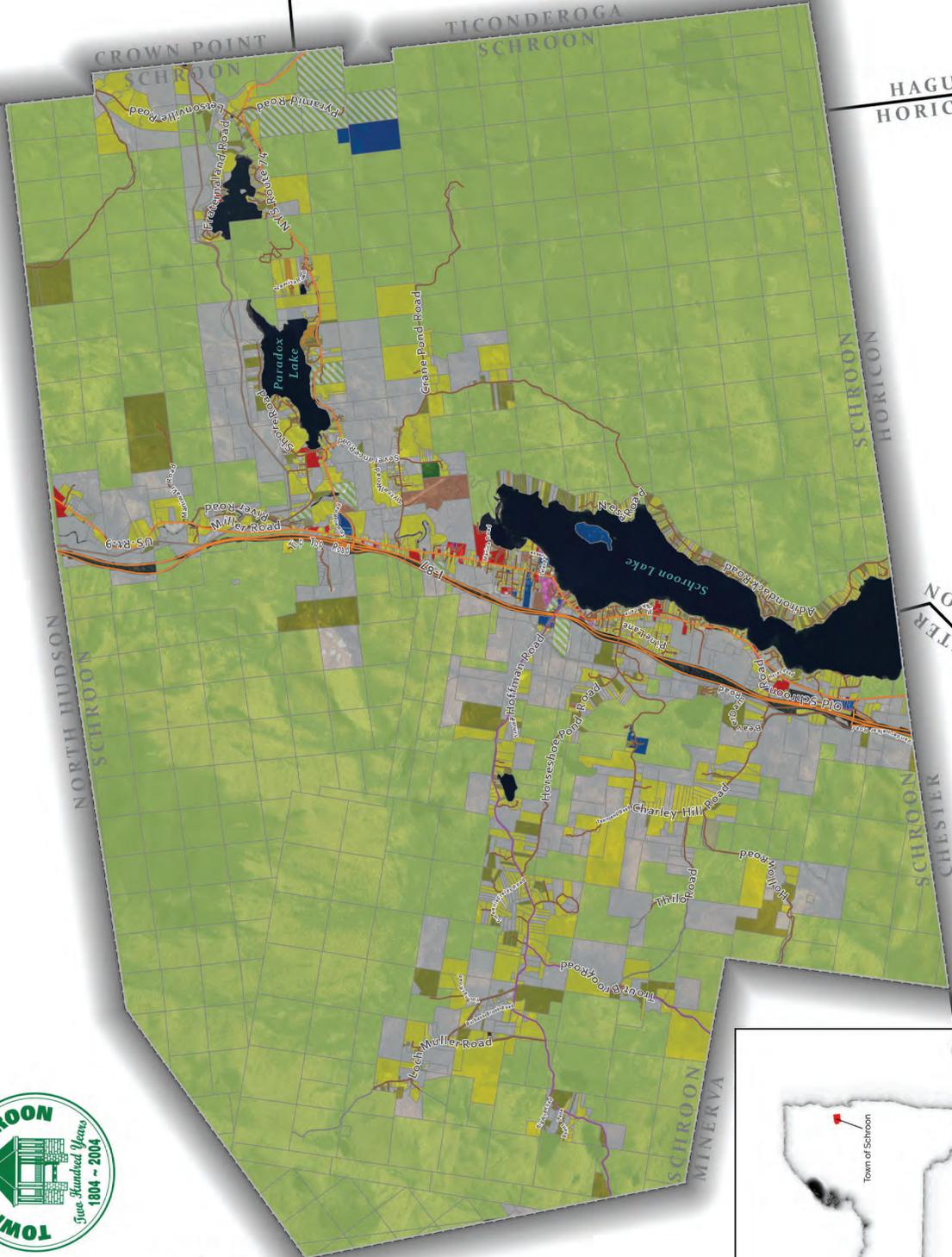
LaBella
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Clothier Planning & Consulting



Sources: Bing, 2023; LaBella, 2023; NYS GIS Clearinghouse, 2022; Regridr, 2023

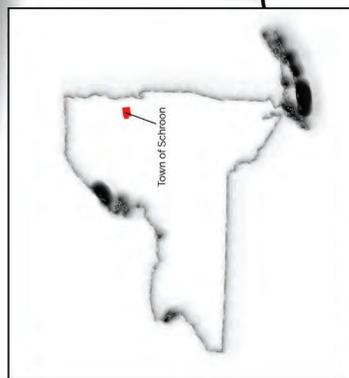


NORTH HUDSON
MINERVA



HAGUE
HORICON

CHESTER
HORICON



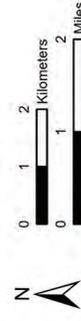
Town of Schroon Comprehensive Plan Update

Natural Resources - Forest/Tree Cover

Essex County, NY

Map Key

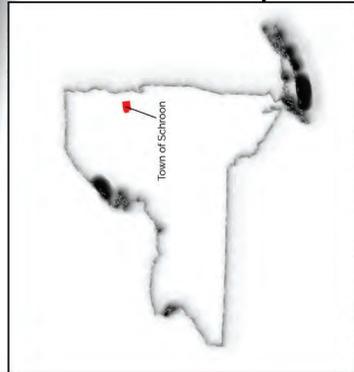
-  Town of Schroon
 -  Towns
 -  Essex County Tax Parcels
 -  State Route
 -  County Road
 -  Minor Roads
- ### Forest/Tree Cover
-  High Density
 -  Low Density



Sources: Bing, 2023; LaBella, 2023; NYS GIS Clearinghouse, 2022; Regrid, 2023; USFS, 2023



NORTH HUDSON
MINERVA



Town of Schroon Comprehensive Plan Update

Zoning

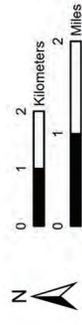
Essex County, NY

Map Key

Zoning District

- R-80
- R-40
- SR-20
- B-2
- I-1
- R-20
- B-2A
- B-1
- R-40A
- R-10

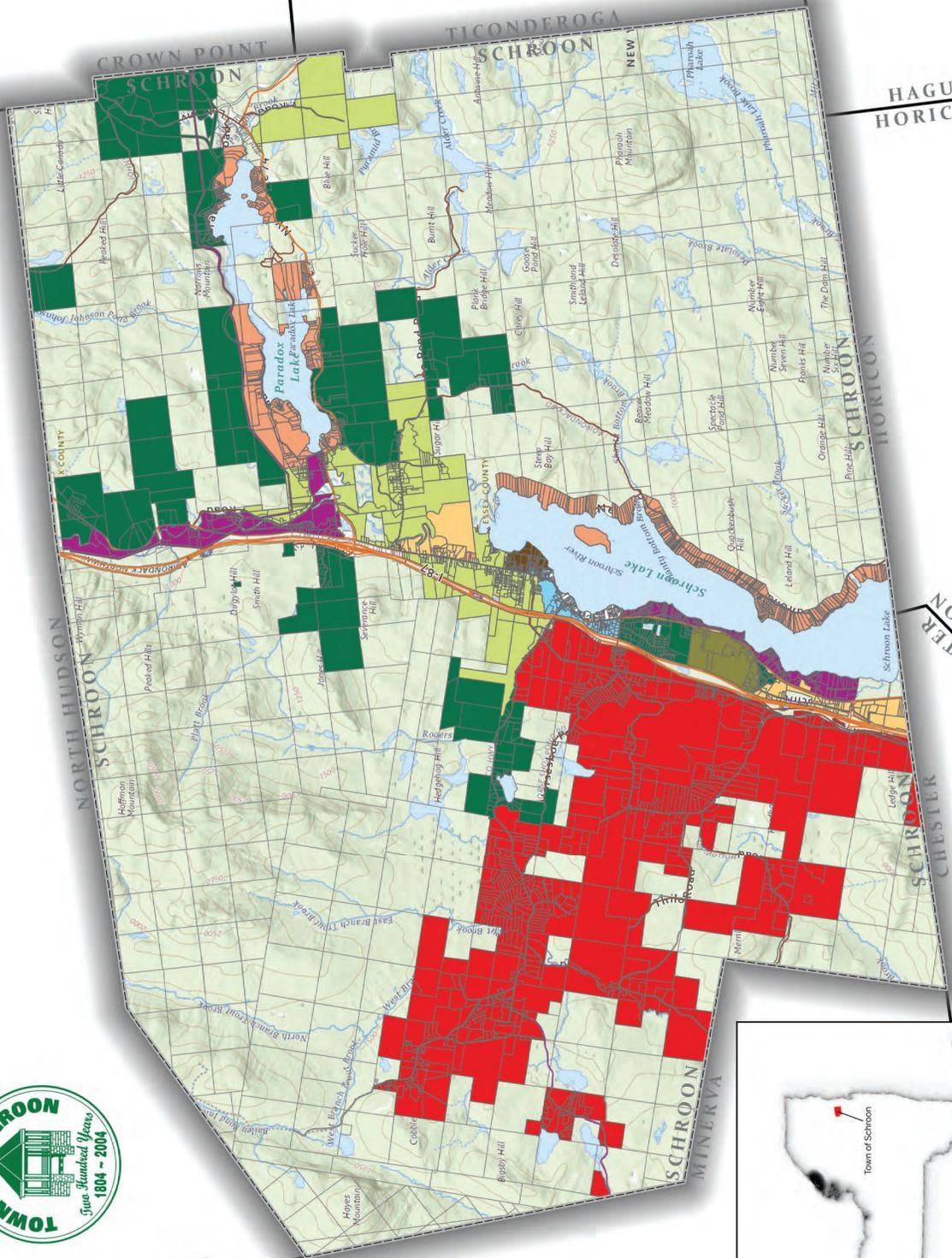
- Town of Schroon
- Towns
- Essex County Tax Parcels
- State Route
- County Road
- Minor Roads



Sources: Bing, 2023; LaBella, 2023; NYS GIS
Clearinghouse, 2022; Regrid, 2023



NORTH HUDSON
MINERVA



HAGUE
HORICON

CHESTER
HORICON

Town of Schroon Comprehensive Plan Update

APA Land Use

Essex County, NY

Map Key

- Town of Schroon
 - Towns
 - Essex County Tax Parcels
 - State Route
 - County Road
 - Minor Roads
- ### Adirondack Park Land Use and Development
- Pending Pvt Land
 - Hamlet
 - Moderate Intensity
 - Low Intensity
 - Rural Use
 - Resource Management
- ### State Land
- Wilderness
 - Primitive Area
 - Wild Forest
 - Intensive Use
 - State Administrative



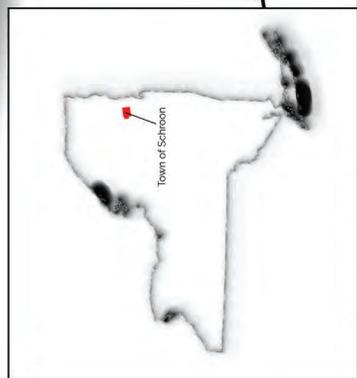
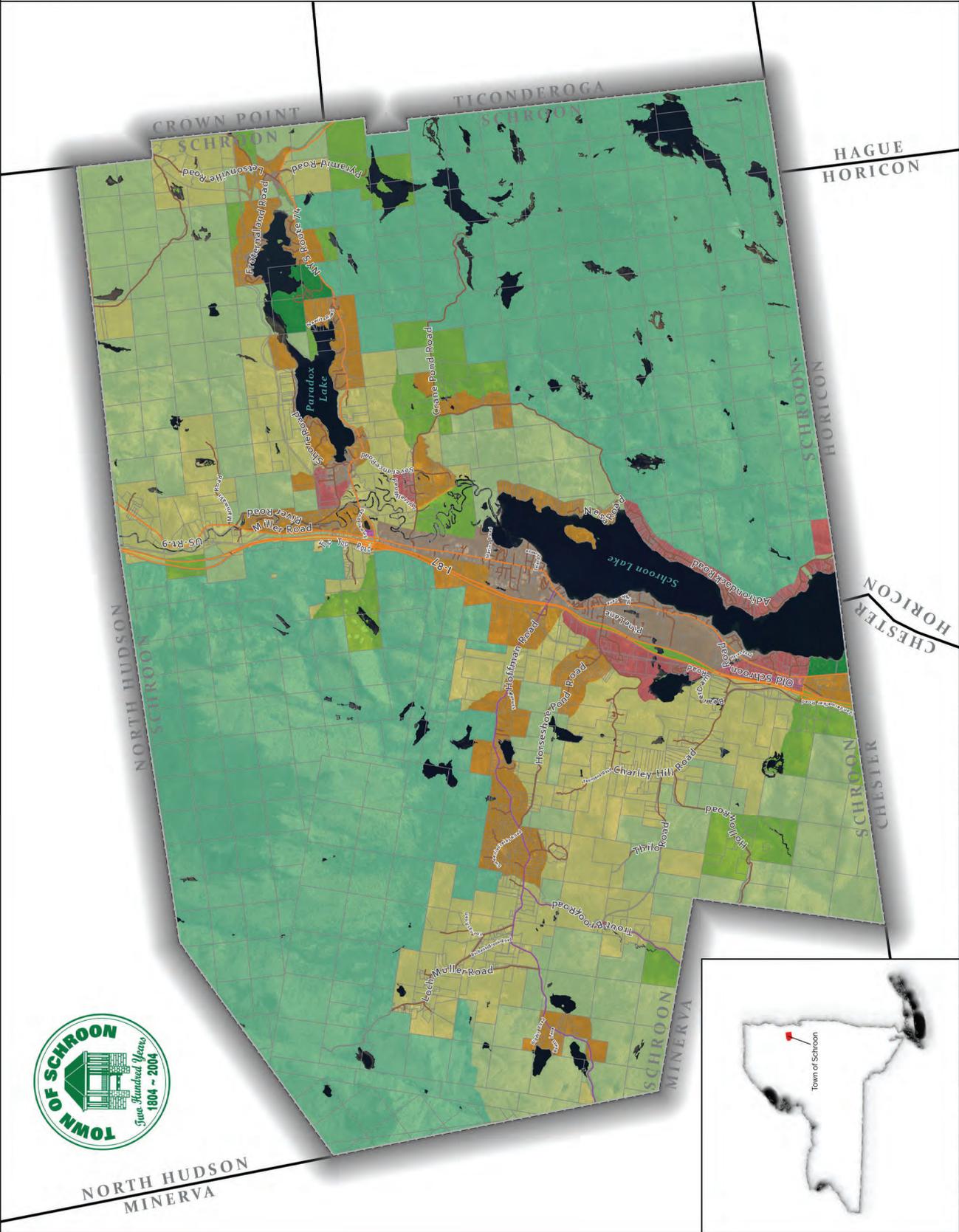
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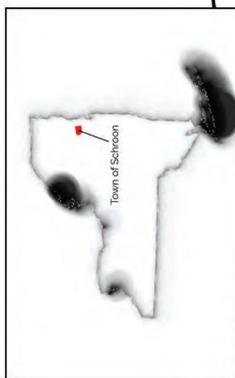
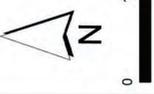
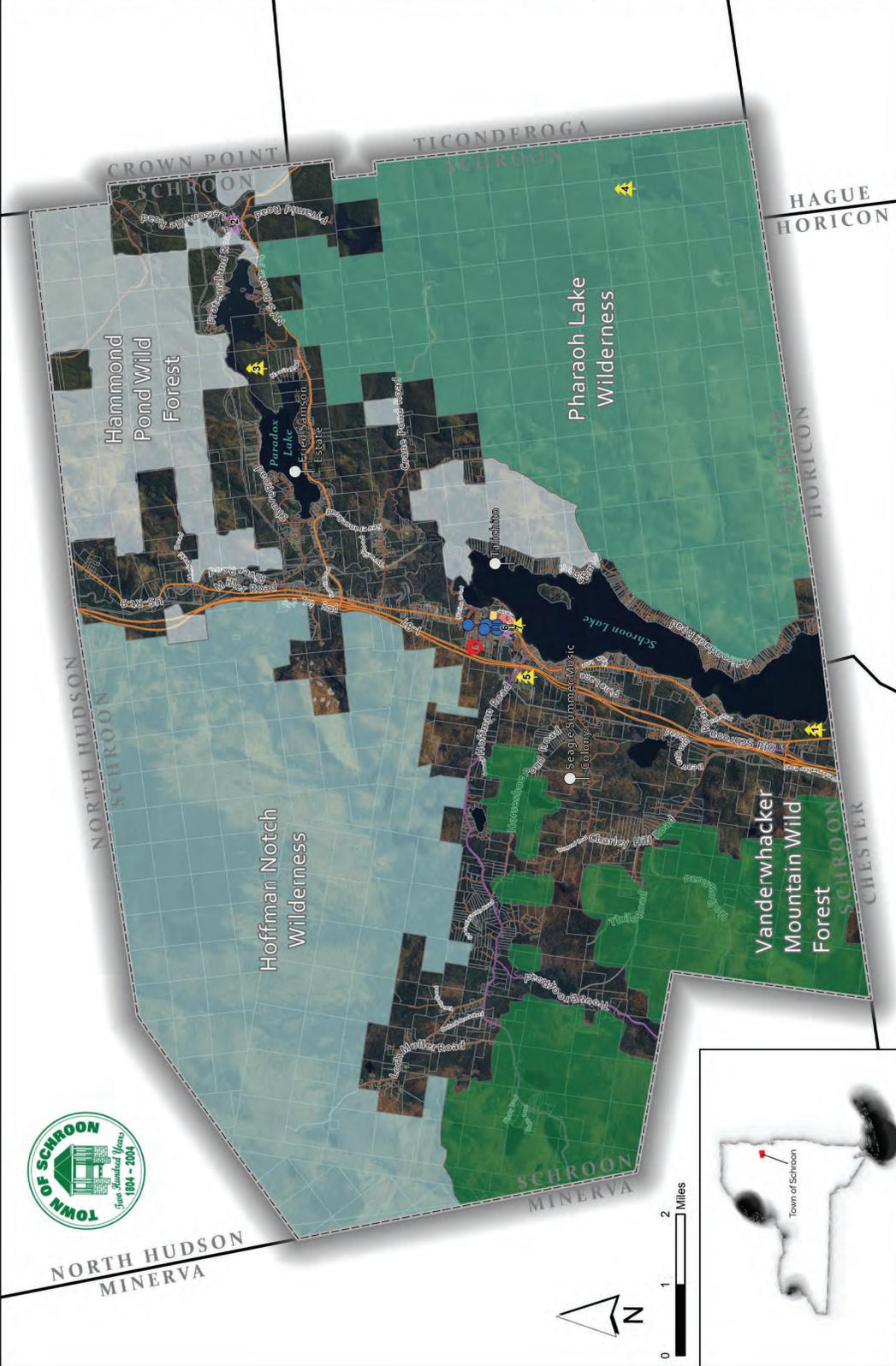


Sources: Bing, 2023; LaBella, 2023; NYS APA, 2018; NYS GIS Clearinghouse, 2022; Regrid, 2023



NORTH HUDSON
MINERVA





Map Key

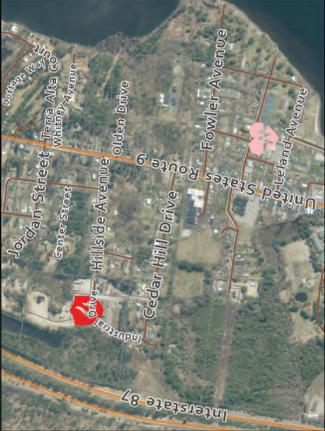
- Town of Schroon
- Towns
- Essex County Tax Parcels
- State Route
- County Road
- Minor Roads
- Waste Water Treatment Plant
- Hammond Pond Wild Forest
- Hoffman Notch Wilderness
- Pharaoh Lake Wilderness
- Vanderhacker Mountain Wild Forest
- Park/Forest
- Recreational Facility
- Local Historic/Cultural Site
- National Registered Historic Site
- Schroon Lake Health Center
- Schroon Lake Fire Dept

Town of Schroon Comprehensive Plan Update

Community Information Map

Essex County, NY

ID	Category	Name
1	State Park	Cayuga Camp
2	Recreational Facility	Paradox Community Center
3	State Forest	Paradox Lake Campground
4	State Forest	Pharaoh Lake Campsite
5	Municipal Park	Schroon Lake Golf Club
6	Recreational Facility	Schroon Lake Sr Citizens Club
7	Municipal Park	Schroon Lake Veterans Memorial Park



Health & EMS Resources



Local Cultural Landmarks



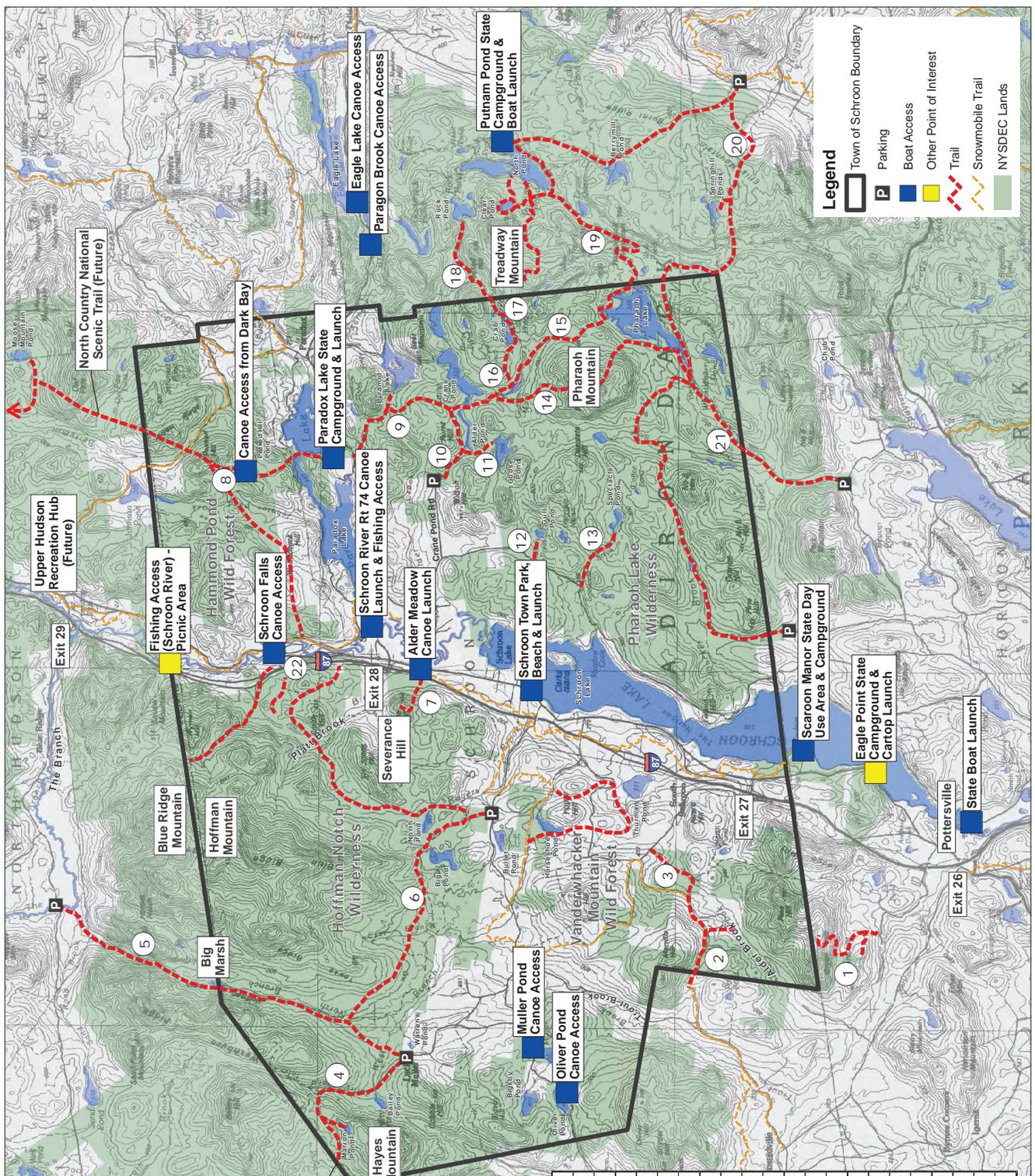
Waste Water Treatment Plant

Sources: Bing, 2023; LaBella, 2023; NYS GIS Clearinghouse, 2022; Regrid, 2023

Town of Schroon Local Waterfront Revitalization Strategy Inventory of Recreation Facilities and Trails



Project: 2016138
 Date: 06/29/2017



Legend

- Town of Schroon Boundary
- Parking
- Boat Access
- Other Point of Interest
- Trail
- Snowmobile Trail
- NYSDDEC Lands

1	Natural Stone Caves & Trails
2	Charlie Hollow Trail
3	Thilo Trail
4	Bailey Pond Trail
5	Hoffman Notch Trail
6	Big Pond Trail
7	Severance Mountain Trail
8	Peaked Hill Trail
9	Long Swing Trail
10	Crane Pond Trail
11	Goose Pond Trail
12	Gull Pond Trail
13	Spectacle Pond Trail
14	Pharaoh Mountain Trail
15	Pharaoh Lake Trail
16	Short Trail
17	Swing Trail
18	Lilypad Pond Trail (to Rock Pond)
19	Grizzle Ocean Trail
20	Springhill Pond Trail
21	Pharaoh Lake Trail
22	Rt. 9 Dirgylot Hill Trail

Town of Schroon Comprehensive Plan Update

Natural Resources - Steep Slopes

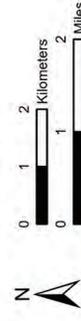
Essex County, NY

Map Key

-  Town of Schroon
-  Towns
-  Essex County Tax Parcels
-  State Route
-  County Road
-  Minor Roads

Steep Slopes

-  0 - 15%
-  16 - 25%
-  >25%



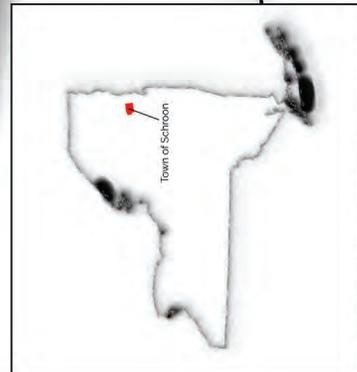
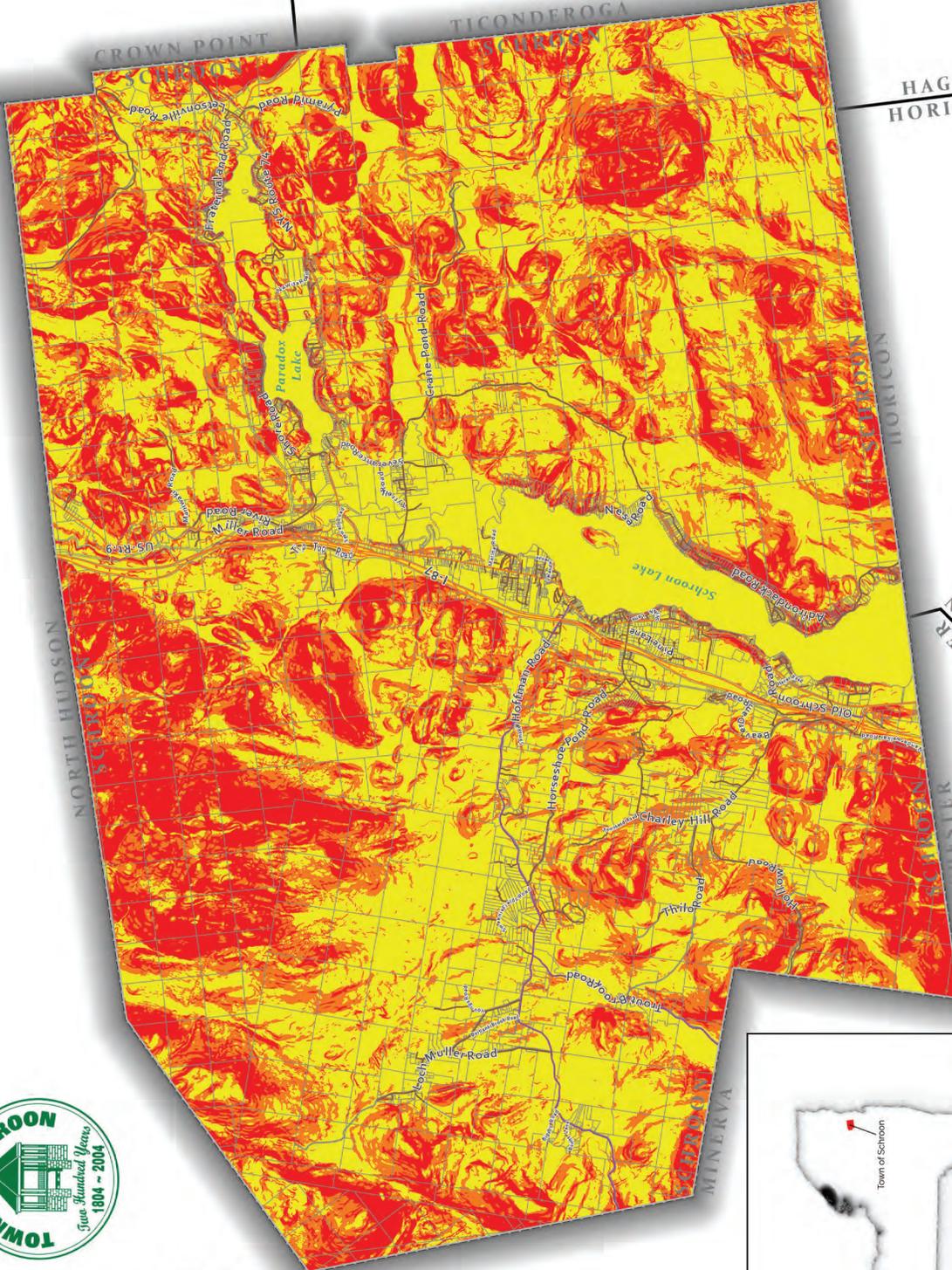
Clothier Planning & Consulting



