



TOWN OF SCHROON COMPREHENSIVE PLAN UPDATE

MAY 2025

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*The appendices are published separately and are not included in this document

ACKNOWLEDGMENTS

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INTRODUCTION

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 road map 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.

The Schroon Comprehensive Plan represents the Town's commitment to sustainable development and smart growth, emphasizing compact, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices.

WHY UPDATE THE COMPREHENSIVE PLAN?

The Town's previous Comprehensive Plan was created in 1977. Over the past 45 years, the Town and region have experienced changes in demographics, land use, infrastructure, and community needs. There have been several Town and regional planning initiatives which cover topics that are included in the Comprehensive Plan, including lake management plans, Schroon Townwide Revitalization Strategy (2018), and regional housing study and strategy that includes Essex County (2023). These reports and others are summarized in Appendix B. This Plan leverages the insights gained from previous research, analysis, and community engagement initiatives, incorporating relevant concepts and strategies to inform the Town's next phases of community decision-making.



ABOUT SCHROON

Located on the southern border of Essex County, the Town of Schroon is a picturesque community within the Adirondack Park. Centered around the pristine Schroon Lake, the town is known for its natural beauty, friendly people, and outdoor recreational opportunities. With a year-round population of approximately 1,880 residents, Schroon swells with visitors during the summer months, drawn by its lakeside attractions and mountain vistas. Additional details are compiled in the Community Profile (Appendix A).

Schroon's history dates back to the late 18th century, with the town officially established in 1804. It has long been a popular destination for tourists and vacationers, offering a quintessential Adirondack experience. The town features a charming main street with local businesses, restaurants, and cultural attractions, including the Boathouse Theater, Bandstand, Public Library, and Seagle Festival.

Outdoor enthusiasts flock to Schroon for activities such as fishing, boating, hiking, and skiing in the nearby mountains. The Town serves as a gateway to the High Peaks region of the Adirondacks, making it a base for more adventurous excursions.

Schroon balances its tourism economy with efforts to maintain its small-town character and protect its natural resources. The community faces challenges common to many Adirondack communities, including an aging housing stock, rising home prices, and an aging population. This plan seeks to capitalize on the many assets of Schroon and

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.

SUCCESS BREEDS SUCCESS: TOWN OF SCHROON ACHIEVEMENTS

Through partnerships with regional and local stakeholder agencies and groups, an inclusive and pragmatic planning process has resulted in publicly supported and impactful projects that address the community's needs. The result is an updated strategy that has been built from the "ground-up" by including key participants to assist with building the component parts of the plan in a logical manner. The following list of the town's accomplishments prior to updating the Comprehensive Plan is inspirational to those who have the desire to continue this work.

All this has been made possible with grant support from various partners, including private foundations, Essex County and New York State. A total of approximately \$13.5 million in grants has been secured by the Town in the last 20 years. These funds have been used to build new infrastructure, recreation amenities, downtown buildings, and parks.

Specific improvements completed within the Town of Schroon include:

Adirondack Distance Festival
Airport Improvements
Bicentennial 2004 Event
Boathouse Theater Restoration
Broadband Expansion
Landfill Closure
Downtown Parking Expansion
New Firehouse
New Fishing Pier
Schroon Lake Health Center
New Highway Garage
Schroon Lake Public Library Expansion
Moderate/Low Income Housing

Specific improvements completed within the Town of Schroon, continued:

New Municipal Docks
Wastewater Treatment System Upgrades
Municipal Water System Upgrades
New Pavilion & Skating Rink
Established Business Revolving Loan Fund
Scaroon Manor Campground Developed
Schroon Lake Central School Upgrades
Seagle Festival Improvements
New Starbuckville Dam
New Senior Center
New Senior Housing
Short Term Rental Local Law
Ski Tow Reopened
Snowmobiling & Local Trail System
New Supermarket
New Tennis Courts & Basketball Court
New Town Hall & Expansion
Town Park Upgrades
Schroon Lake Watershed & Invasive Species Management Studies

Development in the Town has followed smart growth principles long before the concept of smart growth became a priority. In the Hamlet area the portion called "Main Street" by the locals contains the Town's spectacular waterfront park (iconic beach, Boathouse Theater, bandstand, tennis courts, pavilion and more), the school, the supermarket, post office, houses of worship, restaurants, and shops. In addition, most of Town's events take place in this core area.