Sources: Bing, 2023; LaBella, 2023; NYS GIS Clearinghouse, 2022; Regrid, 2023; USGS, 2023



NORTH HUDSON
MINERVA



Town of Schroon Comprehensive Plan Update

Natural Resources - Wetlands

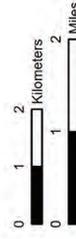
Essex County, NY

Map Key

-  Town of Schroon
-  Towns
-  Essex County Tax Parcels
-  State Route
-  County Road
-  Minor Roads

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine
-  Other



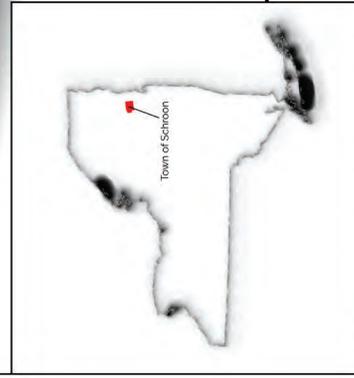
Clothier Planning & Consulting



Sources: Bing, 2023; LaBella, 2023; NYS GIS Clearinghouse, 2022; Regrid, 2023; U.S. Fish and Wildlife Service, 2023



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APPENDIX B

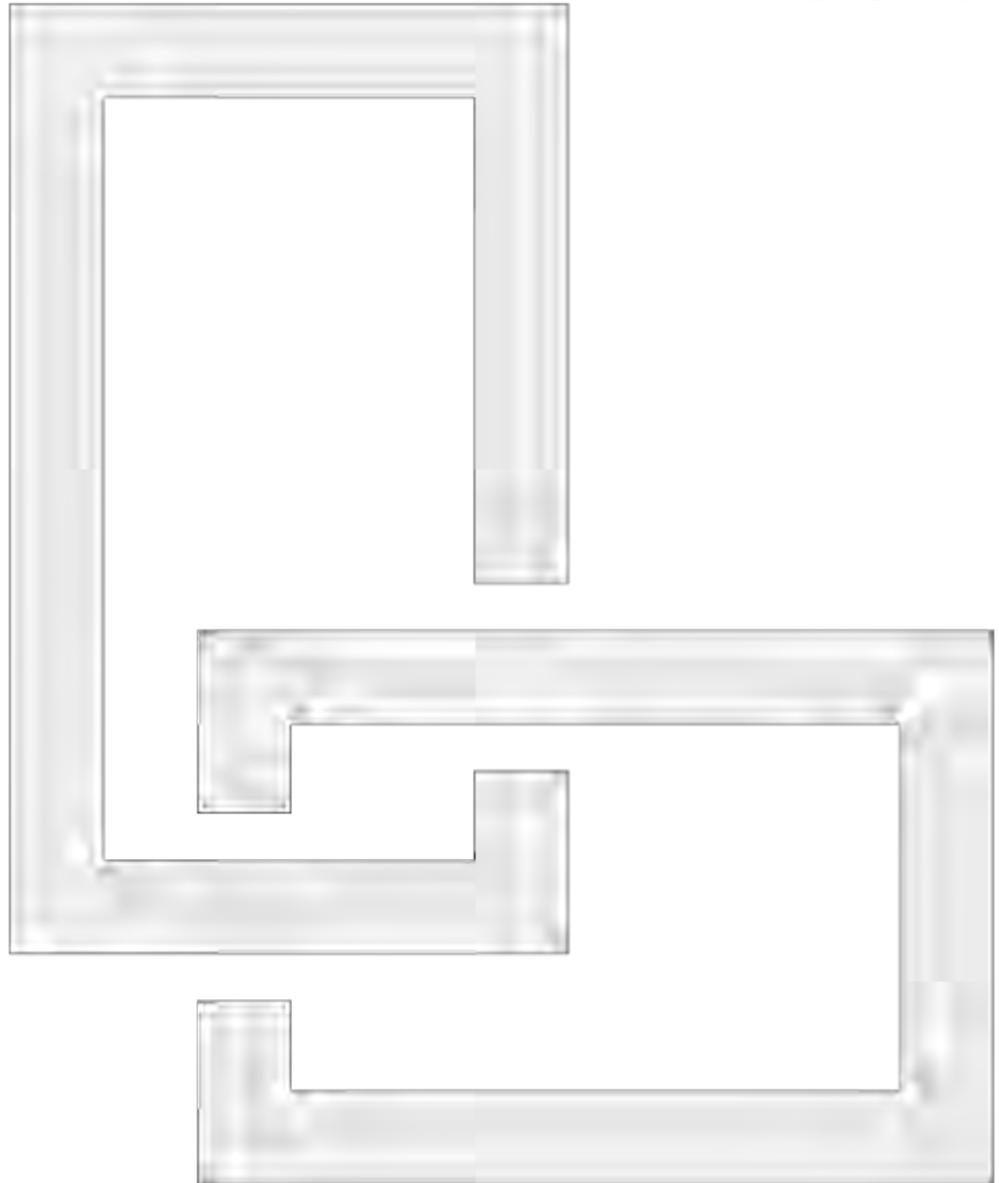
REVIEW OF LOCAL & REGIONAL PLANS

Prepared For:

Town of Schroon
15 Leland Ave.
Schroon Lake, NY 12870

Submitted by:

LaBella Associates
4 British American Blvd.
Latham NY 12110
(518) 273-0055



Task 8 Draft: Review of Existing Local and Regional Planning Efforts and Ongoing Initiatives

NOVEMBER 2023
PROJECT NO. 2233700



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

REVIEW OF LOCAL AND REGIONAL PLANNING EFFORTS AND ONGOING INTIATIVES

A successful planning process is built on the foundation of past planning efforts and consensus building on future initiatives. Existing planning documents along with the current issues and opportunities for the Town of Schroon have been identified by community leaders and are listed below. The status of past projects will also be reviewed to help develop and prioritize future recommendations. Following the summary chart below, organized from the most recent initiatives, provides a description of each document and how they are related to the Town of Schroon 2024 Comprehensive Plan.

	LOCAL & REGIONAL PLANNING DOCUMENTS	YEAR
1	Management Plan and State of The Lake Report for Paradox Lake	2022
2	Schroon Lake Watershed Management Plan Schroon Lake Watershed Management Plan Addendum	2010 2019
3	Schroon Townwide Revitalization Strategy	2018
4	Destination Master Plan for Schroon Lake	2009
5	Schroon Lake Route 9N Corridor Study	1989
6	Schroon Lake Village Main Street Revitalization	1980
7	Town of Schroon Master Plan	1977
8	Town of Schroon Zoning Ordinance	1971
9	Town of Schroon Reclassification Process for a Residential Smart Growth Affordable Housing Initiative and Schroon Reclassification Revisited for Affordable Housing	2016 2022
10	Pharaoh Lake Wilderness Complex Unit Management Plan Vanderwhacker Mountain Wild Forest Unit Management Plan Hoffman Notch Wilderness Unit Management Plan Hammond Pond Wild Forest Unit Management Plan	1992 2008 2012 2019
11	Building Balanced Communities for the North Country: A Comprehensive Housing Study and Strategy	2023

1. Management Plan and State of The Lake Report for Paradox Lake

Description

This plan, prepared in 2022, provides a long-term plan for the sustainable management of Paradox Lake. The identified purpose of the Paradox Lake Association is *“to preserve and protect Paradox Lake and its surroundings, to enhance the water quality, fishery, boating safety, and aesthetic values of Paradox Lake, as a public recreational facility for today and for future generations.”* Informed by the 2017 stakeholder survey and subsequent discussion with board members, the plan focuses on in-lake and watershed alternatives that can be used or explored further to help achieve this goal.

Findings and Recommendations

The primary management concern of lake stakeholders in recent years is spread of Eurasian watermilfoil. Initially documented in the upper basin of the lake, the species has been actively managed since 2008. The management plan that follows was developed to include objectives and alternatives for ongoing Eurasian watermilfoil management, continued water quality monitoring, and public use and safety on the lake. Recommendations are based on stakeholder surveys and feedback, characteristics of the lake and surrounding watershed, analysis of long-term water-quality monitoring data, compilation of available plant monitoring and management data, and evaluation of recreational fisheries. Each of these efforts details the lake’s existing conditions in a “state of the lake” report. The report considers management history, management alternatives for invasive species, water quality, public use and access, and environmentally sensitive areas.

Relevance to the Comprehensive Plan

This report concentrates on describing the existing conditions of Paradox Lake. It sets up alternatives for management but does not contain specific recommendations. It will be useful for the inventory and analysis of 2024 Comprehensive Plan.

Implementation Progress

Progress on implementation will be summarized in a memo and added to the plan as an appendix.

2. Schroon Lake Watershed Management Plan and Addendum

Description

The Schroon Lake Watershed Management Plan was created with a Local Waterfront Revitalization Program (LWRP) grant from the New York State Department of State (NYS DOS) awarded to the Town of Chester. Completed and published in 2010, the Schroon Lake Watershed Management Plan is a comprehensive review of the state of Schroon Lake and its immediate watershed. The overarching goal of the plan is to identify issues affecting the water quality and ecology of Schroon Lake and to set forth specific recommendations to protect the lake for the future. The Plan identified key recommendations and strategies to address issues of concern around the lake. Recommendations of the 2010 plan included stormwater runoff mitigation,

invasive species management and prevention, highway maintenance, and homeowner outreach and education. Since the publication of the plan, numerous strategies have been implemented by the municipalities and lake associations.

As each project was completed, new projects and issues within the lake and watershed emerged. An Addendum, funded by the Lake Champlain – Lake George Regional Planning Board through the New York State Department of Environmental Conservation, was prepared in 2019 to identify new issues and provide actionable recommendations and implementation strategies. In recognition of the intrinsic tie that waterbodies have with one another, the study area for this Addendum has been expanded beyond the boundaries of Schroon Lake itself to include the upper and lower Schroon River and Paradox Lake. New issues that emerged included terrestrial invasive species monitoring, fisheries management, and lake water level.

Findings and Recommendations

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

Implementation Progress

Over the past 9 years, the Towns of Chester, Horicon and Schroon, the Schroon Lake Association (SLA), the East Shore Schroon Lake Association (ESSLA), and numerous other partners have been working diligently to implement the recommendations of the plan. Through these efforts several stormwater infrastructure projects have been implemented within the Towns of Horicon and Schroon. Additionally, programming such as aquatic invasive species identification, management and surveillance, lakeshore homeowners septic pump-out days, and several other educational initiatives have been implemented since the publication of the plan.

Relevance to the Comprehensive Plan

The recommendations are extremely applicable to the 2024 Comprehensive Plan. They should be fully incorporated into the inventory, analysis, and recommendations sections.

3. Schroon Townwide Revitalization Strategy 2018

Description

The Local Waterfront Revitalization Strategy is a comprehensive plan that was funded through the New York State Department of State (NYSDOS) which is a potential source of future funding for the implementation of the recommendations outlined in the plan. The Strategy combines new opportunities and outlines a roadmap for achieving the Town’s vision that focuses on the water assets of the Town and incorporates them into a plan that created an economic development strategy with actionable recommendations.

Findings and Recommendations

1. Tourism Branding and Marketing Plan

- Work with the five communities of the *Upper Hudson Recreation Hub*, especially Schroon's neighbor, Town of North Hudson, with whom the town already shares significant cooperation.
 - Expand participation in a group of local chambers that will work on regionally cooperative tourism initiatives and cooperative events. Include: Tri-Lakes Business Alliance, North Warren Chamber, Gore Mountain Regional Chamber and Ticonderoga Area Chamber.
 - Identify how the Town can effectively participate in the *Hamlet to Hut Destination-Based Trail System*.
 - Expand the set of Schroon Lake signature events such as the Hobie Cat Sailing Regatta, Adirondack Marathon and Distance Festival, Ice Fishing Derby and Cycle Adirondacks.
- 2. Arts, Culture and Heritage Marketing Plan**
- Develop a marketing plan for the creative economy that blends outdoor pursuits with the fine arts and performing arts venues in the community.
 - Expand visitor information, interpretive displays and materials, and the number of historical markers.
- 3. Reactivate the Schroon Lake Tourism Council**
- The Town Board and Chamber of Commerce should reactivate the Tourism Council.
 - Prepare a long-term grant strategy that would outline and prioritize the projects the Town wants to implement in the next five years.
 - Recruit a vendor that would contract with the Town to provide kayak/paddleboard rentals at the Town Beach.
- 4. Town/State-Owned Facility Improvements**
- 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.
 - 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.
 - Continue to improve public access to the town beach, launch and docks. Provide handicap access 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.
 - Develop a formal dog park on Town-owned lands at the beach area west of the Boathouse. Post appropriate signage and waste bags.
 - 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.
 - 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.
- 5. Improve Downtown Aesthetics**
- Make physical improvements in the downtown streetscape including adding street trees and improving building facades.
 - Continue to upgrade public spaces for their attractiveness and functionality.
- 6. Improve Pedestrian and Bicycle Experience**
- Continue to improve walkability by adding accessible crosswalks, benches, and shade trees throughout the hamlet.
 - Place bike racks at key locations throughout the hamlet.
 - Make wheelchair accommodation improvements at the Town Park.
- Place more digital speed signs on Route 9, particularly on the curve south of the business district.

7. Create Informational and Heritage Signage

- Develop distinctive gateway entrances at Northway Exits 27 and 28. Consolidate random signage to single signage boards.
- Provide signage to indicate the location of the beach and launch from Main Street.
- Develop new signs for restroom locations, an historic sign at the Leland Hotel, and a large historical interpretive sign or mural on the Boathouse.

8. Affordable Housing

- Renew the effort to have the APA reclassify the area of two contiguous properties from Low Intensity to Hamlet as outlined in the Town of Schroon's Smart Growth Hamlet Expansion Plan.

Implementation Progress

Progress on implementation will be summarized in a memo and added to the plan as an appendix.

Relevance to the Comprehensive Plan

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

4. Destination Master Plan for Schroon Lake

Description

In 2009 ROOST spearheaded a destination master planning process that resulted in the development of economic development strategy for Saranac Lake, Schroon Lake, Moriah, Ticonderoga, Wilmington and Lake Placid. Each of the communities now has a destination master plan that identifies unique challenges and strategies specific to their needs and in an appropriate scale. Schroon's vision is to recapture its status as an Adirondack Lakeside Destination by becoming a base camp for Adirondack adventures, expanding and upgrading its selection of lodging and dining, improving its curb appeal, building new outdoor experience products, increasing visitor opportunities to access and view the lake, and improving visitor experiences. The goal is to increase jobs and business opportunities and generate new year-round revenue. This level of planning detail enables the Town to have access to additional financing programs to receive Priority Project status for Consolidated Funding Applications(CFA) submitted for consideration by the North Country Regional Economic Development Council (REDC).

Findings and Recommendations

1. Establish an ongoing "Schroon Lake Tourism Council" under the Schroon Lake Chamber of Commerce to oversee the execution of this Plan and to meet annually to "renew" this Plan.
2. Evolve lodging product to be more current and competitive.
3. Improve curb appeal.
4. Establish online, constantly updated list of visitor experiences that can be achieved from a Schroon Lake base camp, tied to calendar. Package lodging with experiences.
5. Establish base line of visitor data and track change.
6. Build and expand on tourism products and experiences that relate to the outdoors and are close or within the range of a day trip of Schroon Lake.
7. Bring dining, lodging, activities and tourism to the Lakeshore.

8. Create incentives for new lodging development.
9. Attract new tourism investment and incubate new tourism businesses.
10. Participate in County Wide Hospitality Training Program.
11. Expand equipment rentals (bikes, power boats, kayaks, canoes, snowshoes, etc.).
12. Strengthen destination appeal using architectural standards.
13. Strengthen destination appeal using music and arts.
14. Build a closer relationship between the destination and Word of Life.
15. Make better use of state land.
16. Increase outdoor events year-round (especially off peak) and make them profitable for Schroon Lake.

Implementation Status

Progress on implementation will be summarized in a memo and added to the plan as an appendix.

Relevance to the Comprehensive Plan

Many concepts and projects remain relevant and should be included in the new plan.

5. Schroon Lake Route 9 Corridor Study

Description

This 1989 study resulted in a Town appointed special committee to respond to the development opportunities and concerns in the Town of Schroon. The committee identified the Route 9 Corridor between Exit 27 and 28 of Interstate 87 as the focus of this study to (1) define the town's inherent social, economic and cultural resources; (2) analyze the physical assets of the study area to determine the best use for tourist-oriented businesses; and (3) establish a public-private partnership which will effectively evaluate and implement the recommendations of the study. The study focuses on three areas of concern: (1) economic growth; (2) land use and site development; and (3) maintenance and enhancement of architectural integrity.

Findings and Recommendations

The following goals were prepared based on the issues raised from the scoping meeting, the analysis of the town, and the overall scope of the study:

1. Manage "economic" growth a manner which preserves the natural and social quality of life of Schroon Lake.
2. Develop criteria for development which protects community resources.
3. Develop a land use plan that will encourage economic growth in appropriate locations and protect the quality of Schroon Lake and other natural features.
4. Protect air and water quality and manage solid waste in a manner which protects the town's natural resources.
5. Monitor and limit boat launching to protect Schroon Lake from large numbers of larger, faster boats.
6. Provide services and activities for residents, second home owners, and tourists to improve the overall economic health of the community.
7. Develop year-round employment opportunities to secure a future for youth within the Schroon Lake community.

8. Control/manage vehicular pedestrian traffic in a manner which maintains the small-town character.
9. Develop a program to improve the built environment to promote the concept of a small-town Adirondack community.
10. Provide recreation activities for tourist and resident/youth.

Specific actions were recommended for business opportunities, land use, design guidelines for site plan review, a sign ordinance, zoning regulations, architectural guidelines, and long-term parking solutions.

Implementation Progress

Progress on implementation will be summarized in a memo and added to the plan as an appendix.

Relevance to the Comprehensive Plan

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

6. Schroon Lake Village Main Street Revitalization Plan

Description

Under a grant from the New York State Council on the Arts, a review of the existing conditions and possible solutions for the Schroon Lake Main Street was prepared for the Essex County Division of Community Planning and Development. Completed in August 1980, the revitalization plan included an initial analysis of Main Street with general and specific recommendations tied to an implementation strategy.

Findings and Recommendations

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

Implementation Progress

Progress on implementation will be summarized in a memo and added to the plan as an appendix.

Relevance to the Comprehensive Plan

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

7. Town of Schroon Master Plan 1977

Description

The current Master Plan is 46 years old and was adopted by the Town of Schroon in 2019. The Master Plan outlines the existing land use pattern illustrating the value for determining what has taken place in the past, how the current settlement patterns give a strong indication of how the town may develop in the future. In analyzing the existing land use pattern and preparing a proposed land use plan, the Plan acknowledges certain aspects that have and will have a direct bearing on the Town. Some of these factors include the building of the interstate which resulted in less through traffic on Route 9 and resulted in less business in the downtown and Route 9 corridor. Another influence that will have an effect on the land use pattern with the Northway is the increasing importance of Route 74 as an access to the Northway from Ticonderoga. Another concern for the town is the expansion of state-owned land. The notable decline of agriculture has been taking place over the past several decades. The continued attraction of shorefront properties for second homes is increasing with many converting to year-round use.

Findings and Recommendations

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

Economic Development

- Encourage selective industrial development by creating an industrial park and other industrial sites and actively encourage utilization of this land by prospects, especially those expanding southward from Canada.
- Make provisions for the continued growth of commercial recreation by such means as taking steps to extend the recreational season by providing other activities and encouraging a major chain to locate a motel in Schroon.
- Provide for some additional second homes.

State Property

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:

- Better utilizing 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.

Community Facilities and Programs

- Construct a community center providing space for town offices, a youth center, a center for the elderly, and a library.
- Expand the youth program in cooperation with the school to better meet the apparent need, especially during the winter months.
- Install the facilities for the ski slope which is already in the planning stage.
- Consider the construction of a fishing pier at the municipal park.
- Start planning for the expansion of the golf course to 18 holes.

Housing

- Expand the service areas for public water and sewer so that more building lots may be served by these utilities.
- Revise the zoning ordinance so that residential building is encouraged in areas that can best support it at an acceptable intensity.
- Encourage the development of small apartment complexes to increase the availability of rental units.

Land Use Controls

- A revised zoning ordinance based on a land use plan to provide areas for industrial growth, expanded commercial recreation growth, some new second home development and provisions for the necessary public facilities.
- The necessary sanitary code to help alleviate pollution problems.
- A building code that will assure minimum building construction standards.
- Provide for the regulations of signs so as to protect the attractiveness of the area and its major economic asset, the recreational business.
- Regulations for mobile homes and mobile home parks so that this form of low-income housing is available in an acceptable manner to the community and that the occupants of mobile home parks can be protected by the establishment of minimum park standards.

Implementation Progress

Many, if not most of the recommendations have been implemented.

Relevance to the Comprehensive Plan

Many of the issues that were significant continue to be relevant issues of today. To give proper context to the present planning effort, a thorough review of those issues and recommended solutions should be undertaken.

8. Town of Schroon Zoning Ordinance and Subdivision Regulations

Description

The Zoning Ordinance was adopted in 1971, and amended in 1980, 1986, 1988, 1989, 2002, 2011, 2017, and 2022. This ordinance regulates and restricts the location, construction and use of buildings, structures, and the use of land in the Town of Schroon, and for said purposes dividing the Town into districts. It is written for the purpose of promoting the health, safety, morals and general welfare of the Town of Schroon, to regulate and restrict the height, number of stories and size of yards, courts and other open spaces, the density of population and the location and use of buildings, structures and land for trade, industry, residence and other purposes throughout the Town of Schroon. The Town is divided into 10 districts or zones: Shorefront Residential (SR-20); Rural Residential (R-80) and (R-40) and (40A); General Residential (R-20) and (R-10); Resort Business (B-2) and (B-2A); and General Business (B-1) and (I-1).

The Subdivision Regulations were adopted on April 29, 1971 pursuant to the provisions of Article 16 of the Town Law of the State of New York, the Planning Board of the Town of Schroon is authorized and empowered to approve Plats showing lots, blocks or sites, with or without streets

or highways, to approve the development of entirely or partially undeveloped plats already filed in the office of the Clerk of the County and to conditionally approve preliminary plats, within the Town of Schroon. The policy of the planning Board is to consider Land Subdivision Plats as part of a plan for the orderly, efficient and economical development of the Town of Schroon including:

- Land to be subdivided shall be of such character that it can be used safely for the building purposes without danger to health, or peril from fire, flood or other menace.
- Proper provision shall be made for water supply, drainage, sewerage and other needed public improvements and utilities.
- Proposed streets shall compose a convenient system conforming to the Official Map (where, or as may be, approved) and Development Plan.
- Streets shall be of such width, grade and location as to accommodate present and prospective traffic and shall comply with Section 171 of the Highway Law as a minimum.
- All development shall facilitate adequate fire protection and provide access for firefighting equipment and other emergency equipment.
- Open space for parks, playgrounds and green areas of suitable location, size and character shall be provided whenever appropriate.
- The proposed development shall be esthetically compatible with the existing development and character of the Town.

Findings, Recommendations and Implementation

Both sets of regulations have been revised a number of times since their development. They continue to evolve based on land use and zoning issues that occur over time.

Relevance to the Comprehensive Plan

Existing zoning and subdivision regulations will be evaluated as part of the comprehensive plan update, and potential adjustments will be considered consistent with the vision and goals of the comprehensive plan.

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

Description

The focus of this 2016 grant application is hamlet expansion in the Town of Schroon and the need for an Adirondack Park Agency (APA) reclassification permit. The Town of Schroon's hamlet expansion plan applies and implements many of the Smart Growth recommendations and principles discussed in the "Hamlets 3" report. The report looked for potential housing development sites that are generally level with soils compatible with septic systems, available Town water, R-20 zoning (20,000 square feet for a single-family dwelling) and features a Smart Growth concept for residential development. Future required actions include having the Adirondack Park Agency reclassify the land from Low Intensity to Hamlet and bring sewer to the area. The Town of Schroon desires moderate growth and economic development and therefore needs to make provisions for housing to sustain this growth. The Smart Growth model in which areas in proximity to existing infrastructure and the community's core should be the focus for

future growth. It should be noted that in a 1977 Comprehensive Plan done by ENVICO and the Town of Schroon Planning Board it was recommended that the Adirondack Park Agency's Land Use and Development Plan in which this area is located-- the "Low Intensity area between the Hamlet area and the Northway" -- be changed to Hamlet.

Findings and Recommendations

The prerequisite of bringing municipal sewer to this area is way beyond cost prohibitive. The current plan for implementing this initiative is to have the APA reclassify the area of these two contiguous properties from Low Intensity to Hamlet without extending municipal sewer to this area. In the past, the owners of these properties have agreed that in exchange for increased densities (Low Intensity to Hamlet), that at a minimum 20% of all created future lots will be allocated for affordable workforce housing that will be in the framework of a community land trust. The affordable housing initiative should attract mostly (but not limited to) younger families ranging from school teachers, Town of Schroon and county employees, employees of new businesses as they might develop in the area and families that are looking for a quality community and are prepared to commute to work.

Implementation Progress

A Smart Growth application for hamlet expansion with an affordable housing component was completed in 2011. It was not awarded for funding and did not move forward at that time. Feedback from the APA indicated that the Town needs to prove the target area (60+/- acres) has hamlet characteristics. This property adjoins the Town's hamlet on 3 sides and there is one small subdivision (in hamlet) that adjoins this property. The property is level, will be serviced by Town water, and includes some "hamlet" type soils.

Relevance to the Comprehensive Plan

The 2024 Comprehensive Plan should continue to pursue opportunities to increase opportunities for more housing options, including, but not limited to APA Land Use Reclassification requests and Town Zoning density increases, where feasible.

10. Unit Management Plans for Pharaoh Lake Wilderness Complex, Vanderwhacker Mountain Wild Forest, Hoffman Notch Wilderness and Hammond Pond Wild Forest

Description

There are parts of four state wild forest and wilderness units within the Town of Schroon. UMPs are required by the Adirondack Park State Land Master Plan for each unit of State land in the Adirondack Park. The plans integrate the goals and objectives of the State Land Master Plan, related legislation, and resource and visitor use information into a single document. All these units have unit management plans (UMPs) prepared that assess the natural and physical resources present within a unit of state-owned land. They also identify opportunities for public use and recreation that are consistent with the classifications of these lands and consider the ability of the resources and ecosystems to accommodate such use. These unit management plans

and updates include a history of the site and an inventory of natural resources and manmade facilities. They focus on encouraging land acquisition to enhance public access and protect open land as well as the development of trails and other associated resources such as campsites and cabins. Proposed future uses and management practices for various areas are outlined.

The *Pharaoh Lake Wilderness Area* is located in the Towns of Schroon and Ticonderoga in Essex County and in the Towns of Horicon and Hague in Warren County. The 46,283-acre wilderness was expanded in 1979 by the reclassification of the Crane Pond Primitive Area, with the exception of the Crane Pond Road, to wilderness. A snowmobile trail, 3.5 miles in length leading from Route 74 to the Crane Pond Road, was closed in 1975, making this reclassification possible. The Crane Pond Road was then classified to a primitive corridor.

Following an assessment of public use trends and their resource impacts in the northwest portion of the wilderness, including Crane -3- Pond, the Adirondack Park Agency reclassified the Crane Pond Road from primitive to wilderness and added it to the Pharaoh Lake Wilderness in 1986. This action was approved by Governor Cuomo in November of 1987 as part of the five-year revision of the Adirondack State Land Master Plan. According to the Master Plan, the Crane Pond Road was listed as a "non-conforming use" and, scheduled for closure no later than the end of the third year following wilderness classification. The road was officially closed to motor vehicle use in December 1989.