All of this promotes the Town as a friendly, walkable community and the Main Street is the hub of most of that activity.

COMPREHENSIVE PLANNING PROCESS

The goal of the comprehensive planning process is to create a shared vision for the Town's future, establish goals to support the vision, and identify a series of recommendations to achieve the goals. Public engagement is the foundation of the planning process. Engagement activities (summarized in Appendix C) and a review of past planning initiatives were used to identify and prioritize the recommendations, which are organized around nine (9) topic areas, including:

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

Priority recommendations and critical next steps are identified for each topic area. The Implementation Plan (Appendix E) includes potential partners and funding sources for advancing each recommendation. Understanding the Town's capacity, including staff and resources, and maintaining a realistic expectation for how much work can be accomplished over time are both critical to the plan's success. Implementation of the Schroon Comprehensive Plan will require dedication and cooperation between local leaders, community organizations, and the public. Many of the recommendations included in the Plan will take years to fully implement and some may rely on grant funding.

LOCAL & REGIONAL PLANNING DOCUMENTS

Management Plan and State of the Lake Report for Paradox Lake	2022
Schroon Lake Watershed Management Plan	2010
Schroon Lake Watershed Management Plan	2019
Schroon Townwide Revitalization Strategy	2018
Destination Master Plan for Schroon Lake	2009
Schroon Lake Route 9N Corridor Study	1989
Schroon Lake Village Main Street Revitalization	1980
Town of Schroon Master Plan	1977
Town of Schroon Zoning Ordinance	1971
Pharaoh Lake Wilderness Complex Unit Management Plan	1992
Vanderwhacker Mountain Wild Forest Unit Management Plan	2008
Hoffman Notch Wilderness Unit Management Plan	2012
Hammond Pond Wild Forest Unit Management Plan	2019
Building Balanced Communities for the North Country: A Comprehensive Housing Study and Strategy	2023



PUBLIC OUTREACH PROCESS & SUMMARY

The process of updating the Schroon Comprehensive Plan began with a significant focus on up-front public engagement to help identify and understand current issues, gain information from a broad cross-section of the community, clarify a vision, goals and priorities for the future, and to inform the recommendations. Public engagement activities were designed to identify key issues and opportunities, define the unique characteristics of the community, and build consensus around priority projects and actions to be undertaken to achieve the goals identified in the plan. A description and summary of input from each public outreach activity is included in Appendix C. A summary of each Comprehensive Plan Committee meeting is included in Appendix D.

The public outreach process included the following activities:

1. COMMUNITY SURVEY

A community survey was launched on December 4, 2023, to gain input on a variety of topics and issues that form the foundation of the Comprehensive Plan. The survey was made available on the Town of Schroon website for seven weeks and paper copies were available at the Town Hall and Library. A postcard with a link to the survey was mailed to approximately 874 households. The survey was also promoted through numerous social media posts, an online newsletter, and a press release. The effort yielded 431 responses, the great majority of which are positive and informative.

2. PUBLIC WORKSHOP #1: INFORMATION AND VISIONING SESSION

A public workshop was held on January 11, at the Schroon Lake Central School with over 65 residents in attendance. The event began as an open forum where residents could browse through a series of poster boards containing maps and information from the Community Profile plus a series of interactive boards aimed at defining community values and informing the vision for the plan. Following the open forum LaBella Associates provided a brief presentation outlining the planning process before facilitating an open discussion where residents were asked to share their opinions about what makes Schroon special, the issues and challenges facing the community and ideas for projects. The poster boards from the workshop were shared on the project webpage along with a survey containing the discussion questions to gather input from anyone who was unable to attend the workshop.