Vanderwhacker Mountain Wild Forest UMP includes the 6,060-acre MacIntyre East Tract purchased by the State of New York in 2015. The following year, the State acquired the 20,430-acre Boreas Ponds Tract. These two parcels were the final pieces of a multi-phased acquisition from The Nature Conservancy of 65,000 acres of former Finch-Pruyn lands. As both the largest and final parcel to come into public ownership, and because of the allure of the property's namesake, the Boreas Ponds Tract has garnered significant attention from local government, interest groups and the public alike.

To accommodate this public interest in a manner that continued to protect the property's natural resources, the Department provided limited public access to the tract soon after it was acquired by the State. This included parking in several locations, bicycle and equestrian opportunities on a limited number of existing roads, and informal camping, hiking and paddling throughout the tract. In February 2018, the Adirondack Park Agency (APA) recommended, and the following month Governor Andrew Cuomo approved, a land classification package that added portions of the Boreas Ponds and MacIntyre East tracts—totaling over 10,000 acres—to the Vanderwhacker Mountain Wild Forest.

The purpose of this Unit Management Plan (UMP) amendment is to propose additional recreational opportunities and facilities within and adjacent to the recently classified wild forest and primitive lands of the Boreas Ponds and MacIntyre East Tracts in a manner that maximizes enjoyment and appreciation of the Forest Preserve while continuing to preserve and protect its natural resources. An amendment to the High Peaks Wilderness Area UMP will more specifically

address the type and extent of recreational facilities in the High Peaks Wilderness Area, including those related to the Boreas Ponds. Both the Vanderwhacker Mountain and High Peaks UMP amendments discuss the Boreas Ponds Primitive Area to highlight the interface between the units, however authorizations for management actions within the Boreas Ponds Primitive Area will occur in this Vanderwhacker Mountain UMP amendment. Eight smaller tracts have also been recently added to the Vanderwhacker Mountain Wild Forest, and this amendment proposes minor access-related improvements to several of them.

The *Hoffman Notch Wilderness* consists of 38,500 acres of forest preserve lands in the Towns of North Hudson, Minerva and Schroon Lake in southern Essex County. The unit is generally bounded on the north by the Boreas Road, on the east by the Adirondack Northway, on the south by Hoffman Road, and on the west by the boundary of Vanderwhacker Mountain Wild Forest. The UMP was last approved in 2012.

The *Hammond Pond Wild Forest* (HPWF) is an Adirondack Forest Preserve unit steeped in history, occupying a significant transitional zone between the sharp terrain of the High Peaks region and the fertile Lake Champlain valley. A Unit Management Plan (UMP) for the HPWF was adopted in 1988 and updated in 2019. Since that time, land area has been added to the unit and recreational trends have evolved. Much of the unit lies within relatively close proximity to the Northway (I-87), giving potentially easy access to large numbers of visitors. On the other hand, the unit is home to a spectacular variety of significant ecological resources, which warrant care and protection. The Hammond Pond Wild Forest (HPWF) is comprised of a collection of State land parcels categorized as Forest Preserve. The unit contains 56 parcels totaling approximately 45,619 acres classified as wild forest, wholly contained within Essex County.

Findings and Recommendations

The *Pharaoh Lake Wilderness Complex UMP* is 30 years old and in need of updating. Recommendations are long outdated, and many are not likely feasible at this point.

Vanderwhacker Mountain Wild Forest UMP was developed 2005 and amended in 2018. The following management actions are proposed:

- Establishing mountain bike, equestrian, hiking and skiing opportunities within the tracts;
- Designating routes for public motor vehicle access, including parking;
- Selecting a preferred alternative for the community connection discussed in the 2015 Community Connector Trail Plan for the multiple-use trail that connects North Hudson and Newcomb;
- Maintaining 9.0 miles of Forest Preserve Road for motor vehicle access opportunities;
- Maintaining 3.4 miles of additional Forest Preserve roads for seasonal access and camping during big game hunting season;
- Providing access for persons with disabilities to hand-carry launches, equestrian facilities, and designated tent sites along several roads;
- Enhancing paddling opportunities, including providing a hand-carry launch on LaBier Flow and along the Hudson River;

- Designation of various camping opportunities throughout the tract including roadside, primitive, and water access;
- A proposal to maintain the historic cabin at the Four Corners and evaluate potential future administrative uses until a final disposition for the structure is determined; and
- Designating singletrack mountain bike networks.

Hoffman Notch Wilderness Unit Management Plan was developed in 2012. Its management goals include the following:

- Officially designating the path south of Big Pond as a DEC trail that connects to the Big Pond Trail, creating a hiking and cross-country skiing loop trail system between Hoffman Road and Loch Muller Road;
- Constructing foot bridges over Hoffman Notch Brook near north end of Hoffman Notch Trail and over East Branch on the Big Pond Trail;
- Rerouting 1/4-mile portion of Hoffman Notch Trail north of Big Marsh to west side of Hoffman Notch Brook;
- Constructing an approximately 4-mile section of trail on eastern portion of unit connecting Hoffman Road with Route 9 which may also serve as part of the North Country National Scenic Trail.
- Constructing an improved parking area along the Blue Ridge Road to serve as the northern trailhead for the Hoffman Notch Trail;
- Constructing an improved parking area with signs and trail register along west side of Route 9;
- Designating two primitive tent sites on Big Pond and one primitive tent site on North Pond;
- Improving the accessibility of trails to Bailey Pond and a portion of the Big Pond trail.

Hammond Pond Wild Forest UMP was developed in 2019. Its management goals include the following:

- Protect the natural resources and spectacular ecological value of the HPWF landscapes. Identify and respect sensitive areas.
- Recognize that choosing where to create recreational facilities is just as important as choosing where not to create recreational facilities.
- The Forest Preserve's intrinsic values are a large part of what defines it. People who have never visited (and may never visit) the region hold high value in knowing that pristine natural landscapes exist, both now and for future generations.
- Strategically connect and extend existing linear trails to create loops and interesting longer distance opportunities. This may attract some use from the more heavily used adjacent Forest Preserve units.
- Design trail configurations thoughtfully, so they are complemented by nearby facilities, adjacent Forest Preserve units, and private lands.
- Enhance existing facilities and create new facilities for high quality, universally accessible recreational opportunities.
- Contribute to the completion of the 4,600-mile North Country National Scenic Trail by providing a route connection across the HPWF.

Implementation Progress

This will require significant input from DEC representatives.

Relevance to the Comprehensive Plan

These plans can be useful in developing the inventory and analysis for the 2024 Comprehensive Plan. The recommendations in these unit management plans should be reviewed in conjunction with improvements desired by the Schroon community. Relevant recommendations can be conveyed by letter to the regional forester so they can be considered in amendments and updates of the unit management plans.

11. Building Balanced Communities for the North Country: A Comprehensive Housing Study and Strategy

Description

The Lake Champlain-Lake George Regional Planning Board (LCLGRPB) commissioned a Regional Housing Assessment and Strategy in March 2022. The analysis focused on four counties, including Essex County. The Study evaluated specific challenges within the housing sector and identified 17 themes, all of which are applicable to Schroon. The Study quantifies regional housing needs and includes a series of recommendations for addressing housing needs and challenges.

Findings and Recommendations

The results of the analysis indicate that Essex County will need to add approximately 1,675 new housing units to its existing housing stock to accommodate future workforce needs. These units will need to be built above and beyond any new units that are built and occupied by seasonal or vacation homeowners, as well as those occupied by any other non-workforce household or home buyer. There is no single solution that will address all housing pressures. This strategy is developed around 10 distinct initiatives that are intended to address the most pressing issues facing the four-county region. Ten initiatives are identified to address the housing challenges and needs. Several strategies to advance each initiative are detailed in the Study. Some of the strategies that are applicable to Schroon include:

- Modernizing and reforming local zoning regulations to better facilitate the creation of needed workforce housing.
- Prioritize workforce housing development in areas classified as hamlets.
- Encourage the development of appropriate workforce housing in moderate intensity zones.
- Explore opportunities to support the use of accessory dwelling units (ADUs) in addressing workforce housing needs.
- Support the use of deed restrictions to create a permanent supply of workforce housing.
- Support the development of a variety of senior housing types.

- Facilitate the adaptation of existing homes and properties into shared housing for seniors.
- Facilitate matchmaking for senior homeowners who want to sell to locals.
- Establish a low-interest revolving loan fund (RLF) that helps renovate mixed-use properties in hamlets.
- Encourage local communities to adopt short-term rental (STR) registration programs to ensure health and safety and to explore regulatory options if STRs are found to be adversely impacting local workforce housing availability and affordability.
- Improve code enforcement.
- Prioritize infrastructure funding that will support workforce housing development.

Relevance to the Comprehensive Plan

This report provides a wealth of data and information about regional housing needs and outlines strategies for addressing the housing needs. Some of the strategies will need to be addressed at the regional level but there are actions that can be taken by the Town, and those actions can be included in the Comprehensive Plan.



APPENDIX C

PUBLIC ENGAGEMENT SUMMARIES

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Town of Schroon Comprehensive Plan Update

Task 10: Public Input Summary Report



NEW YORK
STATE OF
OPPORTUNITY
**Department
of State**

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PUBLIC WORKSHOP #1 SUMMARY REPORT

EVENT SUMMARY

A Public Workshop was held on January 11th, 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:

Natural Environment, waterfront, and town landmarks:
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

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

Town/ Community Services:
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

Local Character:
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)

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

Recreational Opportunities:
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 30th. 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
Fran 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.

- 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.
- 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 plant 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

David 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

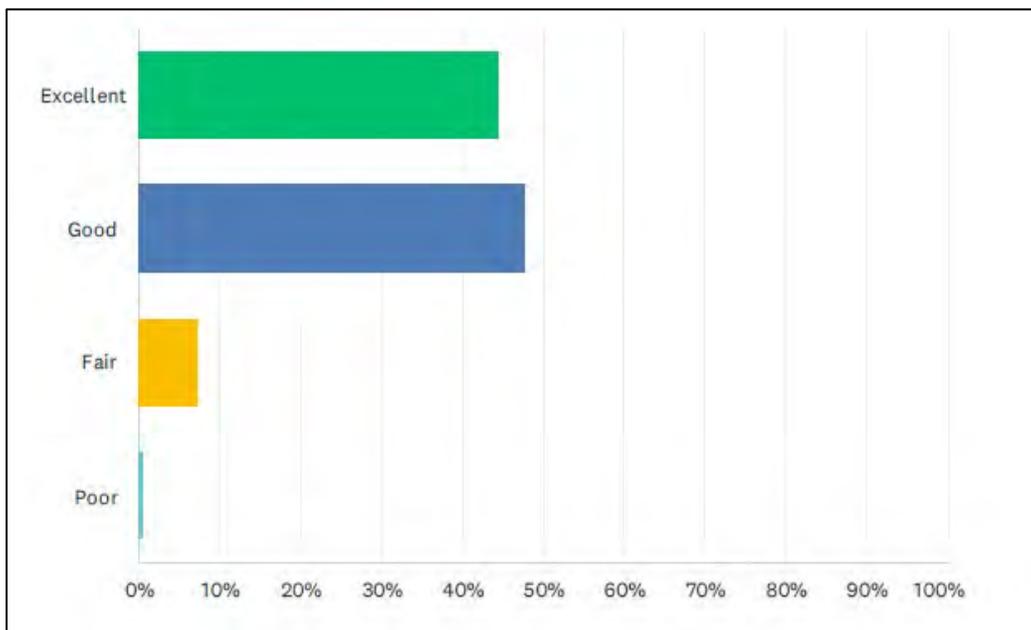
The survey was developed by LaBella with guidance from the Comprehensive Plan Committee. In December 2023 a postcard with a link to the survey was mailed to approximately 874 households. This effort yielded 431 responses. A 49% response rate is very high considering that planners consider a response 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 3: WHAT ARE TWO THINGS THE TOWN COULD DO TO ATTRACT FAMILIES AND GROW THE POPULATION?

Primary and repeated responses were access to affordable housing, access to childcare, more employment opportunities, and keeping taxes low.



QUESTION 4: IF THERE IS ONE THING YOU WOULD CHANGE ABOUT SCHROON, WHAT WOULD IT BE?

Primary and repeated responses were for additional lodging options, sprucing up the community, more hiking trails for different abilities, focus more on residents - balance needs of residents and visitors, and expand municipal water and sewer.

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

Primary and repeated responses were to preserve the:

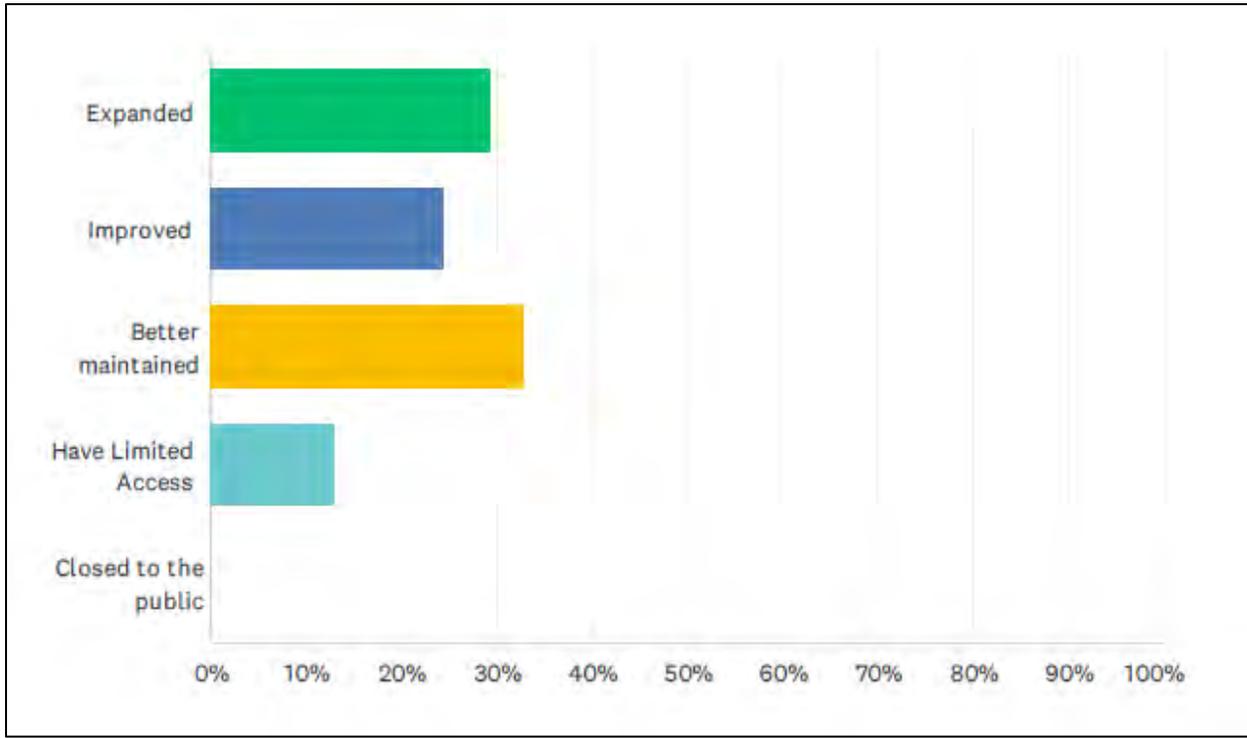
- Small town character and strong sense of community
- Access to the park and Schroon Lake
- Maintain good school reputation
- Access to nature and community green space
- Boathouse Theater
- Summer arts council recreational events
- Small business and industry
- Quaint Main Street
- Water quality of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

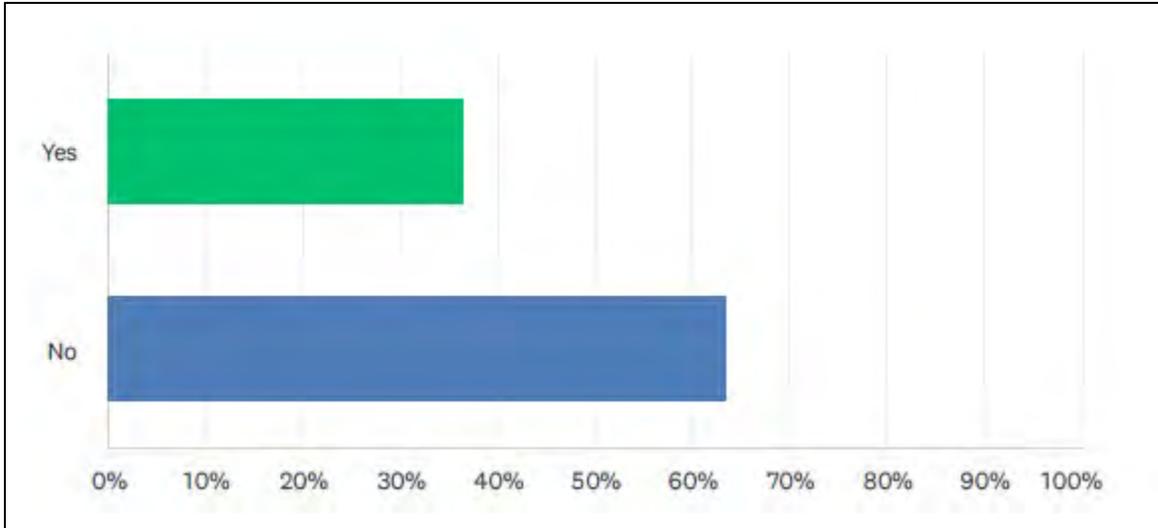


QUESTION 8: PLEASE IDENTIFY THE TOP 3 STATE SITES AND FACILITIES THAT YOU FEEL NEED TO BE IMPROVED.

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%).

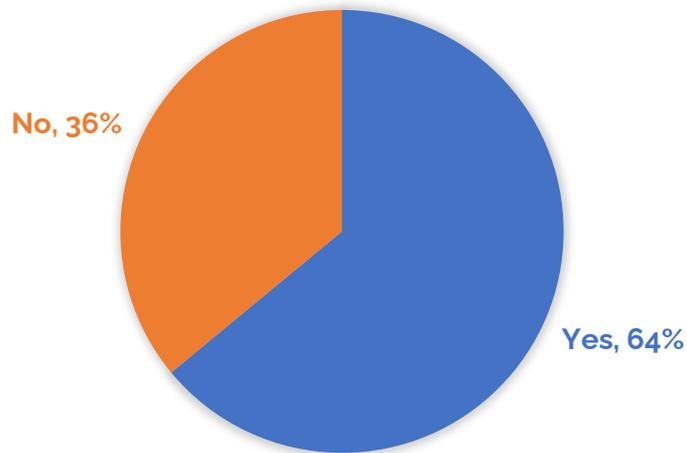
ANSWER CHOICES	RESPONSES
Schroon Manor State Day Use Area and Campground	28.05%
Schroon River Route 74 Canoe Launch and Fishing Site	43.90%
Eagle Point State Campground and Cartop Launch	20.73%
Horicon State Boat Launch	12.20%
Paradox Lake State Campground and Boat Launch	28.78%
Hoffman Notch Wilderness 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?



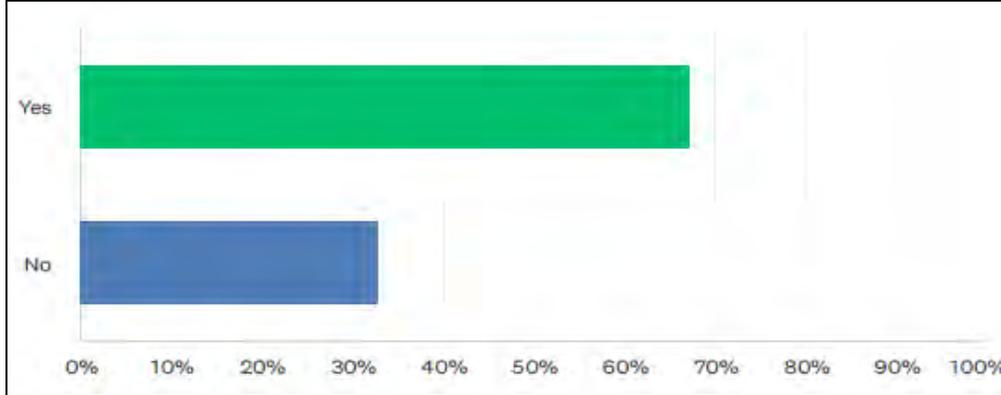
QUESTION 10: SHOULD THE TOWN PLOW STATE-OWNED PARKING LOTS IN WINTER MONTHS?

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.



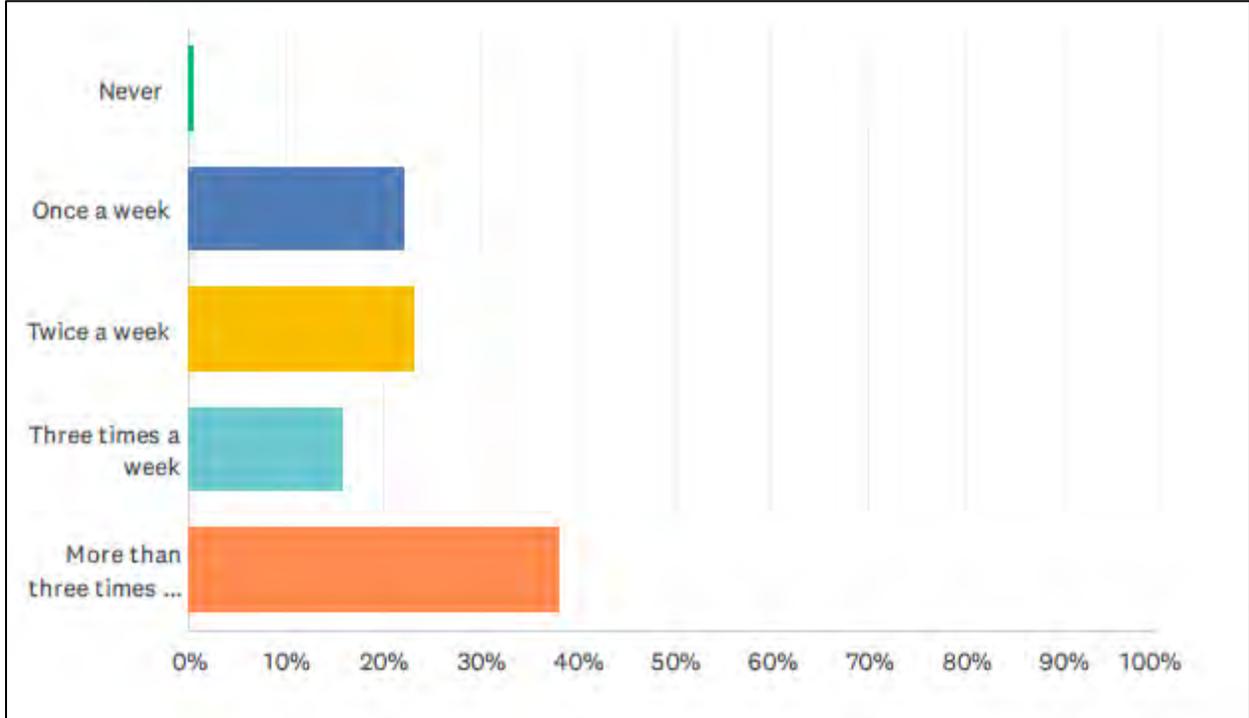
QUESTION 12: PLEASE RATE THE FOLLOWING SERVICES AND FACILITIES IN THE TOWN

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.



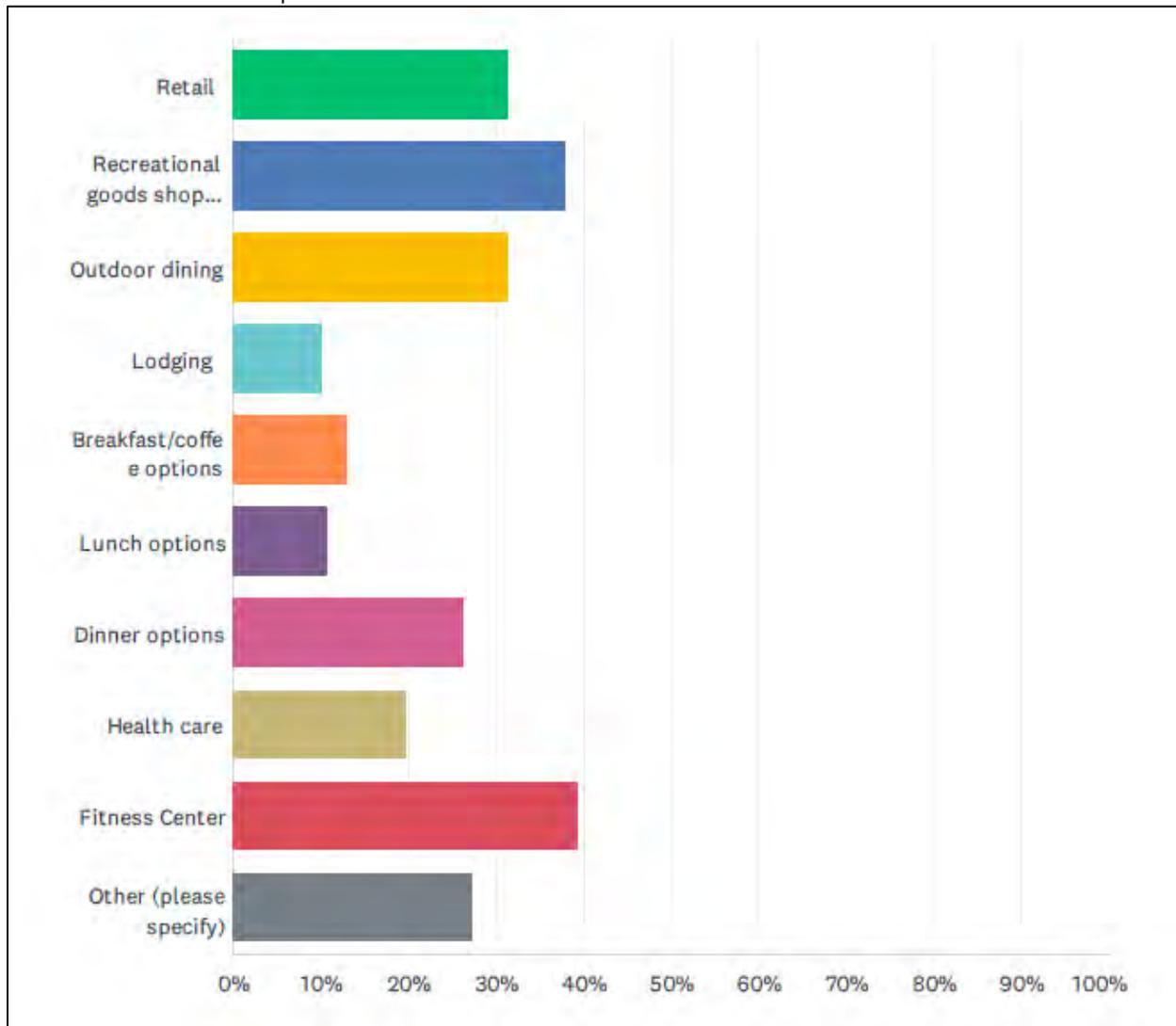
QUESTION 14: PLEASE RATE THE FOLLOWING DOWNTOWN AMENITIES

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

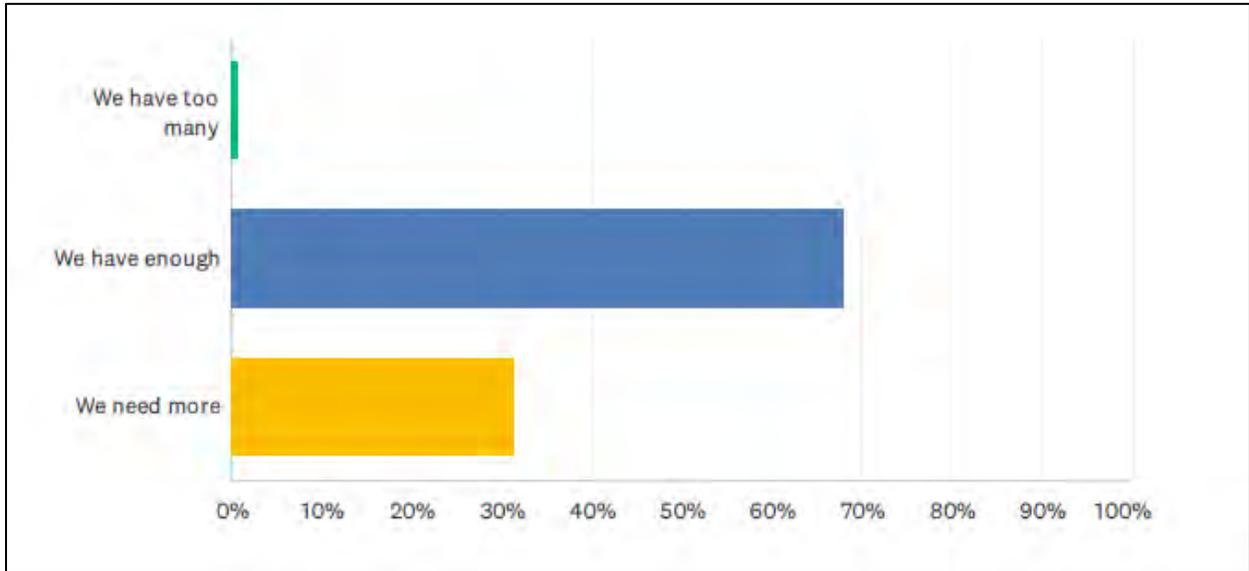
QUESTION 15: WHAT BUSINESSES OR SERVICES WOULD YOU LIKE TO SEE IN SCHROON THAT DONOT EXIST OR THAT YOU WOULD LIKE TO SEE MORE OF?

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.



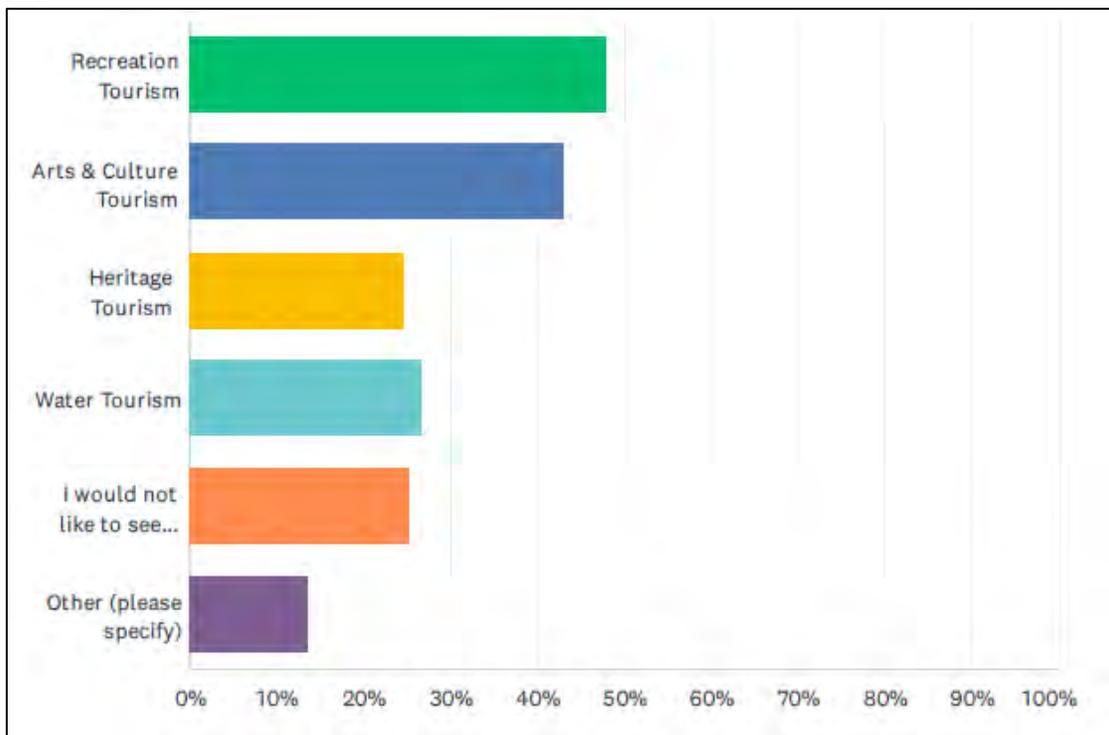
QUESTION 16: HOW DO YOU FEEL ABOUT THE AMOUNT OF COMMUNITY EVENTS WITHIN TOWN?

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.



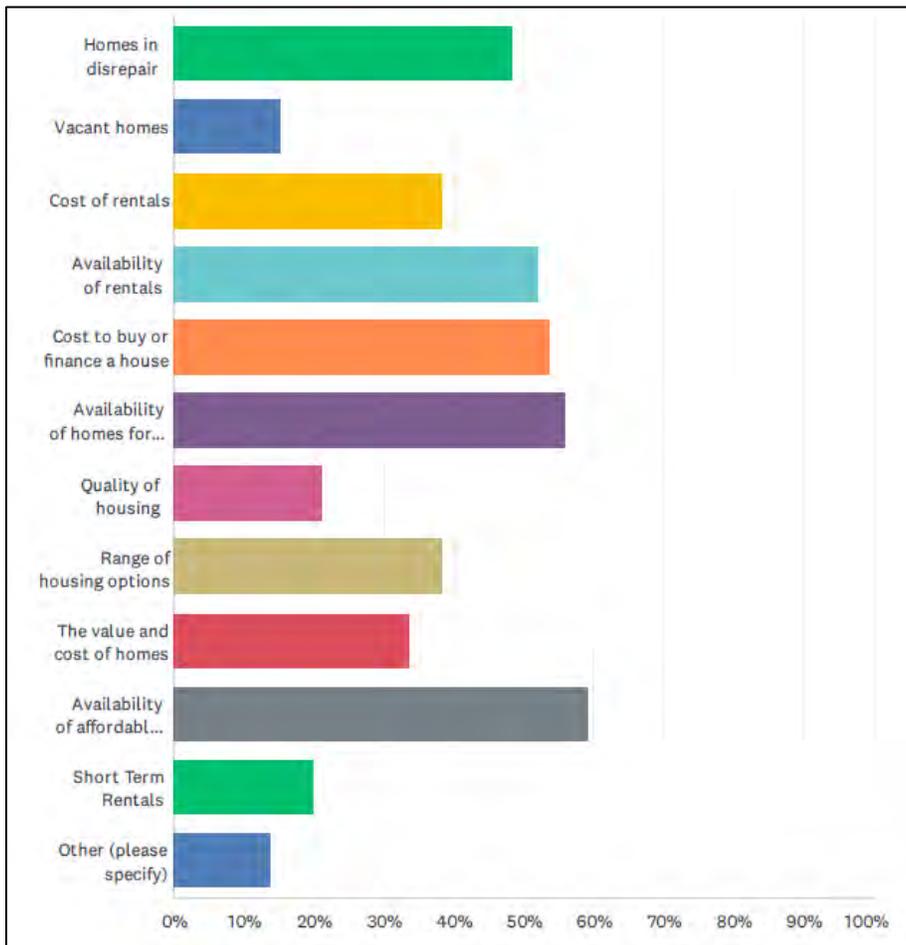
QUESTION 18: PLEASE RATE THE FOLLOWING TYPES OF HOUSING OPTIONS IN SCHROON.

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.

ANSWER CHOICES	RESPONSES
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.

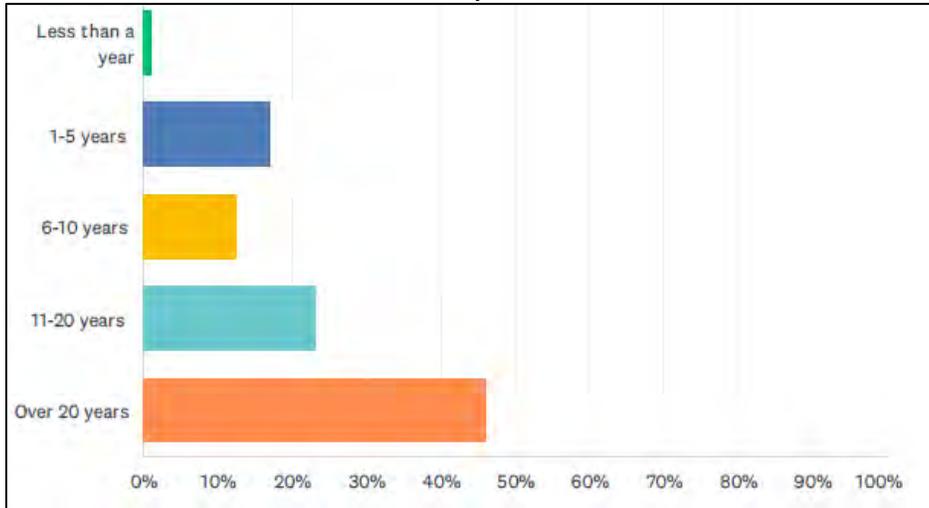
QUESTION 22: HOW MUCH OF THE YEAR DO YOU LIVE IN SCHROON?

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

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

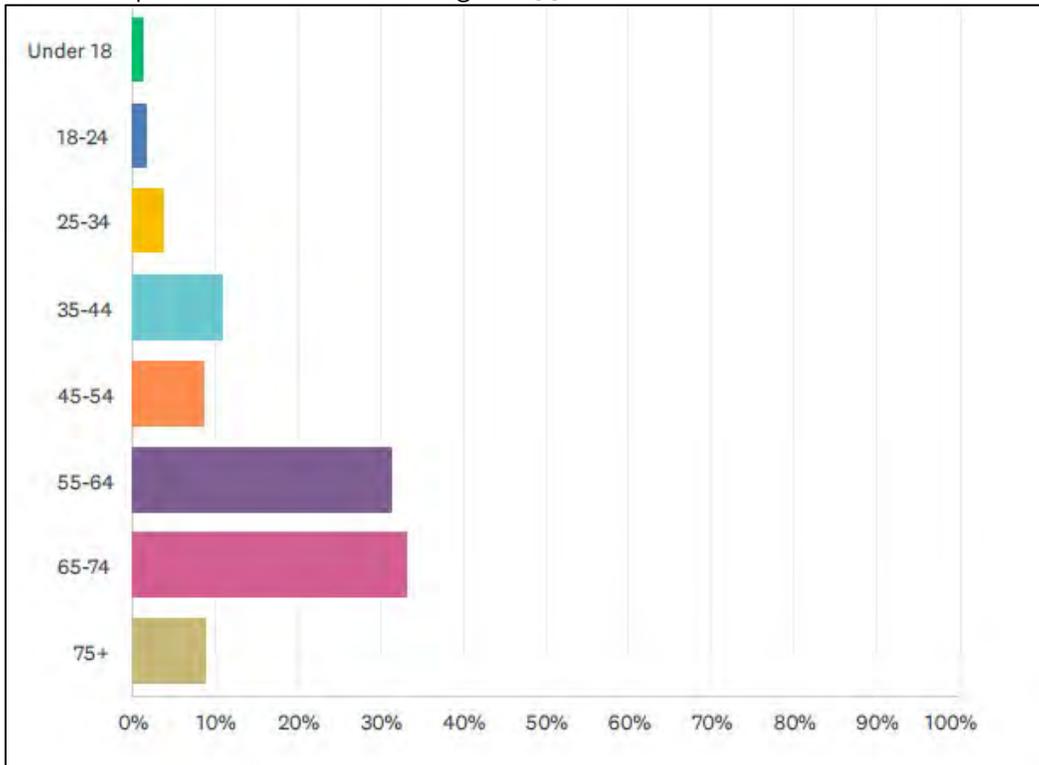
QUESTION 23: HOW LONG HAVE YOU LIVED IN SCHROON?

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%

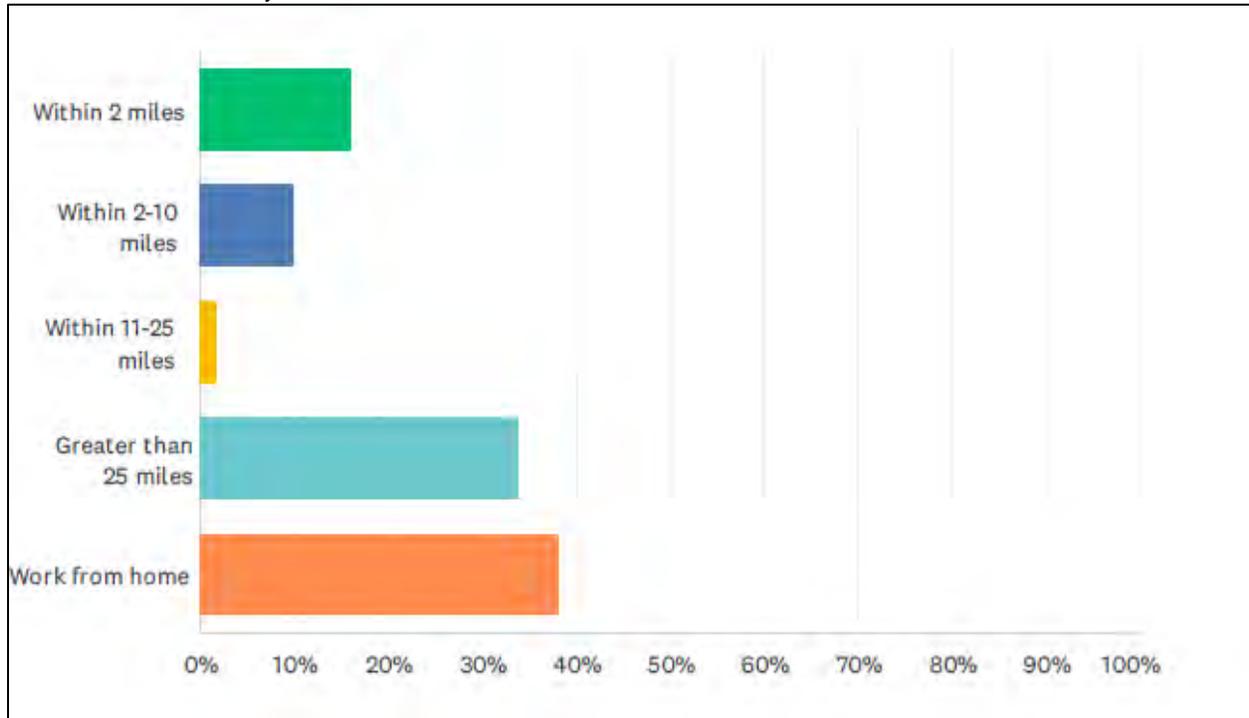
QUESTION 26: HOW MANY CHILDREN UNDER THE AGE OF 18 LIVE IN YOUR HOUSEHOLD?

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).



PUBLIC WORKSHOP #2 SUMMARY

EVENT SUMMARY

A Public Workshop was held on June 11th, 2024, at Schroon Lake Central School to gain public input from residents of Schroon regarding the Town's Comprehensive Plan Update. 34 attendees signed in, though there were about 50-60 people present total, including members of the Comprehensive Plan Committee (CPC). Two representatives from LaBella Associates and Clothier Planning & Consulting facilitated the event. The event consisted of an open forum during which participants could browse through a series of interactive boards aimed at identifying resident's opinions about the vision, goals, and recommendations formulated by the CPC.

The draft Vision, Goals, and Recommendations were centered around 8 main topics identified by the CPC and based on previous public outreach and research. For each board, community members were asked to place a sticker next to the recommendation that they felt is the highest priority for the Town. Results were then tallied for recommendation to provide a clearer image on what initiatives the people of Schroon want to focus on moving forward. There was also a section on the poster boards which allowed attendees to write comments or concerns that specifically address a topic. These comments were compiled for review and are summarized below.

For individuals who were unable to attend the event or wanted to provide more in-depth feedback, a public survey was made available. The same questions were asked as were displayed on the boards. A total of 2 online response was collected in addition to the feedback received in-person during the event. These responses are summarized below with the in-person feedback.

SUMMARY OF PUBLIC INPUT BOARD RESPONSES

The public feedback boards included the draft vision statement along with the goals and recommendations for the eight topic areas. The vision statement board asked residents whether they think the draft vision statement matches their view of the Town's future. 15 people indicated yes, while one person indicated no. The person who disagreed with the vision statement wrote a comment that they felt the vision was more of a description of Schroon currently rather than an image of the future. They indicated that they'd like to see the vision statement be more aspirational. Additional comments written on this board:

- One attendee wanted to see an increased focus on a "strong school system" that helps Schroon's well-roundedness and attracts families to Town.
- Another comment focused on incorporating language to address "obstacles of growth" and ensuring that future growth in the Town is properly balanced with residential/neighborhood protections.

The sticker exercise was helpful in establishing what ideas and efforts are priorities for the public. Results for each topic's main priorities are shown and discussed below.

Housing

The goal displayed for this topic area was:

1. Increase the supply and diversity of affordable housing options for all households.

The following table shows the recommendations for Housing and the amount of support that each received.

Recommendations	Total
Establish an affordable housing committee or task force to partner with regional housing organizations to develop or rehab properties and facilitate implementation of housing recommendations.	9
Commission a housing market study that can be used to attract developers or secure funding/financing for housing development. The study should also identify housing typologies needed in the town and inventory existing underutilized properties and areas that are suitable for residential development.	0
Preserve existing housing stock. Partner with local housing organizations to provide home repair, mobile home replacement, and rehabilitation programs to prevent homes from falling into major disrepair.	2
Increase supply and variety of housing, including single-family homes, small homes for seniors and first-time buyers, and quality long-term rentals.	22
Consider offering discounted application and permit fees for affordable housing, including tiny homes, accessory dwelling units, and manufactured (mobile) homes.	0
Encourage residents to add homes to the Adirondack Community Housing Trust to ensure workforce housing remains perpetually affordable.	0
Utilize the Adirondack Park Agency Community Housing Density Relief to encourage housing development in Moderate and Low Intensity zones outside of the hamlet.	2

Create short-term rental policies that balance tourism and other economic considerations with the need to provide for workforce housing. A variety of regulatory options should be considered as part of a community discussion aimed at limiting the negative impacts of short-term rentals on residents and neighborhoods while encouraging opportunities for local income. Create incentives for creating or retaining long-term rentals.	10
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Arts and Culture

The goal displayed for this topic area was:

1. Establish Schroon as a destination for a variety of visual and performance art events and festivals.

The following table shows the recommendations for Arts and Culture and the amount of support that each received.

Recommendations	Total
Create an arts alliance to work collaboratively towards implementation of all arts and culture recommendations, including creation of a consolidated arts marketing campaign (possibly combined with outdoor recreation), establishment of a co-op art gallery or storefront, and expansion of local events.	11
Identify or create a year-round, multi-purpose arts venue to enrich access to the arts, attract visitors and spur economic activity. The venue may include gallery space, a stage, classrooms/studios, outdoor exhibition space, and events space.	4
Visually brand Schroon as an arts destination through public art. Commission permanent and/or temporary public art installations to transform public spaces and create points of interest.	0
Explore the feasibility of creating of a local historic district and establishing historic markers for buildings.	3
Explore the feasibility of establishing a historic district in the town center and list it on the National Register of Historic Places. Buildings listed on the National Register or located within a listed historic district are eligible for historic rehabilitation tax credits.	1

Develop a series of historic interpretation signs, kiosks, walking tours, and murals to highlight the local history and culture. Potential locations for signs include the six hotel sites and areas around the main street area.	2
Assess the need for an arts kiosk or billboard in the main street area to advertise upcoming events.	0
Support the wide variety of arts and cultural events and festivals that take place throughout the year (see the Culture, Music & Art subcommittee report for a list of organizations, places, and events in the Town of Schroon).	4
Ensure Seagle Festival remains in Schroon Lake and continues to be an important arts organization and draw for the Town.	19

Natural Resource Protection and Lake Management

Four goals were displayed for this topic area, as follows:

1. Address stormwater management and erosion control issues.
2. Support Invasive Species Management in Schroon Lake and Paradox Lake.
3. Support continuous water quality monitoring efforts.
4. Support stewardship of local waterways.

One written comment was provided for this topic and reiterated the need to manage boat-wake erosion on lakefront properties. This attendee also referenced concern that increased residential density might worsen the issue of erosion. Another comment stated that it is imperative to perform a comprehensive study of the Schroon River from North Hudson to the Starbuckville Dam in order to learn what is happening within this corridor and to develop strategies for resiliency in order to respond to extreme erosion, sedimentation and high waters due to climate change.

The following table shows the recommendations for Natural Resource Protection and Lake Management and the amount of support that each received.

Recommendations	Total
Follow the guidance and detailed recommendations for stormwater management for Schroon Lake and Paradox Lake as outlined in the Schroon Lake Watershed Management Plan Addendum (July 2019).	2
Follow the guidance and detailed recommendations for erosion control for Schroon Lake and the Schroon River as outlined in the Schroon Lake Watershed Management Plan Addendum (July 2019).	4
Prepare a plan to address the sandbar delta that has built up where the Schroon River flows into northern Schroon Lake.	6
Continue prevention methods including performing aquatic plant survey every five years, annual Asian clam surveys, boat steward program (expand coverage), and Milfoil Scout Program, and boat wash decontamination program. Continue current maintenance plan for hand harvesting and monitoring results for Eurasian watermilfoil control in Schroon Lake.	10
Support the existing Eurasian watermilfoil management strategy in Paradox Lake.	5
Increase boat launch steward coverage as funds allow. Conduct an invasive species survey of all wetlands and inlet areas and map infestations.	3
Expand water quality monitoring program to include e-coli and/or other bacterial assessments.	12

Town Services, Transportation, and Infrastructure

The goal displayed for this topic area was:

1. Provide high-quality, reliable, and sustainable infrastructure systems that support the current and future needs of the community, promote public health and safety, and facilitate economic development while minimizing environmental impacts.

Recommendations for Town Services, Transportation, and Infrastructure were split into 4 subsections to address specific issues and topics. These can be seen below, along with the amount of support for each recommendation.

General Recommendations	Total
Create a Capital Improvement Plan, including funding strategies, to ensure that infrastructure systems, such as roads, utilities, and public facilities, are well-designed, properly maintained, and able to meet the community's needs reliably. The plan could be drafted to address all infrastructure related recommendations.	24
Complete a green infrastructure plan to determine how best to intercept stormwater runoff.	0
Continue to work with National Grid on LED streetlight conversion. Ensure all exterior lighting on Town properties is compliant with Dark Sky Guidelines.	9
Conduct a building assessment and develop a plan for upgrading the Boathouse Theater and bandstand.	2
Explore options for generating revenue from visitor use of public amenities.	5
Implement a wayfinding signage system throughout the hamlet that provides direction to key destinations such as public parking, the beach, and boat launch.	6

Transportation Recommendations	Total
Continue to improve walkability and address accessibility barriers by adding accessible crosswalks, benches, trash cans, streetlight banners, historic lighting, seasonal flowers, landscaping, and shade trees throughout the hamlet. Assess the conditions of all sidewalks and identify sidewalk segments in need of repair or replacement. Update the sidewalk inventory as repairs are made.	22
Work with NYSDOT and Town of Chester to provide marked bike lanes on both sides of the Route 9 shoulders and install signage.	5
Consider adopting a Complete Streets Policy to ensure that all modes of transportation are considered in any infrastructure project involving street construction or reconstruction.	1

Improve parking. Maximize on-street parking spaces within the hamlet and explore opportunities to create new public parking lots in the town center. Consider establishing parking time limits and a designated space for commercial deliveries along with enforcement mechanisms.	7
Identify funding and install EV stations in key areas of the town.	0
Place digital radar speed signs on Route 9, including on the curve south of the business district.	1
Coordinate with DOT to change the name of Route 9 to Main Street within the hamlet.	2

Water and Sewer Recommendations	Total
Install stand-by generators for water pumps that fail when power is lost, which happens often, and town staff must manually operate the pumps.	8
Replace the leaking water tower, which may require acquisition of land.	1
Replace the Hillside Avenue water line.	2
Conduct an engineering study to explore options for adding capacity to the collection system south of Rogers Brook to support new development.	6
Identify strategies for protecting or relocating infrastructure that is vulnerable to flooding, including the two miles of sewer mainline along the shoreline and the Horseshoe Pond pump station.	1
Develop rules and regulations regarding septic inspection, regulation and treatments to limit wastewater pollution from getting into the Schroon Watershed.	19
Adopt a local law that requires a full septic system inspection by a qualified inspector upon sale or transfer of a property.	0

The Community Services recommendations received several comments. 2 comments mentioned the need for day-care options within Town, with one specifically mentioning a public/not-for-profit day-care available to residents. Another attendee commented that they do not want to see negative impacts on residents' taxes.

Community Services Recommendations	Total
Continue to allocate funds for the Fire and Ambulance Districts to provide operating resources for the volunteer fire and rescue organizations and support investments in modern apparatus, equipment, and personal protective gear.	29
Consider offering incentives like tax abatement, discounts, or pension plan contributions to attract and retain volunteers for the fire and ambulance districts.	4
Work with local and regional partners to continue to expand and enhance access to high-speed broadband internet and cell service.	11
Work with Essex County to improve the layout and efficiency of the Transfer Station.	3

Land Use, Growth, and Development

The goal displayed for this topic area was:

1. Develop a land use plan that will encourage economic growth and infill in appropriate locations while protecting the natural resources and social quality of life in the community.

The following table shows the recommendations for Land Use, Growth, and Development and the amount of support that each received.

Recommendations	Total
Rewrite the Town zoning code as a unified development code.	4

Continue focusing higher density commercial and residential development within the hamlet where there is access to municipal water and sewer infrastructure.	2
Promote mixed-use development within the Route 9 corridor.	3
Encourage a variety of low to moderate density residential development outside of the hamlet.	7
Expand or upgrade the water and sewer districts to accommodate new housing development. Explore potential for hamlet expansion at Pickard Lane and other areas if water and sewer system can be expanded beyond the hamlet.	14
Given the lack of available land and sewer capacity within the hamlet, encourage infill development and redevelopment of commercial properties. Develop incentives for adaptive reuse of buildings within the Route 9 corridor.	3
Consider adoption of design guidelines for the main street corridor to ensure that new development or redeveloped properties are consistent with the community character and promote walkability.	7
Review procedures for enforcement of zoning regulations, property maintenance and building codes.	5
Establish a noise ordinance for the Town that includes enforcement mechanisms.	0

Parks and Recreation

The three goals displayed for this topic area were:

1. Improve the facilities at Waterfront Park.
2. Improve the current recreational activities and create new outdoor experiences.
3. Address trails use policies and practices.

One comment for this topic area requested permanent pickle ball courts for the future, rather than just the multi-use courts currently available. Another person commented that

the trails behind “Sticks & Stones” between Charley Hill and Exit 27 should be promoted with improved signage, maintenance, trail markings, and trail maps. The following table shows the recommendations for Parks and Recreation and the amount of support that each received.

Recommendations	Total
Develop a comprehensive master design and plan for the waterfront park that may include the following Assign a location for a formal canoe/kayak/SUP launch area on the south side of the Boathouse.	2
Conduct a building assessment and develop a plan for upgrading the Boathouse Theater and Schroon Lake Bandstand.	3
Develop a Master Plan for the Golf Course including the Club House and Ski Hill. Consider expanding from 9 to 18 holes, adding snowmaking, and developing trail systems on Town land above the ski hill.	17
Develop a feasibility plan to develop a fitness path and dog park on existing town-owned lands or acquire new land for these purposes.	4
Develop a Townwide Trail Plan that creates an organized network of trails with consistent information about permitted activities, etc. As part of the plan, develop a consolidated map of recreational trails and bicycle routes.	5
Improve conditions and connections and expand opportunities for new hiking and biking trails.	5
Explore the feasibility of utilizing snowmobile trails for public walking and biking in the non-winter seasons when permitted in UMPs.	2
Develop a maintenance plan for abandoned town roads that could be used for hiking, running, mountain biking, cross country skiing, and snowmobiling.	13

Sustainability and Resilience

The goal displayed for this topic area was:

1. Address stressed or impacted lands and facilities.

The following table shows the recommendations for Sustainability and Resilience and the amount of support that each received.

Recommendations	Total
Appoint a local Task Force to address the sustainability of town resources and develop guidelines for future mitigation and resilience.	4
Conduct an assessment that identifies community vulnerabilities and identifies and prioritizes actions to reduce risks to the community.	3
Identify and map buildings, infrastructure and areas that are prone to flooding after large storm events and assess the need for culvert and other stormwater infrastructure improvements. At a minimum address the following areas that have already been identified as presently experiencing issues: Alder Meadow Road; River Road; Continental Drive; North Shore Road; Emerson Road; Miller Road; Hoffman Road; Johnson Pond Road; and public lands within 100-year flood plain.	18
Consider the benefits of becoming a Climate Smart Community. Climate Smart Communities (CSC) is a New York State program that helps local governments take action to reduce greenhouse gas emissions and adapt to a changing climate. The program offers grants, rebates for electric vehicles, and free technical assistance. The first action under the program is for the Town to pass the CSC pledge as a municipal resolution to join the program and become a Registered Climate Smart Community	6
Work with DEC to conduct an assessment of the condition and changes in sediment at the Starbuckville Dam.	6

Tourism and Economic Development

The two goals displayed for this topic area were:

1. Develop an economic development model that strives to reach new visitors through a strong and distinctive branding message that evokes a unique experience and results in a growing population and economy.
2. Strengthen and diversify the business community.