3. STAKEHOLDER MEETINGS

Stakeholder meetings were held in January and February 2024 at the Schroon Town Hall and Library. Additional meetings were held virtually. The purpose of the meetings was to gather input from stakeholders on specific topics to define issues and challenges and identify potential solutions. The meetings were organized around the following topics: Businesses, Civic Organizations & Churches, Lake Organizations, Housing, Recreation, Arts & Culture, Youth, and Town Services. Fifty-two stakeholders participated in the meetings plus members from the Comprehensive Plan Committee.

4. COMPREHENSIVE PLAN COMMITTEE MEETINGS

The Town formed a Comprehensive Plan Committee (CPC) that consisted of twenty-four (24) members representing residents, business owners, elected officials, and various community organizations. The CPC was tasked with overseeing the planning process. The CPC began meeting in November 2023 to complete the following:

- Identify key issues and opportunities.
- Plan for and participate in public outreach events.
- Inform the inventory and analysis of existing conditions, trends and previous planning initiatives in the community (see Community Profile in Appendix A).
- Develop the vision and goals for the plan.
- Identity and prioritize recommendations for the plan.

The Comprehensive Plan Committee met nine times throughout the planning process and held a public hearing before referring the Plan to the Town Board.

Subcommittee Reports

At the beginning of the planning process the CPC members formed a series of subcommittees to focus on the following topics:

AFFORDABLE HOUSING	CENTRAL SCHOOL
CLIMATE	TOURISM
CULTURE, MUSIC, ART, EVENTS	TOWN RECREATION
ECONOMIC DEVELOPMENT	TOWN INFRASTRUCTURE
LAKE MANAGEMENT	PARKS
PARKING	TRAILS, STATE LAND & ABANDONED ROADS
REVOLVING LOAN FUND	ZONING
SCHROON LAKE	TOWN



5. PUBLIC WORKSHOP #2: DRAFT PLAN RECOMMENDATIONS SESSION

A second public workshop was held on June 11th, 2024, at Schroon Lake Central School. Approximately 50 people attended the event, including CPC members. The event consisted of an open forum during which residents could browse through a series of interactive poster boards aimed at identifying resident's opinions about the vision, goals, and recommendations formulated by the Committee.

The draft Vision, Goals, and Recommendations were centered around 8 main topics identified by the committee 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. 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.

6. COMMUNITY NEWSLETTER

A series of digital community newsletters were issued throughout the planning process to provide information on the progress of the plan, report results of the survey, provide notice of upcoming community outreach events, and share key project milestones.



COMMUNITY PROFILE

KEY OBSERVATIONS

A Community Profile was prepared to update the Town's understanding of a variety of elements including demographics, education, economic characteristics, housing, land use and zoning, infrastructure and community facilities, transportation, parks and recreation, culture and history, natural resources, and climate change considerations. The full Community Profile can be found in Appendix A. The following is a summary of key results from the Community Profile.

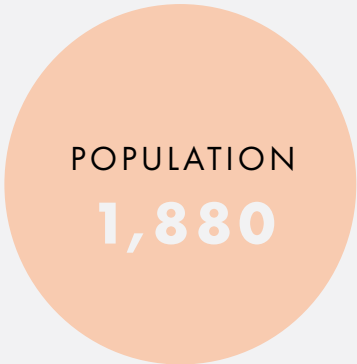
DEMOGRAPHIC TRENDS

POVERTY RATE

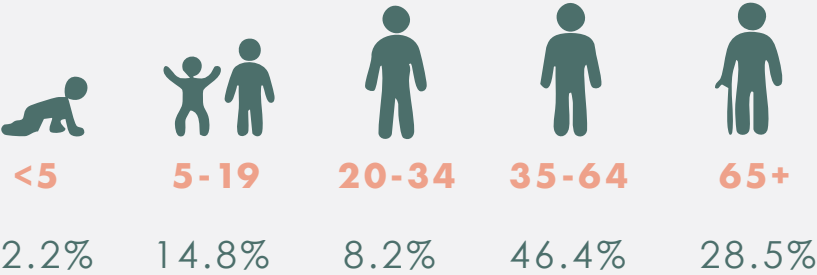
SCHROON
8.6%

ESSEX COUNTY
9.5%

NYS
13.9%



POPULATION BY AGE



MEDIAN AGE

2010 42 **2020** 58

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. 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. The Town's population is aging with the 65+ age group making up 28.5% of the population. The median age of Schroon residents is nearly 58, which is 10 years older than the Essex County median age, and 19 years older than the state and nationwide median age of 39. The number of households in the town rose until 2010 and then steadily declined until 2020. Household size decreased from 2.52 to 2.06 between 2000-2021.