Several written comments were received for this topic area. One attendee expressed concern about development around the lake. They did not want to see commercial development occur at the expense of residential properties and recommended that any

commercial development in the Town should adhere to strict guidelines, especially on properties around the lake. This was echoed by another attendee. Another comment focused on increasing/strengthening the rules at the Dock and Marina. The following table shows the recommendations for Tourism and Economic Development and the amount of support that each received.

Recommendations	Total
Develop a marketing plan for Schroon's creative economy that blends outdoor pursuits with the fine arts and performing arts venues. Expand signature community events and expand winter events. Create a brand strategy for the Town that highlights Schroon as the place for the "Ultimate American Adirondack Experience."	21
Create and participate in a sub-group of chambers that are working on regionally cooperative tourism initiatives and events that recognize their unique resources and create synergy between communities.	1
Become a Certified Trail Town, a year-round economic development strategy that welcomes short and long-distance hikers, mountain bikers, road bikers, skiers and snowmobilers.	6
Develop a set of trail experiences that draw people to the trails throughout the community. Expand existing trail and water itineraries that cover up to a week of challenging adventures. Provide visitors with detailed information and a comprehensive map of town and state trail systems in the Town of Schroon.	9
Fund a position for an economic development professional that would concentrate on revitalization of the business district.	3
Explore the feasibility of developing a pilot arts business incubator program to attract artists and artisans to vacant buildings in the downtown.	0
Review the viability and function of the Town's existing revolving loan fund. Explore options for providing financial assistance to upgrade existing accommodation businesses through the Business Loan Fund. Identify an entity to provide underwriting support for the revolving loan fund.	2

SUBCOMMITTEE REPORTS

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

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

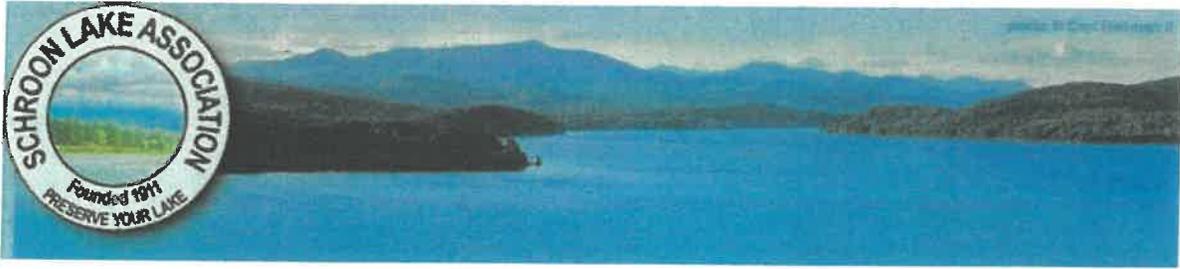
Aquatic and terrestrial invasive species

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.

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

CULTURE, MUSIC, ART, EVENTS

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)
Schroon Lake Farmers Market (every Saturday morning beginning June 15)
Friends of the Schroon Lake Library Book Sales (every Saturday)
Word of Life Ranch Free Rodeos & Family Fun (every Friday evening)

July

“Schroon Lake Live!” Kick Off the Fourth Concert
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

August-September

Labor Day Street Dance & Fireworks (dates will vary)

Schroon Lake Senior Citizens Club Garage Sale in the Park (dates will vary)

September

Seagle Festival Concerts

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.

recap from Main Street Revitalization subcommittee

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

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

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

	<ul style="list-style-type: none"> 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?
Youth Commission	<ul style="list-style-type: none"> Mission needs to be defined and better communicated to Public. Original intention was for sports and leisure activities. Likely needs additional funding and structure.
Recreational Signage	<ul style="list-style-type: none"> Add signs throughout town for information and entertainment (example signs on main street point to beach and tennis areas or signs at boat docks)
Walking Routes	<ul style="list-style-type: none"> Create routes with mileage. Post signage, provide maps, areas of interest to look for, historical sites
Communicate SL Recreation	<ul style="list-style-type: none"> Add content to Town Website; add QR codes to signs; provide maps as needed

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.

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.

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

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.

SUMMARY OF ZONING ISSUES

Stakeholder Meeting 3.13.24

- Digitized zoning map is final for now; any updates or changes will be made as part of a comprehensive zoning update/re-write
- Evaluate zoning districts and amend as needed
- Need for signage regulations in zoning code
- Need to add stormwater management standards to zoning code
- Update manufactured homes – definition, uses, and standards
- Add site plan review process
- Rewrite zoning as unified code (include zoning, subdivision, short-term rentals, etc.)
- Consider aligning town districts with APA land use classifications

Zoning Committee Wish List

- Review current zoning ordinances.
- Update ordinances/definitions as and where necessary.
- Site Plan review (Planning Board).
- Adapt Schroon's zoning map to conform with the APA Land Use Classification map.
- Add SEQR review to the zoning ordinance/process.
- Building code and fire prevention requirements added to zoning/planning.
- Review Planning Board rules and regulations.
- Update rules and regs as necessary.
- Consider an "unsafe building" law and definition.
- Review short term rental law, Air B n' B criteria/definitions.
- Review Zoning Law No. 2.
- Consider flood prevention measures and law re: flood damage.
- Main St. sign criteria for consistency of signage, no flashing lights, bare neon, etc.
- Review town law restricting use of trailers and mobile homes as residences on town lots.
- Definition of the above as residences vs. storing (next to house, etc.).
- Noise ordinance; hours, Db rating, etc.
- Enforcement of all town codes (Zoning, Planning, Building) fines, incarceration, etc.
- Review the town sewer coverage and sizing of lines to accommodate growth.

Town of Schroon Comprehensive Plan Update



2023

Welcome to the Town of Schroon Comprehensive Plan Update!

In September 2023, the Town of Schroon initiated the process of updating its Comprehensive Plan. A Project Advisory Committee was appointed by the Town Board to guide the development of a new Town Comprehensive Plan. The Committee represents individuals from a wide cross-section of the community. Planning consultant LaBella Associates will be guiding the planning process to update the 1977 Town of Schroon Master Plan. Much has changed over the past 45 years. The new Comprehensive Plan will provide a framework for achieving a community vision that is reflective of the current community conditions and builds on the progress that has been made to date.

What is a Comprehensive Plan?

A Comprehensive Plan is a guidance document that sets goals, policies, and priorities for investing in the physical, economic, and environmental future of the Town. The Comprehensive Plan is both a vision for the future and a roadmap for how to achieve the vision. It provides direction to the Town Board for making decisions about improvements to town infrastructure, revising zoning regulations, allocating resources in the annual budget, and supports grant applications for high priority projects. A broad range of topics are addressed in the Comprehensive Plan, including but not limited to economic development, tourism, housing, climate change, infrastructure, land use, natural resources, recreation, and community services.

We want to hear
from you!

Take our online
survey by scanning
the QR Code:



The First Public Information Meeting has been Scheduled!

When:
January 11th, 2024 • 5pm

Where:
Schroon Lake Central School
1125 US-9
Schroon Lake, NY 12870

What:
This meeting is designed to provide a presentation of the process of the Comprehensive Plan Update and the findings of the Advisory Committee to date.

We look forward to meeting you!

We Need Your Participation.

Public engagement is an essential component of the planning process. There are many ways for residents, visitors, and business owners to learn about and provide input during the planning process including online surveys, public workshops, focus group meetings, and digital newsletters. For now, the Town has developed a folder on its home webpage under the Bulletin Board. Please explore this page to contribute your thoughts and stay informed about the most recent updates and public involvement initiatives concerning the Town's Comprehensive Plan Update. This webpage will be updated periodically with new information so check back often.

Click the link below to take you directly to the information webpage: <https://schroon.net/comprehensive-plan-2024/>

Your Opinion Matters.

The Committee is developing an opinion survey to be noticed to all property owners and businesses. You will be mailed a postcard with a link to the survey printed on it. You will then be able to respond to the survey and submit it via your cell phone or computer. The more survey responses received, the better the committee will be aware of your concerns and ideas for the betterment of the community.



Clothier Planning & Consulting



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

For Comments & Questions:
schrooncomprehensiveplan@gmail.com

Jamie Konkoski, AICP
Senior Planner
LaBella Associates



Town of Schroon Comprehensive Plan Update



2024

Welcome to the Town of Schroon Comprehensive Plan Update!

In September 2023, the Town of Schroon initiated the process of updating its Comprehensive Plan. A Project Advisory Committee was appointed by the Town Board to guide the development of a new Town Comprehensive Plan. The new Comprehensive Plan will provide a framework for achieving a community vision that is reflective of the current community conditions and builds on the progress that has been made to date. A broad range of topics are addressed in the Comprehensive Plan, including but not limited to economic development, tourism, housing, climate change, infrastructure, land use, natural resources, recreation, and community services.

We are roughly halfway through the planning process and much has happened! Accomplishments include:

- Held four Committee (PAC) Meetings
- Summarized Past Planning Initiatives
- Completed a Public Survey and Results Summary
- Subcommittees Met and Summarized Needs and Opportunities by Topic
- Held a Public Informational Meeting & Visioning Workshop
- Drafted a Profile of the Community
- Held Interviews with Stakeholder Groups

Next Public Meeting to be Announced

A second Public Workshop will be held in spring or summer (TBD). The Committee and Consultants will present the recommendations for the Comprehensive Plan and request feedback from residents.

The Town has a project webpage under the Bulletin Board: <https://schroon.net/comprehensive-plan-2024/>.

Please explore this page to stay informed about the most recent updates and public involvement initiatives concerning the Town's Comprehensive Plan Update.

We Heard You!

Public engagement is an essential component of the planning process and forms the foundation for the plan's recommendations. Outreach for the Plan is comprised of three main elements: Online public survey; the public workshops; and Stakeholder Interviews.

The flagship event was the Public Workshop held on January 11th, 2024, at Schroon Lake Central School. More than 65 people attended 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.

A presentation gave an overview of the comprehensive plan update process, projected timelines, progress made to date, and a summary of next steps.

General Summary of your Recommendations for Initiatives & Projects

Recreation:

1. Develop Master Plan for Town Park
2. Develop Master Plan for Schroon Lake Golf Course
3. Establish cross-country ski center and driving range at golf course
4. A "comprehensive" community center with activities for kids, educational opportunities/classes, programming and services for a variety of ages.
5. Expand biking, walking, and snowmobiling trail opportunities
6. Expand activities/uses at existing recreation facilities (e.g. add bike or XC ski trails at existing facilities, including the ski tow)
7. Establish relationships with Mountainside and The Lodges for indoor off-season recreation access to gym, pickleball, and indoor track
8. Establish formal kayak launch with Mobi-Mat surface
9. Improve kayak and tubing access at Rt 74 Schroon River Fishing Access and Launch

Business, Economy & Development:

1. Diversify employment base by attracting more light industry and small industry
2. Develop co-op/co-working spaces
3. Attract and incentivize remote workers
4. Create a small business incubator that offers opportunities for advancement and growth
5. Improve "first impressions" at south and north ends of hamlet
6. Expand methods to capitalize on marketing four season tourism
7. Coordinate marketing with The Lodge
8. Set up a local development corporation
9. Increase stores open in winter in a variety of types
10. Develop half-day, 1 day, 2 day off season itineraries
11. Seek outdoor rental, visual arts, art store, pop up opportunities, local crafters coop, bakery, florist, tour boat, soft ice cream businesses
12. Expand food trucks with support from local restaurants
13. Update downtown zoning and site plan review standards, architectural standards, and signage regulations
14. Explore training opportunities for youth through apprenticeships, civics classes in high school, BOCES classes, Path to Work, and hospitality training programs

Infrastructure & Transportation:

1. Lower the cost of sewer services
2. Increase handicap accessibility to parks, sidewalks, and roads
3. Improve internet access and overall reliability
4. Complete a Capital Improvement Plan for all infrastructure
5. Add storm water regulations to the zoning code

Natural Resources & Waterways:

1. Develop a unified approach to protecting the Lake and water quality
2. Consider forming tax district like Loon Lake Tax District to generate funds for invasive plant management
3. Expand coverage of the boat inspection programs
4. Maintain control and remediation of aquatic and terrestrial invasive species
5. Continue public education through public meetings, newly developed flyers, and on-going social media campaigns
6. Continue monitoring lake health through the CSLAP program and develop easily understood graphical models showing long-term trends
7. Extend partnerships with local groups, such as ESSLA, Schroon Steering Committee, and the local town boards encompassing the lake region
8. Extend Park wide partnerships with regional groups, including Adirondack Lakes Alliance, Adirondack Park Invasive Plant Program, and Adirondack Watershed Institute
9. Assist and manage the staffing of the Town Dock boat launch stewards and Route 74 Boat Wash Station beyond AWI supported hours
10. 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.
11. Educate paddlers in the watershed on Clean.Drain.Dry through the Schroon Paddle Challenge
12. Participate in a new project (SCALE - Survey of Climate Change on Adirondack Lake Ecosystems) to monitor and track significant climate events and impacts
13. Petition the Town Board to support and eliminate the use of phosphorous based fertilizers
14. Support the Town of Schroon Park Commission's study of water flow and lake and river levels
15. Study and implement increased shoreline absorption through the use of riverbank erosion controls
16. Find appropriate partners and methods to mitigate the severe silting deposition at the mouth of Schroon River into the north basin of Schroon Lake
17. Promote implementation of septic system inspection program requiring inspections at time of sale
18. Address carrying capacity standards for Paradox Lake

Housing:

1. Expand affordable long-term rentals
2. Evaluate the long-term impacts of short-term rental including noise, competition with other types of overnight accommodations, and impacts on the local housing stock
3. Continue to study ways of addressing the lack of affordable housing especially for retirees, seniors, summer employees, young professionals, and new families

Based on Public Outreach Efforts so far, These are Our Most Outstanding Resources:

Town Beach & Town Park

Boathouse Theater

Schroon Lake Bandstand

Schroon Lake & Paradox Lake

Schroon Lake Public Library

Schroon Lake Chamber of Commerce



Clothier Planning & Consulting



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Jamie Konkoski, AICP
Senior Planner
LaBella Associates

 **LaBella**
Powered by partnership.

Town of Schroon Comprehensive Plan Update

May
2024

Welcome to the Town of Schroon May 2024 Comprehensive Plan Update!

In September 2023, the Town of Schroon initiated the process of updating its Comprehensive Plan. The Committee and Consultants will present a poster session at an open house setting to interactively review the findings, goals, and recommendations for the Comprehensive Plan. Residents are invited to arrive between 5 and 7pm to browse the posters, ask questions, and provide feedback on the Plan's recommendations.

To keep you informed, the Town has developed a folder on its home webpage under the Bulletin Board. Click the link below to take you directly to the information webpage: <https://schroon.net/comprehensive-plan-2024/>. For those who cannot attend the meeting, please explore this webpage and contribute your thoughts about the Town's Comprehensive Plan Update.



Public Open House

When:

June 11th, 2024
5pm-7pm

Drop in any time!

Where:

Schroon Lake Central
School Cafeteria



Preview of Priority Goals for Poster Session

Land Use, Growth, and Development: Develop a land use plan that will encourage economic growth and infill appropriate locations while protecting the natural resources and social quality of life in the community.

Housing: Increase the supply and diversity of affordable housing options for all income levels.

Tourism and Economic Development: Strengthen and diversify the business community and develop an economic strategy that strives to reach new visitors through a strong and distinctive branding message that results in a growing population and economy.

Natural Resource Protection and Lake Management: Address stormwater management and erosion control issues, support the management of invasive species, continuous water quality monitoring efforts, and stewardship on all local waterways.

Parks and Recreation: Improve and enhance town recreation facilities to be universally accessible wherever feasible.

Arts and Culture: Establish Schroon as a regional destination for visual and performance art events and festivals.

Town Services, Transportation and Infrastructure: Provide high-quality, reliable, and sustainable infrastructure systems that support the current and future needs of the community, promote public health and safety, and facilitate economic development while minimizing environmental impacts.

Sustainability and Resilience: Appoint a task force to address the sustainability of town resources and develop guidelines for future resilience.



Clothier Planning & Consulting



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Jamie Konkoski, AICP
Senior Planner
LaBella Associates





APPENDIX D

COMMITTEE MEETING SUMMARIES

TOWN OF SCHROON COMPREHENSIVE PLAN UPDATE

Project Number: 2233700

MEETING #1 SUMMARY NOTES

Location: Town Hall
Date: September 27, 2023
Time: 6:00 pm

MEETING ATTENDANCE

Committee Members

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

David Peterson, Mountainside Church
Jenny Pitkin, Resident
Joe Steiniger, Adirondack Foundation
Ethan Thompson, Town of Schroon
Leanna Welch, Town Council
Meg Wood, Town Supervisor
Darren Woods, Seagle Music Colony

Consulting Team

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

SUMMARY NOTES

1. Committee & Team Introductions

The Committee and Project Team introduced themselves. Roger listed the committee members who were unable to attend the meeting.

2. Project Scope and Timeline

Matt provided an overview of the project scope and timeline. The scope lays out the steps to get to the final comprehensive plan. Matt also reviewed some meeting logistics:

- Committee will meet monthly for the first few months (except on holidays). Meeting frequency will change as project progresses.
- LaBella will provide meeting materials one week in advance (or earlier for larger documents).
- There will be both in-person and online opportunities for public input.

3. Open Discussion of Town/Committee Priorities, Issues, Concerns

Tracey summarized some of the input that committee members provided on the Worksheets that were sent out before the meeting and then facilitated an open discussion of Attributes, Challenges and Desired Improvements/Projects. Committee members provided input:

Attributes:

- Supportive community
- Significant amenities for a small town
- Compact Main Street
- Lodge at Schroon Lake
- Word of Life
- North Country Scenic Trail
- Proximity to capital region & high peaks; Northway
- Plethora of arts and cultural activities, including Seagle Festival
- Linkages between school and seniors
- SLCS and school arts programs
- Quality restaurants

Challenges:

- Housing - affordable housing for middle class/workforce; lack of rentals; lack of options for first-time buyers
- Lack of quality childcare
- Outdated playground equipment at the beach
- Difficult to get info about community news/events; not everyone has access to digital media
- Business development & retention – need support for small businesses; lack of economic development strategy
- Climate changes & impact on both winter and summer tourism
- Diversification of the economy (more than tourism)
- Downtown parking – lack of and congestion which makes it difficult for boat trailers
- Internet dead zones (~35-36 homes)

Desired Improvements/Projects:

- 3-phase electric service up the hill for new Seagle theatre
- Parking and infrastructure upgrades
- Tour boat with food and bathrooms
- Upgrade boat docks (renovations planned for next summer)
- Provide the trail link from Schroon Lake to the North Country Scenic Trail which will locally traverse the Hoffman Notch Wilderness by North Pond and Big Pond and then exit near the Northway underpass near Schroon Falls.
- Wastewater collection system upgrades – a portion of the system is at capacity
- Hire a constable

4. Public Outreach Discussion

A Community Outreach Memo was shared with the committee. Jamie summarized the proposed outreach strategies. The Committee confirmed the general approach. The plan will be discussed in more detail at the next meeting.

- The Project Team will coordinate with Sue to upload information to the website.
- The Project Team will coordinate with David to post announcements and survey links on the Schroon Facebook page
- Outreach strategy will include a minimum of 2 public workshops, a survey, 4 newsletters, and stakeholder interviews.
- The Project Team will prepare press releases for public input events and submit to Sun Community News

5. Next Steps:

- Meeting Schedule – Committees will be held on the 4th Wednesday of the month at 6pm. Next meeting is **October 25th** at the Town Hall.
- The Project Team will:
 - Draft a Community Engagement Plan to review at the next meeting
 - Compile the Community Profile
 - Review and summarize existing plans, studies and regulations

ITEM	ACTION ITEM	OWNER
1	Complete Worksheets	Committee Members
2	Amend the project schedule	LaBella
3	Draft Community Outreach Plan	LaBella
4	Draft Community Profile	LaBella
5	Review & Summary of existing plans, studies, and regulations	LaBella

Adjourned: 7:30 pm

The preceding minutes represent the author's understanding of the items discussed and decisions reached. The Committee will determine completeness and accuracy at their next scheduled meeting.

Respectfully submitted,
 LABELLA ASSOCIATES, D.P.C.
Jamie Konkoski, Senior Planner, LaBella Associates

Cc: All Attendees

TOWN OF SCHROON COMPREHENSIVE PLAN UPDATE

MEETING #2 SUMMARY NOTES

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

MEETING ATTENDANCE

Committee Members

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

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

Consulting Team

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

SUMMARY NOTES

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

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

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

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

TOWN OF SCHROON COMPREHENSIVE PLAN UPDATE

MEETING #3 SUMMARY NOTES

Location: Town Hall
Date: November 29, 2023
Time: 6:00 pm

MEETING ATTENDANCE

Committee Members

Roger Friedman, Committee Chair
Lorraine Brown, Business Owner
Lynn Donaldson, Town Council
Rick Gero, Town Council
Lisa Hess Marks, Business Owner
Pam Ireland, Resident
Dan Kelleher
Joan Lawless, Town Library
Steve Miller, Town Council
Bruce Murdock, Planning Board

Sue Palisano, Chamber of commerce
Glen Repko, Planning Board
Joe Steiniger, Adirondack Foundation
Ethan Thompson, Town of Schroon
Leanna Welch, Town Council
Meg Wood, Town Supervisor
Darren Woods, Seagle Music Colony

Consulting Team

Tracey Clothier, Clothier Planning & Consulting
Jamie Konkoski, LaBella Associates
Lisa Melville, Department of State

SUMMARY NOTES

1. Meeting #2 Summary Notes approved.
2. Existing Plans Report approved.
3. Review Survey Questions
 - Committee and Consulting Team discussed each question and identified several edits that will be made.
 - Survey will close on January 18th
4. Discussion of Public Workshop #1.

- January 11, 2024 – Committee would like to change time from 5-7 to 5:30-7:30 if the School approves the change.
- Meeting Format:
 - First 30 minutes – the public can view the information boards/maps
 - Brief presentation 30 minutes: Overview of the comp plan process/general timeline, current results of the community profile, and any stakeholder meetings
 - Interactive discussion – break into separate groups depending on size of turnout – discussion of overall ideas, issues, concerns and recommendations; help begin building a possible vision for Schroon. Participants will address: Strengths, Attributes, and Advantages; Issues, Challenges, and Conflicts; Opportunities, Solutions, and Projects.
 - Topics to be addressed:
 - Housing
 - Tourism
 - Economic Conditions
 - Infrastructure
 - Parks & Recreation
 - Downtown & Waterfront Revitalization

5. Stakeholder List was confirmed.
6. Preliminary Data/Findings from Community Profile – Consulting Team shared slides with preliminary data on demographics and housing; reviewed maps and Committee noted additions for several maps.
7. Subcommittee Discussions – discussion of reports that had been compiled to date. Some groups have merged due to overlapping issues. Funding Opportunities subcommittee is on hold for now; will revisit after recommendations have been developed.
8. Next Steps:
 - Public Workshop #1 on January 11th
 - Committee will meet on January 24th at 6pm
 - Stakeholder meetings to begin in December
 - Draft Community Profile

ITEM	ACTION ITEM	OWNER
1	Update project website	Jamie/Sue
2	Draft press release and social media posts for Workshop #1	Jamie
3	Launch Survey	LaBella
4	Boards and presentation for Workshop #1	LaBella
5	Draft Community Profile	LaBella

TOWN OF SCHROON COMPREHENSIVE PLAN UPDATE

MEETING #4 SUMMARY NOTES

Location: Town Hall
Date: January 24, 2024
Time: 6:00 pm

MEETING ATTENDANCE

Committee Members

Roger Friedman, Committee Chair
Lynn Donaldson, Town Council
Jessica Deslauriers, Essex County
Pam Ireland, Resident
Joan Lawless, Town Library
Bruce Murdock, Planning Board
Sue Palisano, Chamber of Commerce
Glen Repko, Planning Board
Sue Repko

Joe Steiniger, Adirondack Foundation
Ethan Thompson, Town of Schroon
Meg Wood, Town Supervisor
Jenny Pitkin, SLCS
Larry Reid, ZBA
David Williams, Resident

Consulting Team

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

SUMMARY NOTES

1. Meeting #3 Summary Notes approved.
2. Review of Public Workshop #1
 - See Public Workshop #1 Summary Notes
 - 65 people signed in which does not include everyone in attendance.
 - Poster boards and presentation slides from the meeting are posted on the project webpage along with a link to a survey for responding to the discussion questions.
 - Survey link will be open for 2 more weeks.
 - Jamie will provide a social media post to inform the community of the opportunity to provide input.
 - Concern about reaching renters, which was addressed with social media posts.

- Post card mailing included some businesses.
- The workshop summary, community survey results, summary of stakeholder meetings will be summarized and included as an appendix in the final comprehensive plan.
- All of the public input will be used to inform the draft vision, goals and recommendations.

3. Community Survey Results

- See attached highlights.
- 3 paper surveys were submitted and will be added to the results.
- Discussion of key takeaways – majority of responses are positive; 93% rate experience living in Schroon as good or excellent which indicates that focus should be on making what we have better as opposed to striving for changes; boat docks and ramps need work; desire for dedicated pickleball courts.
- Create a word cloud for survey and public meeting comments.

4. Discussion of Draft Community Profile

- Jamie summarized highlights from each section.
- Demographic trends – presented at last meeting. Edit: “school” enrollment.
- Economy – 57% employed in private sector which includes retail, arts, food service, lodging, and construction. 28.7% government workers. 55.6% of residents not in the labor force (retirees). Poverty rate is lower than national rate. Majority of residents commute to work outside of Schroon. Median Household Income is lower than national/state but similar to other communities in the region.
- Housing – reviewed at last meeting. Added information from building department on # of new residential permits – mostly single-family homes. Median home values have increased as well as rents – both trends are similar in Chester. Rent data has small sample size/high margin of error. Number of households that are cost burdened has declined but ¼ of households with a mortgage and 35% of renters are currently cost burdened. Affordability is a key issue. 72 short-term rental listings in December 2023. 99% are entire homes. Occupancy rate has declined by 11% in the past year. Annual revenue has decreased by 17% in the past year. Trends data will be added to the profile.
- Land Use was reviewed at last meeting. Added data on building permits and approvals for last few years.
- Infrastructure – profile includes data that is available online. Need to get information on age, capacity and maintenance needs from stakeholder meetings with town employees. Town conducted a survey of households for broadband access – 75 households had no service. Some have since got access through Starlink.
- Transportation – roadway network summarized; need to confirm location of sidewalks; speeding ticket information included.
- Parks & Public Spaces – includes inventory of facilities, description of conditions and needs. Accessibility is a challenge for town facilities. Eagle Lake launch has closed. Paradox launch needs maintenance.

- Historic & Cultural Resources summarized. Confirm Seagle name. Add Severance Mtn as scenic resource.
- Natural Resources summarized. Areas of concern for climate change – add the following: Shore Road (not Lake Shore), Adirondack Road, French Road, and situation in lake with silt.
- Fiscal Resources – profile includes a breakdown of budget allocations. Majority of funds support essential services. Highest percentage of funds dedicated to General Fund and Highway. Breakdown of General Fund included: 33% admin staff and operating expenses; 25% employee benefits and debt service; 20% culture and recreation activities/facilities.

5. Stakeholder Meeting Update

- Stakeholder meetings are scheduled for January 30th.
- Jamie will share schedule with committee; all are encouraged to attend any meetings they are interested in. RSVP to Jamie so she can share any changes in the schedule.

6. Subcommittee Discussions – next step for subcommittees will be to prioritize projects/recommendations.

7. Next Steps:

- Next Meeting is February 21st at 6pm – present a summary of public input.
- Stakeholder Interviews on January 30th
- Newsletter #2 by February 15th
- Prepare Vision, Goals and Objectives

ITEM	ACTION ITEM	OWNER
1	Social media posts for Workshop #1 survey	Jamie, Sue, David
2	Stakeholder Interviews	All
3	Edit Community Profile	LaBella
4	Newsletter #2	Tracey
5	Public Input Summary	Consulting Team
6	Zoning Map edits	Glen, Roger
7	Water and Sewer district maps	Meg, Jess, Jamie

TOWN OF SCHROON COMPREHENSIVE PLAN UPDATE

MEETING #5 SUMMARY NOTES

Location: Town Hall
Date: February 21, 2024
Time: 6:00 pm

MEETING ATTENDANCE

Committee Members

Roger Friedman, Committee Chair
Lynn Donaldson, Town Council
Laura Donaldson, Business Owner
Rick Gero, Town Council
Lisa Hess Marks, Business Owner
Pam Ireland, Resident
Dan Kelleher, APA
Joan Lawless, Town Library
Bruce Murdock, Planning Board
Glen Repko, Planning Board
David Peterson, Mountainside Church

Jenny Pitkin, SLCS
Glen Repko, ZBA
Sue Repko, Resident
Joe Steiniger, Adirondack Foundation
Ethan Thompson, Town of Schroon
Meg Wood, Town Supervisor
Larry Reid, Planning Board
David Williams, Resident

Consulting Team

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

SUMMARY NOTES

1. Meeting #4 Summary Notes approved.
2. Review of Public Outreach Summary #1
 - Report includes a summary of Public Workshop #1, including the online submissions, summary of stakeholder meetings, summary and analysis of the Community Survey Results, and the reports from each subcommittee.
 - The information in this report will be used to draft the Vision, Goals & Recommendations Report for the April committee meeting.