EDUCATION

Public education in the Town of Schroon is provided by the Schroon Lake Central School District. School 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. At the same time, the number of registered home schooled school age children increased significantly. Residents of Schroon are overall more educated than the rest of the country with 91.5% having at least graduated high school. This is significantly higher than the national average of 86.7%. More than a quarter of residents (26.3%) have a bachelor's degree or higher.

LOCAL AND REGIONAL ECONOMIC CHARACTERISTICS

A high percentage of Schroon residents are not in the labor force (55.6%). This number is likely inflated by the large, retired population in Schroon. The

majority of employed residents work in the private sector (51%). Government workers make up 28.7% of the labor force and 18.8% are self-employed. The top employment sector in Schroon is educational services, health care and social assistance which employs 25.2% of the population. 29.6% of residents are employed in a combination of Retail trade (19.4%) and Arts, entertainment, recreation, accommodation and food services (10.2%), which represents the concentration of tourist-related businesses in the Town. Schroon Lake is a small town in an iconic Adirondack setting that offers a multitude of outstanding events and activities that attract visitors throughout the year.

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 regional destinations. The accommodations industry suffered a loss of more than 150 rooms over the last 20 years. 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.



HOUSING

According to the American Community Survey (ACS) 5-year estimates, the Town of Schroon has 2,356 total housing units, which represents an increase of 7% from 2010. 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. According to ACS, 82% of the Town of Schroon housing units are owner-occupied. Schroon has a relatively small percentage of renter-occupied units (18%) however this is also similar to surrounding communities. 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 data for Schroon and the comparison geographies may be misleading due to the large margins of error.

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. 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 median home value in the Town of Schroon increased by 34% over the past decade. 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." Nearly one-quarter of households with a mortgage are cost burdened while 35% of renters were housing cost burdened.

In 2021 the Town of Schroon adopted a local law regulating short-term rentals. The law defines short-term rentals and establishes a permit system. As of December 2023, 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.

NO. OF
HOUSING UNITS

12,188

% OF HOUSING UNITS
BUILT BEFORE 1940

27%

% OF OWNER-
OCCUPIED HOUSING

82%

MEDIAN HOME VALUE

\$229,000

(34% INCREASE FROM 2010)



LAND USE AND ZONING

The State of New York is the largest landowner in the Town of Schroon, with 75% of the Town's total acreage. Vacant parcels make up the next most common land use category (13% of acres) followed by residential land uses (10% of acres). Commercial uses (0.26% of land) are primarily located within the Route 9 corridor with 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).

Land use controls are established through the Zoning Ordinance adopted in 1971 (last amended in 2022), and the Land Subdivision Regulations adopted in 1972. The Town is divided into 10 districts or zones. Due to its location within the Adirondack Park, many land use activities in the Town of Schroon are also regulated by the Adirondack Park Agency (APA).

Most development projects over the past five years have been for single-family homes, many of which are seasonal or vacation homes. No multi-family projects have been approved in recent years. Four new commercial projects have been approved between 2021-2023.

INFRASTRUCTURE AND COMMUNITY FACILITIES

The Town of Schroon operates the Schroon Lake Water and Sewers Districts to provide public water and sewer. All properties that are not serviced

by the public water and sewer supply have wells and septic systems. No capacity issues have been identified for the public water system. Town staff indicate that the current system is in fair condition except for a water line on Hillside Avenue. The sewer collection system is at capacity during the summer months, but the wastewater treatment plant has additional capacity. An engineering study is required to identify strategies for expanding the collection system. There is limited storm water infrastructure in the Town.