3. Vision Statement Discussion

- A vision statement describes how residents want their community to look or act in the near and distant future (think 10 years from now). It serves as the organizing feature of the goals and recommendations.
- A goal represents general methods to achieve the vision.
- Recommendations provide more specific steps in achieving a goal or multiple goals.
- The DRAFT Vision Statement is based on what the consulting team has heard from the Committee, Community Survey, Public Workshop #1, Stakeholders, and Subcommittees.
- Best practices for vision:
 - Written in present tense (not future) – represents a state of being.
 - Describes an outcome (this is what the community will look like when all goals have been achieved).
 - Evokes emotion.
 - Helps build a picture in people's minds.
 - Sets the direction and tone of the Comprehensive Plan.
- Committee split into two groups to discuss the following questions:
 - What does Schroon look like in 10 years?
 - Does it look the same as it does now?
 - What is different? Consider the following topics:
 - Tourism & Economic Development
 - Housing
 - Land Use, Growth, and Development
 - Lake Management
 - Sustainability, Resilience, and Natural Resource Protection
 - Parks & Recreation
 - Arts & Culture
 - Town Services, Transportation & Infrastructure
 - Does the Vision Statement capture your vision for the future?
 - If not, what should be added or changed?
- Consulting Team will revise the Vision Statement based on the discussion groups.

4. Next Steps:

- Next Meeting is April 24th at 6pm – no March meeting
- Prepare Draft Vision, Goals and Recommendations Report
- Public Workshop #2

ITEM	ACTION ITEM	OWNER
1	Draft Vision, Goals and Recommendations Report	Consulting Team
2	Finalize Zoning map	Glen, Roger
3	Water and Sewer district maps	Meg, Jess, Jamie
4		

TOWN OF SCHROON COMPREHENSIVE PLAN UPDATE

MEETING #6 SUMMARY NOTES

Location: Town Hall
Date: April 24, 2024
Time: 6:00 pm

MEETING ATTENDANCE

Committee Members

Roger Friedman, Committee Chair
Jessica Delauriers, Essex County
Lynn Donaldson, Town Council
Laura Donaldson, Business Owner
Lisa Hess Marks, Business Owner
Pam Ireland, Resident
Joan Lawless, Town Library
Steve Miller
Bruce Murdock, Planning Board

Sue Palisano, Chamber
Larry Reid, ZBA
Glen Repko, Planning Board
Sue Repko, Resident
Joe Steiniger, Adirondack Foundation
Meg Wood, Town Supervisor

Consulting Team

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

SUMMARY NOTES

1. Meeting #5 Summary Notes approved.
2. Discuss Public Workshop #2
 - The Community Outreach Plan includes three public workshops and one public hearing. Since the Comprehensive Plan Committee was formally appointed by the Town Board, the Committee is required to hold a public hearing before referring the plan to the Town Board. The Town Board must then hold a public hearing before adopting the plan. The third public workshop will be used as the Committee's public hearing.

- Public Workshop #2 will be held in mid-June from 5-7pm at the school (if space is available). The format will be an open house (drop in any time). The purpose is to gather public feedback on the recommendations and prioritization of recommendations.
- Committee Public Hearing will be held in August. The final draft of the plan will be posted online and presented either on poster boards or in powerpoint followed by a public comment session.

3. Review Draft Vision, Goals & Recommendations Report

- Discussed minor edits and additions to the vision statement. Consulting Team will revise and share draft before the next committee meeting.
- Reviewed recommendations for the following sections: Land Use, Growth and Development; Housing; Tourism and Economic Development; Natural Resource Protection and Lake Management. Consulting Team will revise and share draft before the next committee meeting.

4. Next Steps:

- Next Meeting May 22nd at 6pm
- Public Workshop #2 in mid-June
- Newsletter #3 – share highlights from Vision, Goals & Recommendations Report and promote Public Workshop #2.

ITEM	ACTION ITEM	OWNER
1	Revise Vision, Goals and Recommendations Report	Consulting Team
2	Select a mid-June date for Workshop #2 and reserve space	Jamie, Sue
3	Newsletter #3	Tracey
4	Water and Sewer district maps	Meg, Jess, Jamie

TOWN OF SCHROON COMPREHENSIVE PLAN UPDATE

MEETING #7 SUMMARY NOTES

Location: Town Hall
Date: May 22, 2024
Time: 6:00 pm

MEETING ATTENDANCE

Committee Members

Roger Friedman, Committee Chair
Laura Donaldson
Rick Gero
Pam Ireland
Joan Lawless
Steve Miller
Bruce Murdock
Sue Palisano
David Peterson

Larry Reid
Glen Repko
Ethan Thompson
Joe Steiniger
Meg Wood, Town Supervisor
Darren Woods

Consulting Team

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

SUMMARY NOTES

1. Meeting #6 Summary Notes approved.
2. Discuss Public Workshop #2
 - Public Workshop #2 will be held on June 11 from 5-7pm in the school cafeteria. The format will be an open house (drop in any time). The purpose is to gather public feedback on the recommendations and prioritization of recommendations.
 - Press release has been issued. Flyers were distributed during the meeting so committee members can post them around town.

- Newsletter #3 will be issued after Memorial Day. Social media posts will also be shared.

3. Review Draft Vision, Goals & Recommendations Report

- Reviewed recommendations for the following sections: Parks & Recreation, Arts & Culture, Town Services, Transpiration & Infrastructure, and Sustainability & Resiliency. Consulting Team will revise and share draft before the workshop.

4. Next Steps:

- Newsletter #3 issued on May 28th
- Public Workshop #2 on June 11
- Next Meeting July 17 at TBD

ITEM	ACTION ITEM	OWNER
1	Revise Vision, Goals and Recommendations Report	Consulting Team
2	Select an August date for the Committee's Public Hearing	Jamie, Sue
3	Prepare materials for Workshop #2	Consulting Team
4	Water and Sewer district maps	Meg, Jess, Jamie

TOWN OF SCHROON COMPREHENSIVE PLAN UPDATE

MEETING #8 SUMMARY NOTES

Location: Schroon Lake Public Library
Date: July 17, 2024
Time: 11:00 am - 12:30 pm

MEETING ATTENDANCE

Committee Members

Roger Friedman, Committee Chair
Jessica Deslauriers
Lynn Donaldson
Rick Gero
Steve Miller
Bruce Murdock
Sue Palisano

Larry Reid
David Williams
Meg Wood, Town Supervisor
Darren Woods

Consulting Team

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

SUMMARY NOTES

1. Review Draft Plan
 - The Consulting Team presented an overview of the Draft Plan.
 - Committee members identified a few edits.
 - Committee will review and provide edits by July 31.
2. Review Implementation Matrix
 - A copy of the Implementation Matrix was provided to everyone to review.
 - Priority recommendations are identified in bold at the top of each section. Priorities are based on feedback from Public Workshop #2 where attendees were asked to identify the top priority for each topic area.
 - Subcommittees will meet in person or work on the document in google with the purpose of identifying additional partners and resources. Feedback should be sent to Jamie by July 31.

- Once finalized the Matrix will be added to the Plan, not the appendix.
3. Call for Public Hearing – The Committee set August 7th as the deadline for posting the final draft on the project website and called for Public Hearing to be held on August 21st at 5pm in the Schroon Lake Central School Auditorium. The hearing will start with a presentation of the plan followed by a public comment period.
 - The Town will need to find a volunteer to run AV equipment or provide compensation for a school employee.
 - The Town will post a public notice for the hearing at least 2 weeks before the event.
 - Roger will draft a Press Release.
 4. Accomplishments Brainstorm
 - During Public Workshop #2, it was suggested that a summary of past accomplishments be added to the Introduction section to acknowledge the progress and projects that have been completed in past years. It was suggested that this could include a short paragraph and a list of 10-15 accomplishments.
 - Roger has a list he drafted, and the Townwide Revitalization Plan also includes a list. Consulting Team will use those items to draft a summary. Roger drafted a summary of Schroon's Smart Growth approach to planning which will also be incorporated.

5. Next Steps/Plan for Adoption

Task	Date
Committee Public Hearing	August 21 st at 5pm
Committee refer the Draft Plan to the Town Board	September (via email)
Town Board - call for Public Hearing (Nov 13 th), refer Plan to APA and County (LaBella to prepare resolution), declare lead agency for SEQR	October 17 th
LaBella submit plan to APA and Essex County	October
Present the Final Draft Plan to the Town Board and hold Town Board public hearing	November 13 th at 6pm
Town Board close public hearing	January Board Meeting
LaBella incorporate any feedback/edits into Final Plan	January
SEQR (to be completed by LaBella)	Dec-Jan
Town Board completes SEQR and adopts Final Plan	February Board Meeting

ITEM	ACTION ITEM	OWNER
1	Find someone to provide tech support for public hearing	Roger
2	Review Draft Plan and send edits to Jamie by July 31 st	Committee
3	Subcommittees meet to review Implementation Matrix and identify additional partners or resources; send input to Jamie by July 31 st	Committee

ITEM	ACTION ITEM	OWNER
4	Press Release for Public Hearing on August 21 st	Roger
5	Public Notice for Public Hearing	Jamie and Town Clerk
6	Newsletter #4	Consulting Team



APPENDIX E

RECOMMENDATIONS FROM SCHROON LAKE WATERSHED MANAGEMENT PLAN & ADDENDUM

5.1 In-Lake Recommendations

RECOMMENDATION	INVOLVED PARTIES	FUNDING REQUIRED	SOURCE OF FUNDS	TIMEFRAME
Develop a comprehensive plan to address known Eurasian Milfoil and Curly-leaf Pondweed sites	Municipalities, Lake Associations, Consultant	\$3,000-\$5,000	Municipal, Lake Associations	Short term
Hand harvest of identified scattered and moderately dense populations	Consultant	Variable \$5,000 to \$50,000 annually depending on program	NYS, Municipal, Lake Associations	Long term
Install benthic mats in dense areas of milfoil as needed	Consultant	Variable	NYS, Municipal, Lake Associations	As needed
Continue and enlarge volunteer "Milfoil Scout Program"	Lake Associations	Minimal	N/A	Immediate
Continue and enlarge of boat launch steward program	Lake Associations	Minimal if volunteer, \$5,000-\$10,000 if paid	Municipal, Lake Associations	Immediate
Continue participation in the CSLAP volunteer water quality monitoring program	Lake Associations	Under \$5,000	Municipal, Lake Associations	Ongoing
Continue professional water quality monitoring as needed to ensure valid long-term dataset for the lake	Consultant	Variable depending upon parameters measured	Lake Associations, Municipal	Ongoing
Conduct a comprehensive aquatic plant survey of the lake every five years using consistent methodology	Consultant	\$5,000-\$10,000	Lake Associations, Municipal	Short term
Conduct storm event tributary water quality sampling of Rogers Brook and Mill Brook which are adjacent to beaches and developed areas	Consultant	\$2,000-\$3,000	Lake Associations, Municipal	Short term

Upland Recommendations 5.2

STORMWATER RUNOFF GENERAL

RECOMMENDATION	INVOLVED PARTIES	FUNDING REQUIRED	SOURCE OF FUNDS	TIMEFRAME
Install storm drain markers saying "Don't Dump, Drains to Lake" on road storm grates in highly developed parts of the watershed.	Lake Associations, Municipalities	\$3,000-\$5,000	Municipal, Lake Associations, NYS	Short term
Over time, work to add stormwater treatment or infiltration structures to all existing public road drainage systems which outlet directly into the lake	Municipalities, SWCD's	Varies by project	NYS, Municipal	Long term

STORMWATER RUNOFF HAMLET OF ADIRONDACK

The small Hamlet of Adirondack on the southeastern shore of Schroon Lake includes a general store, a number of residential homes, a relatively large town-house complex (Adirondack Lodges), and a major tributary stream (Mill Brook). Much of the area within

the hamlet was well vegetated and stable and very few areas drain directly to the lake or to Mill Brook. Most of the road ditch network is lined with stone to minimize erosion, and was found to be in fair to good condition.

RECOMMENDATION	INVOLVED PARTIES	FUNDING REQUIRED	SOURCE OF FUNDS	TIMEFRAME
1. CHURCH/ BELLE STS. – Re-ditch, landscape channel Installation of one drywell system at the Intersection of Church and Belle Streets, clean out rock lined ditch, and create a landscaped rock lined channel to the Lake.	Town of Schroon Highway	\$1,000-3,000	Municipal	Short Term
2. ADIRONDACK LODGES – Review stormwater management practices Given the size of the Adirondack Lodges complex, review their stormwater runoff management system to determine if it is effective and is being properly maintained.	Town of Schroon, SWCD Adirondack Lodges, Town of Horicon	-	-	Short Term

**STORMWATER RUNOFF
HAMLET OF SCHROON**

The Hamlet of Schroon is the largest and most densely developed area on Schroon Lake. None of the stormwater networks from Fowler Avenue north discharge into the lake, but much of the

drainage from the southern end of the hamlet does connect directly to the lake. There are no stormwater improvement or flow reduction (infiltration) systems along any of the hamlet's roadways.

RECOMMENDATION	INVOLVED PARTIES	FUNDING REQUIRED	SOURCE OF FUNDS	TIMEFRAME
1. DOCK STREET – Subsurface stormwater infiltration system. Most of the stormwater from Dock Street currently drains down the boat ramp and outlets directly to the lake. To intercept this drainage, an open top slotted trench drain should be installed across the upper area of the launch, outletting into an array of subsurface stormwater infiltration chambers.	Town of Schroon Highway Dept, SWCD	\$50,000-\$75,000	NYS, Municipal	Based on Funding
2. FAIRFIELD AVENUE – Drywell installation Installation of three separate stormwater infiltration systems (drywells) along the roadway; two on the north side of the road and one on the south just to the east of the tennis courts.	Town of Schroon Highway, SWCD	\$15,000-25,000	NYS, Municipal	Based on Funding
3. LELAND AVENUE – Single/double stack drywell Currently there is a drop inlet on the inside of the curve that drains to a culvert, which then outlets on a steep bank to the lake. Install a single or double stack drywell infiltration system to replace the current structure, and reinforce the outfall location.	Town of Schroon Highway, SWCD	\$15,000-25,000	NYS, Municipal	Based on Funding
4. DOCK ST./ RT.9 - Two double-stack drywells At the top of Dock Street adjacent to Rt. 9 there are storm drains that collect approximately 500 feet of stormwater from both roads combined. The outfalls from these drop inlets discharge directly into Rogers Brook. These locations would benefit greatly from two double stacked drywells.	Town of Schroon Highway, NYS DOT, SWCD	\$15,000-25,000	NYS, Municipal	Based on Funding
5. TOWN OF SCHROON – Stormwater Codes amendment Consider a Town of Schroon codes amendment requiring redevelopment activities in the hamlet area to consider and address stormwater runoff from the site.	Town of Schroon	-	-	Short Term
6. INCORPORATE BMP'S INTO ALL NEW PROJECTS CONSTRUCTION All new roadway and highway reconstruction projects (local, county, state) should incorporate stormwater capture and infiltration practices into the design and construction.	Town of Schroon Highway, NYS DOT, SWCD	-	-	Short Term

**STORMWATER RUNOFF
NEW YORK STATE ROUTE 9**

NYS Route 9 runs along the western shore of Schroon Lake for the lake's entire length. In areas where it is relatively close to the lake, road runoff is often directed to culverts which outlet into the lake.

Most road ditches along Route 9 are very well vegetated, which allows for both filtering of stormwater runoff and infiltration into the ground.

RECOMMENDATION	INVOLVED PARTIES	FUNDING REQUIRED	SOURCE OF FUNDS	TIMEFRAME
1. The Route 9 section between Charlie Hill Road and Rogers Brook on the south side of the Hamlet of Schroon is more than a mile long. It has over 20 drop inlets which ultimately direct stormwater runoff to the lake. There is great opportunity to retrofit the Route 9 drainage system with stormwater treatment and infiltration systems along this stretch of highway.	NYS DOT	\$100,000+	NYS	Long Term
2. All future NYS DOT Route 9 reconstruction jobs should incorporate improved stormwater management practices, including infiltration in the areas which have deep sandy or loamy soils.	NYS DOT	-	-	Long Term
3. Retrofit drainage, install hydrodynamic separators Route 9 in the Hamlet includes a complex series of drop inlets and subsurface pipes which discharge into the lake by the boat launch. That stormwater drainage system collects runoff from a large area and has been problematic through the years. This system should be more thoroughly reviewed for opportunities to improve the runoff quality through hydrodynamic stormwater separators and infiltration practices.	NYS DOT, Town of Schroon Highway, SWCD	\$100,000 +	NYS, Municipal	Long Term

STORMWATER RUNOFF COUNTY ROUTE 15 (EAST SHORE DRIVE)

East Shore Drive runs along the east shore of Schroon Lake for just over three miles. Stormwater runoff from this road surface either sheets off into the buffer between the lake and the road, or it flows into the ditch on the east side and is piped into the lake. Most of the road ditch is well vegetated, and very little erosion is evident.

A concern along this roadway is that development and lawn management along the east side of the road has the potential to contributing phosphorus, pesticides, and other pollutants. Many houses on steep slopes are built upon along this stretch, so it is imperative that construction projects are diligent in erosion control and stormwater infiltration practices.

RECOMMENDATION	INVOLVED PARTIES	FUNDING REQUIRED	SOURCE OF FUNDS	TIMEFRAME
1. Property stewardship is very important along this section of the shoreline. Use of zero phosphorus fertilizers, maintaining buffer strips between managed lawns and the road ditch, and proper erosion and sediment control are critical in this area.	Private homeowners	-	-	Immediate
2. Reduce mowing of the ditch vegetation to encourage denser growth, which can greatly increase stormwater nutrient uptake and improve pollutant reduction.	County DPW, Town Highway Dept	-	-	Immediate
3. Undertake a detailed evaluation of Lake View Drive and Shaw Hill Road, both of which drain to East Shore Drive and show evidence of sedimentation below the intersection. Improve drainage situation through stormwater retrofit, improved vegetation and sediment capture.	County DPW, Town Highway Dept, SWCD	\$20,000+	Municipal, NYS	Long Term

STORMWATER RUNOFF ADIRONDACK ROAD (ESSEX COUNTY)

Adirondack Road provides access to dozens of shoreline properties on the northeast shore of Schroon Lake. Most of its length is relatively stable, although areas exist which show eroding ditch and stormwater runoff onto downhill properties.

Adirondack Road north of Nesa Road exhibits miles of clay/silt ditches, much of which has little or no vegetation. Several sections of road ditch in this area had running water in them during field investigations, and erosion was evident.

RECOMMENDATION	INVOLVED PARTIES	FUNDING REQUIRED	SOURCE OF FUNDS	TIMEFRAME
Much of the road ditch in the northern portion of Adirondack Road is in need of stabilization, through rock lining and vegetative measures. Given the heavy clay soils, care must be taken to minimize sediment suspension and turbidity.	County DPW, Town Highway Dept,	\$2,000-\$3,000	Municipal	Immediate

STREAMS

The Schroon River and the lake's tributary streams are the lifeblood of Schroon lake. In general, the quality of the river and streams is highly correlated to the quality of the lake. The waters of even the farthest reaching point of the Schroon River

or any tributary stream will reach the lake within 48 hours. The quality of these flowing waters will ultimately become the quality of the lake, so it important to understand their nature and overall condition.

RECOMMENDATION	INVOLVED PARTIES	FUNDING REQUIRED	SOURCE OF FUNDS	TIMEFRAME
1. Develop an education and outreach program to target streamside property owners highlighting the benefits of creating and maintaining vegetated stream buffers. Numerous excellent sources of information exist that are geared toward homeowners on this topic, available from Cornell Cooperative Extension, the Lake George Association, and other groups.	Municipalities, Cornell Cooperative Extension, SWCD	-	Lake Associations Municipalities	Short term
2. Consider public discussion regarding creation of municipal codes for new development requiring a vegetative buffer be maintained (a no-cut zone) adjacent to the stream.	Municipalities	-	-	Long Term
3. Any areas of streambank erosion identified should be directed to the local Soil and Water Conservation District for design assistance. Encourage the use of vegetative protection methods over hard armoring where possible.	Municipalities, local SWCD	-	-	Short Term
4. To minimize the growth of the Rogers Brook delta, research the possibility of utilizing the concrete channel/reservoir just downstream of NYS Route 9 as an in-stream sediment pond (i.e. clean out on a regular basis with machinery). If this is unfeasible, then areas upstream of Route 9 could be reviewed to install an in-stream sediment pond in the brook to capture excess sediment.	NYS DOT, Municipalities, SWCD	\$20,000-\$40,000	NYS, Municipalities	Medium Term

HIGHWAY OPERATION RECOMMENDATIONS

Each municipality and both counties in the Schroon Lake watershed have their own highway departments, which is responsible for the integrity and safety of their roads. In addition to these local roads, there is also a significant mileage of New York State roads (NYS Route 9 and Interstate 87) which actually account for most of the paved area in the watershed.

Traditional practices undertaken by highway departments include winter de-icing operations, roadside ditching, paving activities, drainage practices and new road construction. As many roads and ditches drain directly into streams and lakes, it is imperative that highway operations be managed not only for public safety, but also with consideration for environmental impacts.

RECOMMENDATION	INVOLVED PARTIES	FUNDING REQUIRED	SOURCE OF FUNDS	TIMEFRAME
1. Convene a series of forums of highway officials from the towns of Schroon, Chester, and Horicon, the two county DPW's and NYS DOT to discuss de-icing practices within the watershed. Discuss the state of the science and the cost of management practices and de-icing alternatives which would benefit Schroon Lake. Review Kelting's 2010 study and others prior to the meeting for an overview of potential alternatives.	Town highway DPWs, County DPWs, NYS DOT	-	-	Short Term
2. Make it a priority in highway budgets to fund high-quality winter spreading equipment and training for departments. Send all appropriate personnel to Cornell's annual highway school and the NYS DOT de-icing workshops.	Town highway DPWs, NYS DOT	Variable	Municipal, NYS	Long Term
3. Highway departments at all levels should engage the services of the Essex and Warren County SWCD's to undertake hydroseeding operations for all bare road ditches and banks within the watershed area, particularly those areas identified in this plan. All departments should develop an annual review of all road ditches and banks and address as needed. Make seeding and restoration activities a regular part of all highway maintenance practices.	Town highway DPWs, NYS DOT, SWCD	-	-	Ongoing
4. Undertake a field evaluation of all stream culverts in the watershed to determine whether they are passable to fish (brook trout). Use evaluation criteria developed by Mihuc (noted earlier) for this study. Create a list of culverts which are both structurally deficient and are impassable to fish, and work with highway departments to get these culverts replaced over time.	Town highway DPWs, NYS DOT, SWCD, Lake Assns.	\$10,000-\$15,000	NYS, Municipal,	Short Term
5. For all future stream culvert replacements, utilize new NYS DEC General Permit criteria for design. All stream culvert replacements should be conducted with the local Soil and Water Conservation District, who has a standing permit to undertake this work, and will properly size and design the system.	Town highway DPWs, NYS DOT, NYS DEC, SWCD	-	-	Short Term
6. Consider the purchase of a "catch vac" truck between the towns of Chester, Schroon and Horicon to clean out catch basins and new stormwater treatment systems	Municipalities	\$50,000	Municipal	Medium term

WASTEWATER RECOMMENDATIONS

For the large majority of homes in the Schroon Lake watershed, wastewater treatment is done by individual household septic systems. Proper

treatment of this wastewater is not only important for public health, but is critically important to maintaining a clean Schroon Lake.

RECOMMENDATION	INVOLVED PARTIES	FUNDING REQUIRED	SOURCE OF FUNDS	TIMEFRAME
1. Develop an electronic database for the Town of Schroon sewer infrastructure, including maps, outlining pertinent information on the age of pipes, type of pipes, known condition, pump systems, etc. Develop long-range plan to upgrade and replace aging infrastructure within the sewer conveyance system.	Town of Schroon, Contractors	\$30,000-\$50,000	Municipal, NYS	Long Term
2. Develop a prioritized list of areas within the Schroon sewer district which would be most cost-effective to add to the sewer system, based upon density, estimated cost of design and construction, and overall feasibility. Seek funds for a full feasibility study to update older information.	Town of Schroon, Contractors	-	-	Long Term
3. Develop a program to conduct a sanitary survey of all septic systems within a specified buffer width around the lakeshore (+-300 feet) to get a baseline understanding of the integrity of the shore-area septic systems. Consider a cost-shared pump-out and water conservation kit program to obtain landowner buy-in to this initiative.	Municipalities, SWCD's	Variable based upon sanitary survey comprehensiveness	Municipal, NYS	Medium Term
4. Add a provision to the town of Schroon and Horicon municipal codes requiring an engineer's inspection of all septic systems upon home ownership sale. Chester already requires this (Town of Chester Onsite Wastewater Treatment Local Law, page 12). Engineer's report should be provided to the municipality and kept on file.	Towns of Schroon and Horicon	-	-	Short Term

Wastewater Recommendations continue on the following page

RECOMMENDATION (Continued)	INVOLVED PARTIES	FUNDING REQUIRED	SOURCE OF FUNDS	TIMEFRAME
5. Most septic failures result from lack of homeowners awareness of maintenance requirements. To address this, an educational flyer could be sent as part of an annual municipal mailing (tax bill, water bill, etc). Cornell Cooperative Extension FS1 "Your Septic System" and EPA's "Homeowner's Guide to Septic Systems" are excellent.	Towns of Schroon, Horicon and Chester	Minimal	Municipal	Short Term
6. Evaluate the feasibility of creating a "Septic Maintenance District" along densely developed shoreline and stream areas (i.e., east shore). These districts mandate routine pumpouts and inspections every 3-5 years. These districts have been used successfully in many areas around NYS in areas of dense development but no sewerage.	Towns of Schroon, Horicon and Chester	\$10,000-\$20,000	NYS	Long Term
7. Undertake a project to evaluate the comprehensiveness of the DEC Private/Commercial/Institutional (P/C/I) inventory of septic systems within a ½ mile radius of Schroon Lake. Determine additional properties which are not in DEC's database and work with DEC to get all properties under the permit program. The Lake George Watershed Coalition is currently working on a similar initiative for Lake George.	SWCD's	\$10,000-\$15,000	NYS	Medium Term
8. For new residential septic systems, encourage the installation and use of effluent filters (i.e. Polylok, Tuf-Tite, as, many others) on all septic tanks. These filters are inexpensive (\$50-100), easy to install, and can greatly increase the life of the leach field, leading to less failures and better water quality protection.	Towns of Schroon, Horicon and Chester	\$50-100 per household	-	Short Term

REGULATORY RECOMMENDATIONS

This regulatory review identifies that between the existing federal, state, and local regulations, the Schroon Lake watershed has numerous layers of regulatory reviews and protections. Local municipal regulations and codes often control most of the

development in a community, and it is these regulations and their enforcement which often have the greatest long-term impact upon a waterbody. Based upon the municipal reviews and interviews, the following recommendations were developed:

RECOMMENDATION	INVOLVED PARTIES	PROBABLE COST	SOURCE OF FUNDS	TIMEFRAME
1. Municipal Land Use Plans and Codes are essential to sustainable growth and to the protection of local natural resources. Several of the municipal officials felt that a review of their codes was warranted, particularly relating to conservation issues such as erosion control, stormwater management, and timber harvesting. Several excellent model laws exist for such topics, and the NYS Department of State is an excellent resource for this information.	Towns of Schroon, Horicon and Chester	-	-	Medium Term
2. The NYS DEC has stormwater regulations that apply to land disturbance of one or more acres, mandating the development of stormwater and erosion control plans (Stormwater Pollution Prevention Plans – SWPPP's). No local code was found to acknowledge these regulations. Planning Boards should require that all proposed development activities over one acre in size provide copies of these plans to the board during the municipal site plan approval process. Municipalities should also require proof of DEC permit compliance prior to commencement of land disturbance activities.	Towns of Schroon, Horicon and Chester	-	-	Short Term
3. Professional review of timber harvest activities can significantly reduce impacts to the water or land resources from poorly planned logging activities. None of the three towns reviewed have regulations for timber harvest and silvicultural activities. For commercial logging activities (typically those greater than 25 cords per year), the towns should consider requiring a permit and review process. A plan including log road layout, stream crossings, landings, and erosion and sediment control should be included. Review by either the Code Enforcement Officer or the Planning Board should also be incorporated. Example language can be found locally at the Town of Lake George or Town of Bolton, or a comprehensive forestry law can be found from the Town of Bristol, NY. All loggers should conform to the practices outlined in the NYS Forestry BMP Field Guide. http://www.nycwatershed.org/pdfs/BMP%20Field%20Guide.pdf	Towns of Schroon, Horicon and Chester	-	-	Short Term

INVASIVE SPECIES MANAGEMENT

The Schroon Lake watershed is home to a few species of upland invasive plants as well. Thankfully, most of these plant populations are currently more of a nuisance than an economic

impact. However, without public education, management and control methods, these plants have the ability to clog our wetlands, roadsides, and other scenic areas.

RECOMMENDATION	INVOLVED PARTIES	FUNDING REQUIRED	SOURCE OF FUNDS	TIMEFRAME
1. Provide training to all highway personnel from the Towns of Schroon, Chester and Horicon on the identification of invasive plants, including proper disposal techniques.	SWCD's, Cornell Cooperative Extension	-	-	Short Term
2. Discontinue the practice of donating road ditch soil to landowners or re-using the soil on other fill projects. Temporarily dispose of all ditch soils which are suspected of containing invasive plants at the local highway garage on an impervious area.	Towns of Schroon, Horicon and Chester	-	-	Short Term
3. Continue and increase public education and outreach programs about invasive plants through the SLA, ESSLA, APIPP and the municipalities.	Lake Associations	-	-	Short Term
4. Map and Inventory all existing known locations of these three invasive plants every few years, and provide these documents to APIPP so they can keep an updated database.	Lake Associations	-	-	Short Term
5. Put in place an eradication program for any identified small plots of invasive plants, either through the municipality or one of the lake associations. Follow APIPP guidelines regarding control and eradication methods.	Towns of Schroon, Horicon and Chester, Lake Associations APIPP	-	-	Short Term
6. "Burn it where you buy it": The best recommendation for trying to control the spread of invasive insects is to not move firewood. It has been determined that firewood transport from infected areas is the number one vector in the spread of ALB and EAB. The NYSDEC has issued a firewood regulation that restricts the movement of all non-kiln dried firewood to within 50 miles of its origin.	Towns of Schroon, Horicon and Chester, Lake Associations	-	-	Short Term
7. "Buy Local, Buy Native": Another area of concern regarding these insects is through infected tree and shrub stock. When selecting and planting, please check to see if the stock is of a local origin or from a non-infected area. Work with your local extension agency or soil and water conservation district to find out where local plant sources can be obtained.	Towns of Schroon, Horicon and Chester, Lakes Associations APIPP	-	-	Short Term

STEWARDSHIP RECOMMENDATIONS

Stewardship is a long-term endeavor, and it takes the commitment of all groups to truly achieve the balance between the lake and its surrounding

communities. Through this process we see perhaps the most important actions to protect and improve the lake.

RECOMMENDATION	INVOLVED PARTIES	FUNDING REQUIRED	SOURCE OF FUNDS	TIMEFRAME
1. Continue and expand municipal financial support for the growth of both the Schroon Lake Association and East Shore Schroon Lake Association's programs. All funds put towards these groups are multiplied many times over by their volunteer efforts.	Towns of Schroon, Horicon and Chester	Variable	Towns of Schroon, Horicon and Chester.	Ongoing
2. Education/ outreach programs Expand municipal and lake association education and outreach efforts to nearshore residents regarding issues such as septic system maintenance, water conservation, and the benefits of vegetative buffers and lake-scaping initiatives.	Towns of Schroon, Horicon and Chester, Lakes Assns.	-	Towns of Schroon, Horicon and Chester, Lakes Assns.	Long Term
3. Continue and expand the "Adopt-a-Highway Program" to more roads within the Schroon Lake watershed, to keep litter out of the lake and streams.	Lakes Assns, volunteers	-	-	Long Term
4. Work with local lawn-care dealers to promote and sell zero-phosphorus (P) fertilizers. Consider a Don't "P" on your lawn outreach and educational campaign, such as developed by the Lake Champlain Basin Program.	Towns of Schroon, Horicon and Chester, Lakes Assns.	-	-	Long Term
5. Work with Warren and Essex County SWCD's to obtain funding for a "Septic System Pumpout, Water Conservation and Education program", which has been tremendously successful on four lakes in Warren County.	Towns of Schroon, Horicon and Chester, Lakes Assns., SWCD	-	NYS, Towns of Schroon, Horicon and Chester	Medium Term
6. Undertake a "Clean Sweep" chemical disposal program for homeowners in the Schroon Lake area in cooperation with municipalities and DEC, which will provide safe and free disposal of unwanted household chemicals, fertilizers, pesticides and paints.	NYS DEC, Towns of Schroon, Horicon and Chester, Lakes Assns.	\$20,000-\$40,000	NYS, Towns of Schroon, Horicon and Chester	Long Term
7. Work with all parties to obtain state grant funding and private foundation funding for these and other identified stewardship and conservation initiatives.	Towns of Schroon, Horicon and Chester, Lakes Assns., SWCD	-	NYS, Federal Towns of Schroon, Horicon and Chester, Lakes Assns., SWCD	Long Term
8. Evaluate implementation progress of this Watershed Plan and update recommendations every five years.	Lake Associations, SWCD's, Municipalities	-	Long term	

Stormwater Runoff				
Recommendation	Involved Parties	Funding Requested	Source of Funding	Timeframe
<i>Schroon Lake</i>				
Perform engineering assessment of East Shore Drive and its drainage network for road stabilization and stormwater runoff reduction.	Town of Horicon	\$7,000	NYS, Town of Horicon, LCLGRP	Short Term
Implement recommendations in East Shore Drive engineering assessment.	Town of Horicon	\$75,000 - \$100,000	NYS, Town of Horicon	Medium Term
Perform water quality testing on stream that runs through the Adirondack Lodges.	Adirondack Lodges, Warren Co. SWCD	\$2,500	Adirondack Lodges, Lake Assns., Warren Co. SWCD	Short Term
Review stormwater management practices and runoff management system at Adirondack Lodges to determine if additional control measures are needed. Identify projects and create a maintenance plan for pollution reduction.	Adirondack Lodges, Warren Co. SWCD	\$5,000	Adirondack Lodges, Lake Assns., Warren Co. SWCD	Short Term
Implement stormwater reduction recommendations on Adirondack Lodges property.	Adirondack Lodges, Warren Co. SWCD	Various	Adirondack Lodges, Lake Assns., Warren Co. SWCD	Medium Term
Dock Street – Perform engineering assessment and feasibility study, including ground penetrating radar, to determine what implementation will best reduce stormwater runoff.	Town of Schroon, SWCDs	\$30,000	NYS, Town of Schroon	Short Term
Dock Street – Implement recommendations engineering assessment and feasibility study for maximum stormwater reduction.	Town of Schroon, SWCDs	\$100,000 +	NYS, Town of Schroon	Medium Term
Fairfield Avenue – Complete stormwater reduction work on eastern portion of Fairfield Avenue.	Town of Schroon, SWCDs	\$75,000 +	NYS, Town of Schroon	Short Term
Dock Street/State Route 9 – Install two double-stack drywells at the top of Dock Street, adjacent to Route 9.	Town of Schroon, NYSDOT, SWCDs	\$25,000	NYS, Town of Schroon	Long Term
State Route 9 – Retrofit approximately 20 drop inlets between Charlie Hill Road and Rogers Brook with stormwater treatment and infiltration systems.	NYSDOT	\$100,000 +	NYS	Long Term
State Route 9 – Assess infrastructure within the Hamlet of Schroon Lake to better identify opportunities for stormwater capture and infiltration. Install hydrodynamic separators, drywells, and/or catch basins where appropriate.	NYSDOT, Town of Schroon, SWCDs	\$100,000 +	NYS, Town of Schroon	Long Term
Route 74 and Route 9 – Work with NYSDOT on improved stormwater infrastructure.	Town of Schroon, SWCDs	Various	NYS	Medium Term

<i>Paradox Lake</i>				
Perform a stormwater assessment to determine non-point source pollution inputs. Provide recommendations for pollution input controls.	Essex Co. SWCD	\$5,000	NYS, Essex Co. SWCD, Lake Assns.	Short Term
Implement recommendations in Paradox Lake stormwater assessment.	Town of Schroon, Essex Co. SWCD, Paradox Lake Assoc.	Various	NYS, Town of Schroon, Essex Co. SWCD, Paradox Lake Assoc.	Medium – Long Term
<i>Entire Watershed</i>				
Reassess storm drain markers every 3 years. Install replacement markers if needed.	Lake Assns., SWCDs	\$1000 - \$2000	NYS, Lake Assns.	Every three years
Perform outfall reconnaissance to document all outfalls and their subwatersheds. Identify if outfalls have stormwater treatment or infiltration structures prior to surface water outlet. Produce plan with recommendations for remediation, if necessary.	SWCDs	\$10,000	NYS, SWCDs, Lake Assns.	Short Term
Implement recommendations in outfall reconnaissance plan.	Towns, County DPWs, SWCDs, landowners	Various	NYS, SWCDs, Towns, Counties, Lake Assns., landowners	Short – Long Term
Work with owners of private roads to improve maintenance and reduce runoff and erosion.	Lake Assns., SWCDs, landowners	Various	Lake Assns., SWCDs, landowners	Short Term
Address road salt issues in the watershed through highway department education on improved techniques. Provide municipalities with improved equipment.	LCLGRP, Towns, County DPWs, Lake Assns.	\$50,000	NYS, Towns, Counties	Short Term
Perform salt brining demonstration project in interested municipalities.	LCLGRP, Towns, County DPWs	\$150,000	NYS, Towns, Counties	Medium Term
Incorporate stormwater capture and infiltration BMPs into designs and implementation of all new roadway and highway reconstruction projects (local, county and state).	Towns, Counties, NYSDOT, SWCDs	Various	NYS, Towns, Counties	Short Term

Erosion				
Recommendation	Involved Parties	Funding Requested	Source of Funding	Timeframe
<i>Schroon Lake</i>				
Assess Trout Brook to determine source of sedimentation and produce action plan.	Essex Co. SWCD	\$5,000	NYS, SWCDs, Lake Assns.	Short Term
Implement recommendations made in Trout Brook Sediment Reduction Assessment.	Town of Schroon, Essex Co. SWCD, landowners	Various	NYS, SWCD, Lake Assns., landowners	Medium Term
Stabilize ditches on Adirondack Road through rock lining, installation of sediment basins and vegetative measures.	Essex Co. DPW, Essex Co. SWCD, Schroon Highway Dept.	\$5,000	NYS, County	Short Term
Perform a feasibility study for the installation of an in-stream sediment pond at the mouth of Roger's Brook. If not feasible, find alternative location.	Town of Schroon, NYSDOT, SWCDs	\$35,000	NYS, Town of Schroon	Short Term
Implement recommendation of sediment pond on Rogers Brook.	Town of Schroon, NYSDOT, SWCDs	Various	NYS, Town of Schroon	Medium-Long Term
<i>Schroon River</i>				
Conduct a feasibility study on dredging several parts of the Schroon River/inlet and outlet to the lake.	Lake Association, SWCDs	\$40,000	Lake Assns., SWCDs	Medium Term
Conduct a road crossing evaluation, including bridges, to determine choke points and areas of erosion. Create recommendations for remediation.	SWCDs	\$10,000	NYS, Lake Assns., SWCDs	Short Term
Implement recommendations in road crossing evaluation.	Towns, County DPW, NYSDOT, SWCDs	Various	NYS, Towns, County DPWs, SWCDs	Medium – Long Term
Commission completion of a flow model in the upper river, through the lake, and to the lower river to better understand patterns of water movement.	Lake Associations	\$25,000	Lake Assns.	Medium Term
Conduct feasibility study of restoration project for Upper Schroon River streambank in Town of North Hudson.	Towns, Lake Assns., LCLGRP, TU, SWCDs, USFWS, ACOE	\$100,000	NYS, Towns, Lake Assns., ACOE	Short Term
Implement Upper Schroon River streambank restoration project.	Towns, Lake Assns., LCLGRP, TU, SWCDs, USFWS, ACOE	Unknown	NYS, Towns, Lake Assns., ACOE	Long Term
Replace culverts in the Upper Schroon River that have been identified as failing.	SWCD, LCLGRP	Unknown	NYSDEC	Medium Term
Implement Pepper Hollow Road project.	Town of North Hudson, Essex Co. SWCD	\$30,000	NYS, Town, SWCD	Medium Term
Implement Beach Street Project.	Town of North Hudson, Essex Co. SWCD	\$30,000	NYS, Town, SWCD	Medium Term

<i>Entire Watershed</i>				
Perform shoreline and streambank erosion assessment to identify areas where erosion and sediment control implementation is needed.	SWCDs	\$25,000	NYS, Towns, SWCDs	Short Term
Implement shoreline and streambank erosion reduction projects wherever feasible.	Towns, County DPWs, NYSDOT, SWCDs, Landowners	Various	NYS, Towns, County DPWs, SWCDs, landowners	Medium – Long Term
Implement remediation of roadside erosion sites as reported in the Upper Hudson River Watershed roadside erosion report.	Towns, County DPWs, SWCDs	\$235,000	NYS, Towns, County DPWs, SWCDs	Short – Medium Term
Reduce mowing of ditch vegetation to encourage denser growth to increase stormwater nutrient uptake and improve pollution reduction.	Towns, County DPW	-	-	Short Term
Hydroseed all bare road ditches and banks.	Towns, County DPWs, NYSDOT, SWCDs	-	-	Annually

<i>Invasive Species</i>				
Recommendation	Involved Parties	Funding Requested	Source of Funding	Timeframe
<i>Schroon Lake</i>				
Continue current maintenance plan for hand-harvesting Eurasian watermilfoil.	Lake Associations, Warren Co. SWCD, consultant	Various	Lake Assns., Towns	Annually
Continue current level of Milfoil Scout Program. Ensure all quadrants of lake are covered.	Lake Associations	-	-	Annually
Continue current level of boat wash decontamination efforts.	Lake Associations, Towns, NYS	\$55,000 annually	Lake Assns., Towns, NYSDEC	Annually
Enlarge northern boat steward program to include coverage of additional hours and days.	Town of Schroon, SLA	\$15,000 annually	SLA, Town, NYSDEC	Short Term
Conduct Asian clam surveys throughout the lake on an annual basis. Send any suspect shells to Darrin Freshwater Institute for verification.	Lake Associations	-	-	Annually
Conduct post milfoil harvesting monitoring of lake.	Lake Associations, Warren Co. SWCD, consultant	-	-	Annually
Perform aquatic plant survey every five years and create report. Correlate with older reports to establish changes in aquatic plant community.	Lake Associations, Warren Co. SWCD, consultant	\$3,000	Lake Assns., Towns	Every five years

<i>Paradox Lake</i>				
Increase boat launch steward coverage.	Lake Association, Town	\$20,000 annually	Lake Assn., Town	Short Term
Complete comprehensive aquatic plant survey every 5 years and create report.	Lake Association	\$2,000	Lake Assn.	Every five years
<i>Entire Watershed</i>				
Conduct invasive species survey of all wetlands and inlet areas in the watershed and map infestations.	Lake Associations, APIPP, consultant	\$10,000	NYSDEC, NYSDOS	Medium Term

Water Quality Monitoring				
Recommendation	Involved Parties	Funding Requested	Source of Funding	Timeframe
<i>Schroon Lake</i>				
Continue current level of CSLAP efforts.	Lake Associations	\$2,000	Lake Assns.	Annually
Continue efforts on bacterial assessments and monitoring.	Lake Associations, consultant	\$8,000	Lake Assns.	Short Term
Conduct storm event tributary water quality sampling of Rogers Brook, Mill Brook, and Horseshoe Pond Brook.	Lake Associations, consultant	\$5,000	Lake Assns., Towns	Short Term
<i>Schroon River</i>				
Work with SUNY Adirondack professor and students to establish a fluvial geomorphology study site on the Schroon River for annual assessments.	Lake Associations, SUNY Adirondack	-	-	Short Term
<i>Paradox Lake</i>				
Continue current level of CSLAP/ALAP efforts.	Lake Association	\$1,000	Lake Assn.	Annually
Expand water quality monitoring program to include e-coli and/or other bacterial assessments.	Lake Association, consultant	\$5,000	Lake Assn.	Short Term
<i>Entire Watershed</i>				
Work with SUNY Adirondack professor and students to establish an online database for all water quality data for the lake and river with interactive maps and charts.	Lake Associations, LCLGRP, SWCDs, SUNY Adirondack	\$5,000	Lake Assns.	Short Term
Monitor water quality around wastewater treatment plants discharge points.	Lake Associations	\$5,000 annually	Lake Assns.	Short Term

Fisheries Management				
Recommendation	Involved Parties	Funding Requested	Source of Funding	Timeframe
Work with DEC to determine impact of current stocking procedures and policies.	Lake Associations, NYSDEC, Trout Unlimited	-	-	Short Term
Conduct a lake-wide fishery survey in Schroon Lake.	NYSDEC, Trout Unlimited	-	-	Short Term
Confer with DEC on how to increase fish habitat areas.	Lake Associations, NYSDEC	-	-	Short Term
Encourage and become proactive with the angler volunteer survey program run by NYSDEC.	Lake Associations, NYSDEC	-	-	Short Term
Continue zooplankton monitoring program.	Lake Associations	\$2000 Annually	Lake Associations	Short Term

Wastewater				
Recommendation	Involved Parties	Funding Requested	Source of Funding	Timeframe
Develop neighborhood-wide septic pump-out programs.	Lake Associations	-	-	Short Term
Hire a consultant to conduct feasibility studies for private community septic systems.	Towns, Lake Associations	Various	NYSDEC, NYSDOS, USEDA	Medium Term
Better engage with Word of Life on about concerns with wastewater effluent.	Lake Associations	-	-	Short Term
<i>Town of Schroon</i>				
Determine if additional areas within the hamlet can be serviced by sewer.	Town of Schroon	\$50,000	NYSDEC, NYSDOS, Town	Medium Term
Complete an asset management plan for wastewater plant and infrastructure.	Town of Schroon	\$200,000	NYSDEC, NYSDOS, NYSEFC	Medium Term
Separate combined sewer system.	Town of Schroon	Various	NYSDEC, NYSDOS, NYSEFC, USDA, USEDA	Long Term
Complete a green infrastructure plan to determine how to best intercept stormwater before it enters into the combined sewer system.	LCLGRP, Town of Schroon	\$25,000	NYSDEC, NYSDOS	Short Term

Municipal Operations				
Recommendation	Involved Parties	Funding Requested	Source of Funding	Timeframe
Assess highway department facilities for potential stormwater runoff and erosion control projects.	SWCDs	-	-	Short Term
Actively seek funding to implement highway facility improvements.	Towns, SWCDs, LCLGRPB	Various	NYS, Towns	Medium - Long Term
Encourage highway departments to stop donating or making available road sands and ditching soil for unsuitable purposes. Determine a suitable disposal site for spoils.	Towns, SWCDs	-	-	Short Term
Improve asset management of highway department equipment. Create an inventory all equipment including make, model, year, expected lifespan and cost of replacement.	Towns, SWCDs, LCLGRPB	-	-	Short Term
Provide highway departments with training on BMPs for pollution prevention, erosion and sediment control, and winter road maintenance.	LCLGRPB, SWCDs	\$2,000	Towns, SWCDs	Short Term
<i>Town of Horicon</i>				
Adopt an invasive species local law that provides lake stewards with the authority to require decontamination of a boat with visible aquatic invasive species on it.	Town of Horicon	-	-	Short Term
Adopt a local ordinance that requires a full septic system inspection by a qualified inspector upon sale or transfer of a property. As part of the requirement, the qualified inspectors report should be provided to the municipality and kept on file.	Town of Horicon	-	-	Medium Term
<i>Town of Schroon</i>				
Adopt a local ordinance that requires a full septic system inspection by a qualified inspector upon sale or transfer of a property. As part of the requirement, the qualified inspectors report should be provided to the municipality and kept on file.	Town of Schroon	-	-	Medium Term
Consider adoption of illicit discharge stormwater regulations in the hamlet areas.	Town of Schroon	-	-	Medium Term

<i>Entire Watershed</i>				
Adopt a local law for timber harvesting activities that requires submission of a logging road layout, stream crossings, landings, and BMPs for erosion and sediment control.	Towns	-	-	Medium Term
Perform review of municipal land use plans and codes. Once updated, re-assess every five years.	Towns	\$10,000	NYS, Towns	Short Term
Ensure Town Planning and Zoning Board members are receiving 4-hours of in-service credits per year and filing applicable paperwork with designated Town staff.	Towns	-	-	Short Term
Educate local government officials on the need of a NYSDEC permit and SWPPP for land disturbances over 1 acre. Planning Boards should require a copy of the SWPPP during the site plan approval process and require proof of DEC permit compliance prior to commencement of activities.	Towns	-	-	Short Term

<i>Water Level</i>				
Recommendation	Involved Parties	Funding Requested	Source of Funding	Timeframe
<i>Schroon Lake</i>				
Install lake level monitoring system as a 2-year pilot with USGS.	Lake Associations, USGS	\$18,000	NYS, Lake Associations, Towns	Short Term
<i>Watershed Wide</i>				
Establish rain gauges throughout the watershed to compile precipitation data.	Lake Associations, NYSDEC, SUNY Adirondack	Unknown	NYS, Lake Associations, Towns	Short Term
Recommend the installation of floating docks on Schroon Lake, Schroon River, and Paradox Lake.	Lake Associations, APA, Towns	-	-	Medium Term

<i>Stewardship</i>				
Recommendation	Involved Parties	Funding Requested	Source of Funding	Timeframe
Update Homeowners Guide to a Healthy Lake.	LCLGRP, Lake Associations	\$1500	Lake Associations	Short Term
Create boat navigation map of the lake and river.	Lake Associations	\$5000	BoatUS Foundation, Lake Associations	Medium Term
Create educational campaign that focuses on "Next Generation" landowners.	Lake Associations	\$2500	Lake Associations, Towns	Short Term

Educate property owners on trash and yard waste management, pool water discharge, prescription medication disposal and any other pollutant loading activities.	Lake Associations	\$1000	Lake Associations	Short Term
Develop an education and outreach program to target streamside property owners highlighting the benefits of vegetative buffers.	Lake Associations	\$1000	Lake Associations	Short Term
Create an educational composting program.	Lake Associations, SWCDs	\$1000	Lake Associations	Short Term
Create a "Locating Your Septic System" educational campaign.	Lake Associations	\$1000	Lake Associations	Short Term
Develop a "Leave No Trace" campaign.	Lake Associations	\$1500	Lake Associations, Towns	Short Term
Continue and expand the "Adopt-A-Highway" Program.	Lake Associations	-	-	Short Term
Create document that describes the responsibilities of various state and federal agencies pertaining to lake and watershed management.	Lake Associations, LCLGRPB	-	-	Short Term
Educate municipal officials and residents on state logging regulations.	Lake Associations, SWCDs	-	-	Short Term
Develop and hold a tire collection program.	Lake Associations, SWCDs	\$10,000	Towns, SWCDs	As Needed
Work with Towns to hold a "Clean Sweep" Program.	Towns, SWCDs, Lake Associations	\$10,000	NYS DEC, Towns, Lake Associations	As Needed



APPENDIX F

PUBLIC HEARINGS AND REFERRALS

TOWN OF SCHROON

COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE PUBLIC HEARING

Event Summary

The Comprehensive Plan Committee (CPC) held a public hearing on the Draft Town of Schroon Comprehensive Plan. The hearing was held on January 15, 2025 at 5:00-6:00PM in the Schroon Lake Central School Auditorium. Approximately 70 people were in attendance.

LaBella staff started with a presentation about the plan process, vision, goals, recommendations, and implementation strategy (see attached slide deck). An opportunity for public comments followed the presentation.

SUMMARY PUBLIC COMMENTS

- What is considered the beginning & end of Main St? Between Northway exists.
- Happy invasives are mentioned in the plan as they need to be addressed. Need to add hemlock woolly adelgid. Needs discussion on Plan seems to imply status quo for management. Plan seems to say lake associations would fund management but that is not realistic. How town get major money for future projects.
- Not enough emphasis on water and sewer. Need comprehensive sewer & water plan.
- Some areas like Cross Street do not have sewer. Consider extending so that housing can be expanded.
- Work with DEC to construct dog park and fitness path at Scaroon Manor.
- Add Champlain Corral concerts.
- Link between school and the town should be stronger in the plan.
- Become dark sky community to promote tourism.
- Seagle Festival has and will continue to share comp plan in grant applications. Please amend the 2nd paragraph on Page 5: The town features a charming main street with local businesses and restaurants. Cultural attractions within Schroon Lake include the Boathouse Theater, Bandstand, Public Library and Seagle Festival.
- I was pleased to see several recommendations on p. 27 related to Paradox Lake and our efforts to control aquatic invasive plants. Specifically noting the Town's support of these efforts is welcomed and helpful as we seek funding to assist with

the ongoing management costs. I also noticed that PLA is shown as the sole resource for implementing these recommendations p. 41. I urge the Town to consider ways it could play a more substantial role in helping to fund some of these recommendations. As you know, Paradox Lake is a valued recreational resource that attracts thousands of visitors to the Town each year in addition to serving hundreds of year-round and seasonal residents.

Present:

Town Supervisor: Meg Wood

Councilpersons: Richard Gero, Steve Miller, Lynn Donaldson

Town Clerk: Erica Hedden

Also Present: Dave Williams, Joy Koch, Bob Koch, Roger Friedman, Fran & Skip Mahler, Sue Palisano, Albert May, Lisa Hess Marks, Jamie Konkoski

Supervisor Wood called the meeting to order at 5:30 P.M. with a salute to the Flag.

Public Participation:

Jamie Konkoski stated: I just wanted to do an overview of the Comprehensive Plan. First, I wanted to recognize everyone who was on this committee. Everyone dedicated so much time and energy into this plan. I have hand outs and a power point presentation; this information is on the website as well.

The project time line. September 2023 to March 2024 was phase one, which was community outreach, then phase two was June – October of 2024 and that was when we had a lot of our workshops. We reached out to the community and got a lot of input and feedback. Then phase three was the public hearing process where we are today.

A quick recap of the outreach we have done. The Webpage, which was kept up to date with our current status and plans, we had the community survey, where we had a really impressive 431 responses. That in an incredible amount of feedback from the community. Then we moved on to the workshops I mentioned earlier, followed by the stake holders' meetings that started in January of 2024. We had 8 committee meetings and subcommittee meetings. The sub committees formed "wish list" that we were able to work on. We reached out to the community with community newsletters as well as continuing to do out public workshops.

At that point we reacted our Visions, Goals and Recommendations and these really form the heart of the plan. There is a vision statement based on public input, the goals and recommendations are there to help us achieve those visions. This is a good road map for the town, this is general guidance on how to implement each action and where we can see the town in the futures. The plan is meant to be flexible, because things change, funding changes, elected official change, grants change, this allows us to shift and change shape as the plan moves forward, to stay relevant. There are nine main focus areas of the plan, each one of those has one to two recommendations and then a list of general recommendations. It is not a step-by-step program. This is a decision-making tool, they can see what the priorities are. Then they can make a choice based on what funding opportunities they have available at the time. That is where the plan being flexible comes into play. The recommendations all align with the smart growth principals.

The implementation strategy, there are a lot of recommendations here. This implementation strategy is our attempt to provide a 'Road Map' of sorts for over the next 10 to 20 years. Successful implementation will really depend on the community and the continued effort to achieve grant funding to help with the town's funds. This is a

recommendation. An implementation committee could be created to help with this. The town board on an annual basis would select priorities or identify funding matches. The committee would support whatever decisions the Town makes.

In terms of next steps for the plan adoptions, the hearing will be open for 30 days so anyone can submit written comments to the Town Clerk. We are waiting for a response from the APA, then in April once we have all that feedback, the Town board can decide if any changes need to be made or not. Then in May at the regular town board meeting, the town can adopt the plan.

Supervisor Wood stated; Ok is there anyone who would like to make any remarks of comments?

Dave Williams stated; thank you to everyone who participated in the program and getting this off the ground. This is a wonderful thing for the town to have and I really do appreciate everyone's hard work.

Joy Koch stated; I have a statement that I have prepared.

First, I would like to thank the Comprehensive plan committee members & the town board for their time and input into this plan, which I believe has been very well thought out. A plan is only as good as its implementation, and I am hopeful the town will move swiftly to begin enacting many parts of this plan, especially the zoning aspect.

As a Dark Sky Advocate, I am thrilled that the town is embracing the Dark Sky Initiative. We are not alone in ADK Park. Lake Placid/N Elba, Tupper Lake & Johnsburg are working to ensure dark skies. Horicon is starting on their comprehensive plan. Members of their committee have added Dark skies to their plan. (this is good news since a major portion of SL is in Horicon)

Implementing the Dark Sky Lighting plan is the first step in getting us recognized as a dark sky community. What that means for us is: we will be put on the map, so to speak. By becoming a Designated Dark Sky Community, we will be able to promote our location for Tourism. We will come up as a dark sky location. Astro tourism is growing worldwide in leaps and bounds.

There are 9 KEY points of the Comprehensive plan. Dark Skies covers 6 of the 9.

- 1) ****Land Use, Growth and Development-** 88% of land in our town is undeveloped...the remaining 12% is creating light pollution at a level 4 (out of 9) on the light pollution scale Bortel Scale. **We can easily reverse this.**
- 2) ****Housing-** (over the past 15 years there has been a 7% increase in new homes, which includes outdoor Lighting) we need to insure proper lighting on new construction and renovations
- 3) ****Natural Resource Protection & Lake Management-** Outdoor lighting contributes to Global Warming. We are losing our view of the stars a global **natural** resource, outdoor night lighting increases algal blooms (APA) & adversely impacts nocturnal animals, pollinators, plants & Humans. We have an obligation to future generations.
- 4) ****Economic Development-** and Downtown Revitalization Market Schroon Lake as a DARK SKY Community and offer Dark Sky Events
- 5) ****Tourism-** Astro tourism = Visitors. Visitors that come to parks for astronomy programs are likely to spend the night, use local services for lodging, food, gasoline, equipment, and other expenditures, which factor into overall visitor spending. More national parks are becoming Dark sky locations...in Utah for example: A recent study found that 62% of Utah's state & national park visitors surveyed had participated in some type of night sky recreation activity. Astro tourism is growing... at a swift pace.
- 6) **Parks & Recreation-** Evening Sky tours., boat tours, stargazing in the park. Every night the stars are there, every month there are new celestial events like meteor showers, lunar eclipses, Planet alignments, comets, shooting stars, we can harness the heavens to our benefit!

From Comp plan: The main obstacle for SL is the relative anonymity of the town.

Getting put on the Dark sky map. Become a Designated Dark sky location with programs supporting astro tourism. In order to be **designated** we need to add Dark Sky Lighting Guidelines to the zoning. I have sent the Dark sky Guidelines to all of you and to Larry Reid. **This first step is free, easy (it's already written) and can be started immediately.**

Lastly: I believe we should also advocate to be a **climate smart community** as recommended in the comprehensive plan.

The benefit to becoming a climate smart community.... There are grants available. As a Dark Sky community we would qualify for a lighting grant which would fall under the climate smart guidelines. To change our light bulbs in the park and on main street from bright white bulbs to lower lumen soft amber bulbs, will cost less than \$1000 AND it will reduce the electric usage saving our town money AND will reduce greenhouse gas emissions. WIN WIN and we can obtain grant money!

FYI...

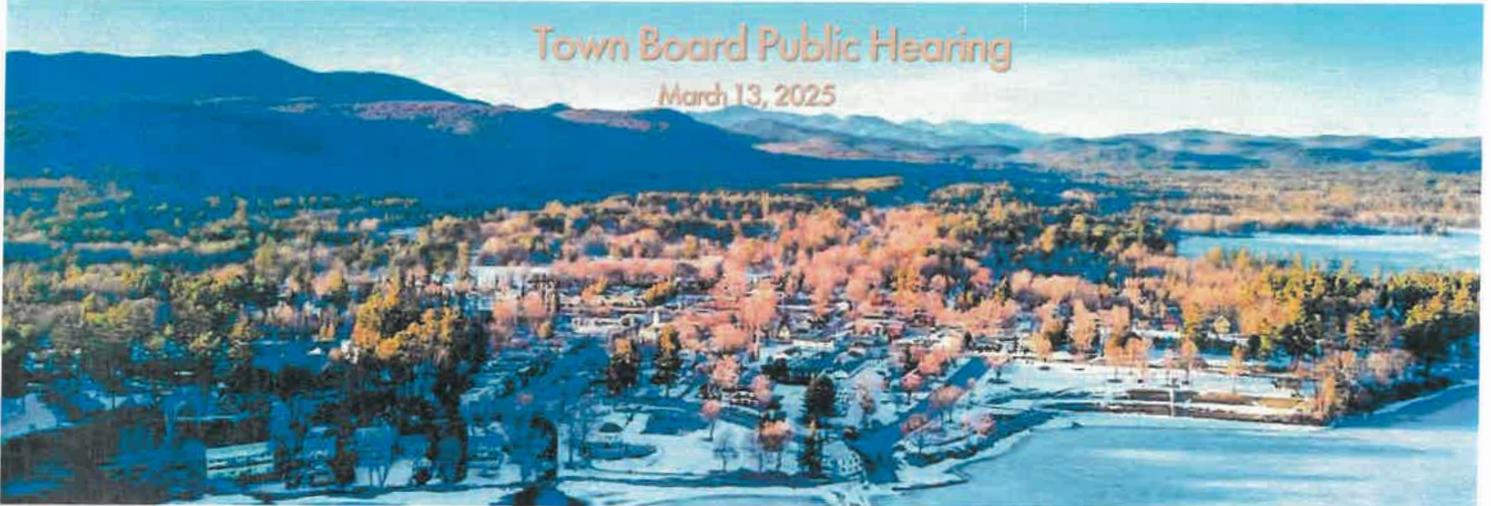
I will be hosting another Dark Sky Education table at our first Farmers Market June 21st. I would love to be able to tell our residents (99% are in favor of responsible outdoor lighting) that our town **has adopted and enacted lighting guidelines. The Comprehensive Plan is great! But it is only great if we SWIFTLY MAKE IT HAPPEN. Thank you.**

Town Clerk stated; Please submit all written comments to myself the Town Clerk. Written comments can be dropped off at 15 Leland Ave, mailed to P.O. Box 578, Schroon Lake NY 12870 or emailed to townclerk@schroon.net.

Thank you



Town of Schroon Comprehensive Plan Update



Planning Team



Jamie Konkoski, Lead Planner
Matthew Rogers, Project
Manager



Tracey Clothier, AICP, CEP

Comprehensive Plan Committee

- Roger Friedman, Chair
- Meg Wood, Supervisor
- Lorraine Stanchich-Brown
- Jessica Deslauriers
- Laura Donaldson
- Lynn Donaldson
- Rick Gero
- Pam Ireland
- Joan Lawless
- Lisa Hess Marks
- Steve Miller
- Bruce Murdock
- Sue Palisano
- David Peterson
- Jenny Pilkin
- Larry Reid
- Glen Repko
- Joe Steiniger
- Ethan Thompson
- Leanna Welch
- Dave Williams
- Darren Woods
- Dan Kelleher

Public Outreach Overview

5. Comprehensive Plan Committee Meetings

- The Town formed a Comprehensive Plan Committee
- Subcommittees formed to create 'wish lists'

7. Public Workshop #2

- Held on June 11, 2024 and supplemented with an online survey
- Attendees provided feedback on draft recommendations

6. Community Newsletters



Topic Areas

- Land Use Growth & Development
- Housing
- Town Services, Transportation and Infrastructure
- Natural Resource Protection and Lake Management
- Sustainability & Resilience
- Economic Development & Downtown Revitalization
- Tourism
- Parks & Recreation
- Arts, Culture & History

SMART GROWTH PRINCIPLES

Smart Growth promotes several land use planning principles that create livable, sustainable and equitable communities, including:

	Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.
	Enable a diverse mix of housing types, providing opportunity and choice for all.
	Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.

	Provide well-planned, equitable, and accessible public spaces.
	Encourage compact neighborhood design and re-concentrated development around existing infrastructure.
	Preserve open space, agricultural resources, and natural resources.
	Prioritize transportation options such as walking, cycling, and public transportation.
	Prioritize climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.
	Build an unique trail to create an attractive and welcoming community with a strong sense of place.
	Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.

Implementation Strategy

Implementation of the Town of Schroon Comprehensive Plan will depend upon:

1. The will and commitment of the community to provide the momentum and resources needed
2. The active pursuit of appropriate grants and other resources to supplement local funds

1

Organize

Town Board establish an Implementation Committee to facilitate and steer project implementation.

2

Prioritize

Town Board establishes Comprehensive Plan as a regular agenda item and Town Board selects annual priorities; receives updates from Committee.

3

Pursue Funding

Identify grant programs to support implementation of annual priorities and develop a line item in the Town budget for matching funds.

Implementation Plan

Implementation Committee will be responsible for:

- Recording the progress of plan implementation
- Describing the status of current projects
- Identifying projects that need additional information or resources
- Providing updates to the public on the Town's website

Recommendation	Lead	Partner	Reference Plan	Resource
Priority Recommendations				
Rewrite the Town zoning code as a unified development code. The Unified Development Code should combine all regulations related to planning, zoning, and zoning in the Town, including SEQR, Unseal Buildings, Subdivision Rules and Regulations, and Short-Term Rentals.	Town	Planning Board ZEA	Lowville Revitalization Strategy	NYS006 Smart Growth Community Planning and Zoning Grant, DEC Smart Growth, Town Budget
Establish an affordable housing committee or task force to partner with regional housing organizations to develop or retrofit properties and facilitate implementation of housing recommendations.	Town	Development Committee Essex County Housing Trust Center Essex County Housing Center Essex County Housing Center Essex County Housing Center	Housing	Housing
Adopt a Capital Improvement Plan, including utility strategies, to ensure that infrastructure projects, such as roads, utilities, and public facilities, are well-designed, properly maintained, and able to meet the community's needs reliably. The plan could be drafted to address all infrastructure related needs.	Town		None	DEC Adirondack Smart Growth, COBG Planning (for water), EPG (for sewer)

Funding sources were identified in the Implementation Table. As funding sources and strategies are everchanging, it is important to continually re-examine priorities and to evaluate possible alternatives and implementation strategies to support the projects identified by residents and included in this plan.

Abbreviation	Grant Program	Agency
ANCA	Community and Regional Planning Services (technical assistance)	Adirondack Park County Association (ANCA)
IL	Regional Infrastructure Loan	NYS Environmental Facilities Corporation (NYEFC)
COBG Housing	NYS Community Development Block Grant Program	Homes and Community Revitalization (HCR)
COBG Planning	NYS Community Development Block Grant Program	Homes and Community Revitalization (HCR)
CLG Funding	Certified Local Government Funding	NY State Historic Preservation Office (SHPO)
CSC	Climate Smart Communities	NYS Department of Environmental Conservation (DEC)
DEC Smart Growth	Adirondack Park Community Smart Growth Program	NYS Department of Environmental Conservation (DEC)
EPF	Engineering Planning Grant Program	NYS Environmental Facilities Corporation (NYEFC)
ESD	ESD Grant Funds	NYS Empire State Development (ESD)
ESD Grant Funds	Empire State Development Grant Funds	ESD (ESD)
ESD Planning	Strategic Planning & Feasibility Studies	NYS Empire State Development (ESD)
ESD Pro-Housing	Capital Improvement Grants for Pro-Housing Communities	NYS Empire State Development (ESD)
ESMA HMP	Hazard Mitigation Grant Program	ESMA (ESMA)



Next Steps

1. Town Board Public Hearing – open for 30 days
2. A waiting response from Essex County Planning Board & APA
3. Incorporate public and agency feedback (April)
4. Town Board adopts the Comprehensive Plan (May)

RECESS PUBLIC HEARING AT 6:00 PM

INTRODUCED BY: Supervisor Wood

SECONDED BY: Councilperson Gero

With no further business, this meeting was recessed at 6:00PM, carried unanimously

Respectfully Submitted by

Erica Hedden

Town Clerk

Town of Schroon Comprehensive Plan Update – Comments Dave Bensen 3/25

I. We've all seen the wide variety of hikers and walkers, singly and in groups, safely enjoying the wide sidewalk south of the village through all seasons. Aside from getting exercise, these folks along with their pets and friends, are walking to and from the village and all that it offers. They are meeting for lunch, picking up a few things at the store and returning to their homes and lodgings. Along the way they chat with their companions and have chance run-ins – renewing acquaintances with friends they've not seen since last summer. Highly visible small-town community life.

A similar potential for sociable community walking awaits North of the village, but it's as yet unrealized. Even now, a caution-vested walker braves regular hikes into the village along the dangerous shoulder of Route 9. The lack of a safe pedestrian infrastructure severely inhibits casual outdoor opportunities to further neighborly interactions. A proper sidewalk would also bring multiple commercial activities to within walking distance of the village. From the North, getting into Town, to the beach and to shops and celebrations would become a short safe walk away.

The obstacles to building widened shoulders along Route 9 North of the village seem few. The terrain and slopes seem moderate as far north as the State Trooper Barracks. With some grading and excavation, wider shoulders and a safe, wide sidewalk could be installed with minimal difficulty. The recently rebuilt water main may even already have an accommodating right-of-way. Given the Plan's interest in extending the Hamlet area to the North, a more inviting and clearly safer walkway would provide added motivation for growing existing neighborhoods and businesses in this area. The potential for building community, new development in open areas and redevelopment of existing properties would be incentivized by a safe, inviting pedestrian transportation infrastructure.

II. Inventory Assessment: An inventory of Town-owned buildings, parcels and rights-of-way. Evaluations of Town-owned real assets would reveal those which are regularly used and clearly necessary for current or future purposes. Some building needs might be consolidated within recently constructed Town facilities or in an updated building - built, say, on the same parcel as the Town Garage. An older structure such as the storage building on Fairfield Ave. might be more maintenance and upkeep than a new one built on the Hoffman Road property. Roads and streets (and rights-of-way) for the Town's future needs should be considered and evaluated, as should outdated, obsolete or purposeless ones. Assets deemed surplus should be auctioned off and returned to the tax roll.

III. Biking: Bike/Hike pathways are often designed for smooth terrain Bikes, either as loops or to connect multiple destinations. They are usually paved and suitable for biking and walking. The types of Bikes on these pathways also often use designated Bike lanes on highways, frequently riding in groups.

Cross-Country Bike Trails (Usually for Mountain Bikes) differ from Bike Paths in that they have a more natural surface which can also be used for hiking or cross-country skiing. They are often long-distance trails such as the Colorado Trail which crosses the entire state.

IV. Zoning/Planning: Schroon is one of Several Towns that took advantage of a limited opportunity in the early APA days to shape and determine, as much as possible, its own destiny regarding planning and zoning. Schroon Lakers know best the needs and abilities of their citizens. I would encourage the Town to maintain, to the greatest degree, its "Home Rule" abilities.

2. Comments

Dave Bensen 3/25

V. Buildings: Unsafe buildings. Not sure how these would be determined. One person's unsafe building could well be another's dream-home restoration project. In the event that such a structure is removed, the property owner should be issued a zoning permit that runs with the land, allowing for the building of a replacement structure. For example, if three old-time cabins are removed, then three new replacements or their equivalent could be built. Perhaps a single building with three units.

VI. Flooding: It is unclear as to whether or not the Town participates in the National Flood Insurance Program.

VII. 20 Acre +/- Sand Pit: Would it be necessary for the town to purchase this parcel and remove it from the tax roll? If public utilities were (are?) available at this site or if they could be extended there, why not zone it appropriately and see what proposals a developer might bring forward, keeping it on the tax rolls.

VIII. Highway Infrastructure: There are presently two unused rest areas on the Northway, north of the one-sided exit 27. The southbound ramp entering the rest area to the West of Rte 87 could easily be converted into a SouthBound Exit 27 ramp from the Northway onto Charlie Hill Road. At the same Charlie Hill Road location, a (to-be-built) bridge over both North and South Bound lanes of Rte 87 could convert the exit ramp of the Eastside rest area into a Northway entrance ramp for Exit 27 NorthBound. Using much of the existing infrastructure would take advantage of roadways that are already built and paid for and put an otherwise underutilized asset to a useful purpose.

This would "normalize" this exit – by providing off-on access in both directions. It would also benefit the Town by providing an alternate access for emergency vehicles and for traffic re-routing options of special events and activities that create village traffic congestion.

IX. Marketing: I'm not that familiar with the Northway rest stop in North Hudson, but I frequent the Adirondack Welcome Center between Northbound exits 17 and 18. It is a very pleasant stop, attractive, always clean, and easy-off, easy-on. It is always busy with travelers. One of the parts of this beautiful facility that is impossible to miss is the huge floor map of the entire Adirondacks. It is terrazzo-like in its make up and designed to be walked on so that visitors anticipating the rewards of their travel can walk over to their Adirondack destination. They can find the name of their town inlaid in beautiful brass lettering and the shape of their lake modeled in deep blue, outlined with the same hand-crafted brass. The only thing missing from this great map is Schroon Lake.....The deep blue lake is missing, the name of our Town is missing. Just not there. No brass, Nothing!

X. The full-time residents of Schroon Lake; the workers, the business operators and institutions make up the core of our community. I appreciate their commitment to our small town. That being said, we are a seasonal Mountain Resort Town with all the challenges that brings. One of those challenges is attracting revenue brought into Town by "People-From-Away".

I grew up in North Hudson where my parents had a small motel, so my frame of reference is the traveler stopping for accommodations without making a reservation. The goal during our short season was to maximize our room occupancy. We cooperated with the other motels in the area, by referring tired travelers to them when our units had all filled. The common marketing logic at that time was - the more of these folks that can time spend with us, the more they will engage in local commerce.

3. Comments

Dave Bensen 3/25

The same logic applies today. It seems that Schroon Lake's local motels to range mostly from Exit 26 to exit 29. If there was (is?) an easily-accessed digital bulletin board where local motels could post their nightly room availability, more passing travelers would stay in our area a bit longer. Once these people leave our zone, they take their commerce with them. The Visitor Center in Charleston, SC has a system like this.

X. Financing: Many times the Plan refers to grants and non-Town funding sources. With extended and upgraded utilities, the creation of additional walking/biking/driving infrastructure, and accommodating zoning ideas, private capital would be encouraged to bring about many aspects of the Town's Plan.

Town of Schroon Comprehensive Plan

- 1.) Grants: The Town should apply for as many grants as possible, should consider hiring its own grant writer
- 2.) Housing: According to the report the median cost of a home in Schroon Lake is \$229,000. This is an average over the last 10 years. The average cost of a home in todays market is \$297,000 (depending on location), If it is on the lake or has lake rights the cost doubles. This point should be made in the report.
 - A.) Affordable housing: The report speaks of building housing on Picklard lane. The land is in private hands and may not want to be sold and is in the industrial park.
 - B.) Affordable housing to afford housing people need good paying jobs, the Town should look to expanding the industrial park and look north of town to build affordable housing.
- 3.) Codes/ Laws: All Town ordinances should be rewritten and made into law. There should be an enforcement officer with final say, separate from building codes/ permits.
- 4.) The town needs to find a revenue stream from its offerings Tennis courts, Pavilion, parking, ice skating, golf course, ski toe. Beach, and docks. The town should not rely on taxes alone.
- 5.) Rentals: An accurate count on rentals in the whole town (including east shore)
- 6.) Infrastructure: Updating the water rules and regulations, including fees, violations (raising them to 2025 costs). Setting up a training program for future operators of water/ sewer. A 20-to-30-year improvement plan should be adopted for upgrades to the water/sewer systems and plants.
 - A.) Traffic and parking in town
 - B.) Cedar Hill Drive upgraded to handle large trucks
 - C.) Widening streets and installing sidewalks/curbs

Subject: Public Comment- Comprehensive Plan

From: Kylie Curtis <kya.face@gmail.com>

Date: 3/31/2025, 3:40 PM

To: townclerk@schroon.net

Hello,

My name is Kylie Curtis. I am a full-time resident in Schroon Lake. We rent an apartment along route 9 just north of the hamlet. We have three children 9 years old and under.

Below are some bulleted lists of our thoughts in response to the Comprehensive plan. Thank you for your hard work on making our town beautiful!

Beach/Park

- Yes, add outdoor foot washing AND shower to bathroom area. The kids got awful swimmer's/duck itch last summer at the beginning of the season. Rinsing immediately can help.
- Do not use any pesticides or synthetic fertilizers on the grass especially Round-up. Our children roll around in it and go barefoot too much. And those things will end up in the water.
- Spraying for biting insects would be amazing. But again, our children are all over the grass and beach and we have a deep concern to not expose them to the harmful neurological toxins in some of these sprays. The local guy that uses the garlic based spray used it at our home 2 years ago and it did a decent job.
- Limit how much special needs playground equipment gets installed, especially if the school is putting it in already. Hovey Pond park is like that but it's not very fun because of limited risk. Those who frequent the playground the most want a big kid playground so badly. They need equipment that promotes "open play" (Like the pirate ship) and has elements with a challenge despite the risk. Research "Adventure Playgrounds".
- In considering the playground equipment, it would be wonderful for there to be mixed elements that an adult could use for pull-ups, stretching, etc...
- The kids love sound elements to playgrounds too. Hovey pond park in Queensbury has one simple music station with a xylophone or drum.
- Any walking paths at the beach and a kayak launch need to NOT be a black asphalt. Many go barefoot in the summer and it burns! The sand itself already burns. Keep as much grassy area as possible.
- A Kayak/Canoe launch area would be wonderful.
- **There's a whole group of moms that would love to give input on playgrounds and the beach area. We are there non-stop in the summers and with homeschooling we're out using the town amenities frequently! I think most of us have missed any announcements about meetings because we're so busy with the kids though... But we frequent the library weekly, so post something there or have Jane reach out to some families.

Housing

- Prioritize current full-time residents for allocating resources to assist with housing rather than anyone coming in from outside the town/county.
- Remember that short term rentals also provide jobs for locals. I am a stay-at-home-parent who homeschools and am only able to work a cleaning job due to the short hours and flexibility to bring my children along at times. It also pays much more per hour than any other hourly position in town.

- Looking for ways to provide more affordable housing is a deep desire amongst the young families. Our family has been approved by HAPEC to receive the grant money but we've been unable to pursue anything for 2 years because there's nothing reasonable available to buy. Meanwhile grocery inflation is sucking us dry and keeping us trapped where we're at for now.

Community Services

- Please, absolutely no 5G cell towers or addition of cell towers of any sort that add to the EMF pollution. They pose a health risk to all.
- I was pleased to see on the community survey that the Town Library was rated mostly as "excellent". It is! That library is a town treasure.

Infrastructure

- Pursuing Dark-sky Guidelines sounds excellent. I live on Rt 9 and the new LED street lights are awful. It's been too bright to see the Northern Lights this past year when the opportunities came. Studies show that any sort of light coming into your bedroom at night (even from a smoke detector) is enough to disturb your circadian rhythm and interfere with the body's ability to produce melatonin. A healthier lighting option would be warm-toned incandescents.

Downtown Revitalization

- For quick simple beautification, could the town help fund any businesses or homes along mainstreet or busy side streets that maybe need a new coat of paint? New paint and some strategically planted perennial flowers could go a long way. Or for an empty storefront window, offer to put in a display in the front windows. Perhaps the Historic Society has old displays they could contribute?

Kylie Curtis



Essex County Board of Supervisors

P.O. Box 217, 7551 Court Street
Elizabethtown, NY 12932

Telephone: (518) 873-3350

Fax: (518) 873-3356

March 24, 2025

Shaun Gilliland,
Chairman
Chairman@essexcountyny.gov

James Monty,
Vice-Chairman

Judith A. Garrison,
Clerk of the Board
Judith.Garrison@essexcountyny.gov

Clayton Barber
Chesterfield

Charles Harrington
Crown Point

Cathleen Reusser
Elizabethtown

Kenneth Hughes
Essex

Matthew Stanley
Jay

Joe Pete Wilson
Keene

James W. Monty
Lewis

Stephen McNally
Minerva

Matthew Brassard
Moriah

Robin DeLoria
Newcomb

Derek Doty
North Elba

Chris Clark
North Hudson

Meg Wood
Schroon

Davina Thurston
St. Armand

Mark Wright
Ticonderoga

Michael K. Tyler
Westport

Shaun Gilliland
Willsboro

Favor Smith
Wilmington

VIA EMAIL

Erica Hedden, Town Clerk
15 Leland Avenue
Schroon Lake, NY 12870
townclerk@schroon.net

RE: 239 M Referral

Town of Schroon Comprehensive Plan

Dear Ms. Hedden,

The Essex County Planning Board considered the above referral concerning the above-referenced matter at its March 10, 2025, meeting and determined that the request will not have an adverse effect on County Property therefore no recommendation or no comment was made.

I have enclosed a copy of a portion of the minutes from the Economic Development/ Planning/Publicity Committee meeting at which the referrals were considered.

If you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

Judith A. Garrison
Clerk of the Board

JAG
Enclosure

cc: Anna Reynolds, Comm. Resources
Jim Dougan, DPW Superintendent
Supervisor, Town of Schroon

may take such final action as they deem appropriate.

This motion was seconded by Supervisor Doty and passed on a vote of 9 in favor, and none opposed.

TYLER: Discussion? All in favor? Opposed? Carried

REYNOLDS: The Town of Schroon, adopting their comprehensive plan, congratulations.

WOOD: We're having a hearing, tomorrow night.

REYNOLDS: Yes, yes, this is part of that phase. The Public Hearing is scheduled for March 13th.

WOOD: Right

REYNOLDS: So, there are no inter-municipal or countywide impacts.

TYLER: Ms. Reusser, Mr. Clark

**ACTION OF THE ESSEX COUNTY PLANNING BOARD
ON REFERRALS RECEIVED FROM THE TOWN OF SCHROON**

The following motion was made by Supervisor Reusser.

Whereas, the Essex County Planning Board has considered the following GML 239 referrals at its regular meeting on March 10, 2025;

REFERRAL
Town of Schroon

PROPOSED ACTION
adoption or amendment to comprehensive plan

And Whereas, none of the referred, proposed actions directly impacts a county road or county property.

Be It Adopted by the Essex County Planning Board that no recommendation or comment on said referral shall be or hereby is made, and the respective referring bodies may take such final action as they deem appropriate.

This motion was seconded by Supervisor Clark and passed on a vote of 9 in favor, and none opposed.

TYLER: Discussion? All in favor? Opposed? Motion carries.

REYNOLDS: Within the Village of Saranac Lake, they're updating their development code for additions to the Short Term Rental definitions and sections of owner occupation criteria. There are no inter-municipal or countywide impacts.

TYLER: Motion, Mr. Doty. Second, Mr. Clark.

**ACTION OF THE ESSEX COUNTY PLANNING BOARD
ON REFERRALS RECEIVED FROM THE VILLAGE OF SARANAC LAKE**

The following motion was made by Supervisor Doty.

Whereas, the Essex County Planning Board has considered the following GML 239 referrals at its regular meeting on March 10, 2025;

REFERRAL
Village of Saranac Lake

PROPOSED ACTION
Update to Development Code - Short Term Rental definitions and Sections 104.3-106

And Whereas, none of the referred, proposed actions directly impacts a county road or county property.

Be It Adopted by the Essex County Planning Board that no recommendation or comment on said referral shall be or hereby is made, and the respective referring bodies may take such final action as they deem appropriate.

This motion was seconded by Supervisor Clark and passed on a vote of 9 in favor, and none opposed.

TYLER: Discussion?

DOTY: Anna, weren't both of those updated STR permits, outside of Essex County or as a whole it has to be okayed by you?

REYNOLDS: Right, because it's in the Village of Saranac Lake, it still has to be referred to Essex County.

DOTY: Okay

REYNOLDS: Because it's within the 500' of the municipal boundary.

TYLER: All in favor? Opposed? Carried

REYNOLDS: And last, but not least, the Town of Westport, it's special permit for change of commercial use. It's the new bookstore, right on Main Street. There's no inter-municipal or countywide impacts.

TYLER: Mr. Clark. Ms. Reusser, second.

**ACTION OF THE ESSEX COUNTY PLANNING BOARD
ON REFERRALS RECEIVED FROM THE TOWN OF WESTPORT**

The following motion was made by Supervisor Clark.

Whereas, the Essex County Planning Board has considered the following GML 239

Comments from Adirondack Park Agency

See attached* comments and below notes.

- Industrial Use - Note depending on the existing land use classification, a proposed amendment to Industrial Use may or may not make sense for the Town's needs.
 - I apologize for not being familiar with the area referenced in the Comp Plan, if you give me a parcel number, I can look it up.
 - Note the Agency cannot consider specific project proposals when considering Map Amendments and must base that decision on the land use determinants (I do not recall the Agency granting a Map Amendment to IU over the last 15+ years)
- Community Housing – These kinds of development would be Class A Projects & subject to review/approval by the Agency.
 - Remove the page number as a reference in the Comp Plan since it may change based on printing.
- Accessory Dwellings Units – If the Town wants to pursue ADUs it may warrant additional discussion with the Agency. If they are proposed outside of Hamlet, they can constitute and additional Principal Building for Agency purposes and require appropriate density.

\Comments.were.embedded.in.the.draft.PDF.file.and.included.a.combination.of.grammar-spelling.edits.and.several.notes.regarding.potential.APA.permits.or.coordination.required.for.implementation.of.several.recommendations;