A parcel-by-parcel survey found that all but 30 homes within the Town (4%) did not have access to broadband. Some of those properties have since been provided service via Starlink. Some properties adjacent to state forest lands still lack cellular service.

The Schroon Lake Fire Department is staffed entirely by volunteers who provide firefighting services within the Schroon Lake Fire District. Schroon Lake Emergency Medical Services (EMS) is a nonprofit organization housed in the same location with the fire department, but the two entities are run independently of each other. 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.







TRANSPORTATION

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. US Route 9 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. County-owned roads include Old School Road, Hoffman Road/County

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 Services
Public Lands
Agricultural



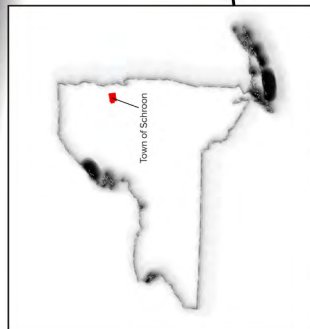
Powered by partnership.

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NEW YORK
STATE OF
OPPORTUNITY.

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



Trout Brook Road/County Route 34. All other roads in the Town are locally owned and maintained by the Town Highway Department.

The dominant form of transportation within in Schroon is vehicular travel in private automobiles. 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). 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 center of the community. 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. Speeding is the most ticketed offense in the Town of Schroon and is an issue that the Town would like to address on Route 9.

PARKS AND RECREATION

Recreation in Schroon is one of its biggest draws for tourists and residents. The recreational centerpiece of the community is the 15+/- acre Town Park on Schroon Lake, which conveniently adjoins Schroon Lake's Main Street business district. Over the years the Town has shown great foresight by developing a Town Park which now includes the: Fountain Park, Dance Area, Esplanade, Bicentennial Garden, Bandstand, Boathouse Theater, Boat Launch,

Municipal Docks, Fishing Pier, Public Beach, Children's Playground, Boathouse Theater, Skating Rink/Pavilion, Picnic Areas, Tennis/Pickleball Courts, Basketball Court, and Boat Trailer Parking Area. Other significant public recreational assets are the Town-owned 9-hole Schroon Lake Golf Course and Club House and the Schroon Lake Ski Center Family (currently closed). Accessibility is an issue at nearly all the public areas in the waterfront park.

The Schroon Lake Snowmobile Trail System is a network of over 48 miles of snowmobile trails, some of which cross Vanderwhacker Mountain Wild Forest, located on the west side of the lake in the area, and through the Hoffman and Charley Hill areas south to the Warren County line. The network uses several roads and trails across public and private land. The Schroon Lake-North Hudson Snowmobile Club, with Town and DEC consent, developed the portions of the network on Town Roads, Forest Preserve, qualified abandoned roads, and private land.

The North Country National Scenic Trail is in the process of being completed and will run west to east through the north part of the Town of Schroon. It consists of existing trail segments and is being joined through volunteer trail building. The proposed trail begins at Lake Sakakawea in North Dakota and ends in Crown Point, NY. This trail will be a huge asset for the Town of Schroon.

Through partnership with Schroon Lake Central School, the Schroon Lake Youth Commission utilizes school-owned athletic fields and facilities to provide organized youth sports programs throughout the year. A 501 (c)(3) non-profit organization, Adirondack





Inclusion Movement, is actively engaged in fundraising to support a major playground upgrade at the school to address inclusivity for children of all abilities. The Town supports these, and other efforts made by community partners and non-profits, to improve recreation resources throughout the community.

CULTURE AND HISTORY

Two sites in the Town are listed on the National Register of Historic Places: Samson Fried Estate and Talichito. Both are private residences. In addition to the two 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. In addition to these resources, the Seagle Festival is a world class summer season opera and musical theater producing company and summer vocal training program.

NATURAL RESOURCES

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. Three major water bodies are located within the Town of Schroon, including Schroon Lake, Paradox Lake, and the Schroon River. Primary impacts to Schroon Lake's water quality are 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. Paradox Lake also manages invasive species, primarily Eurasian watermilfoil, on an annual basis. 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.

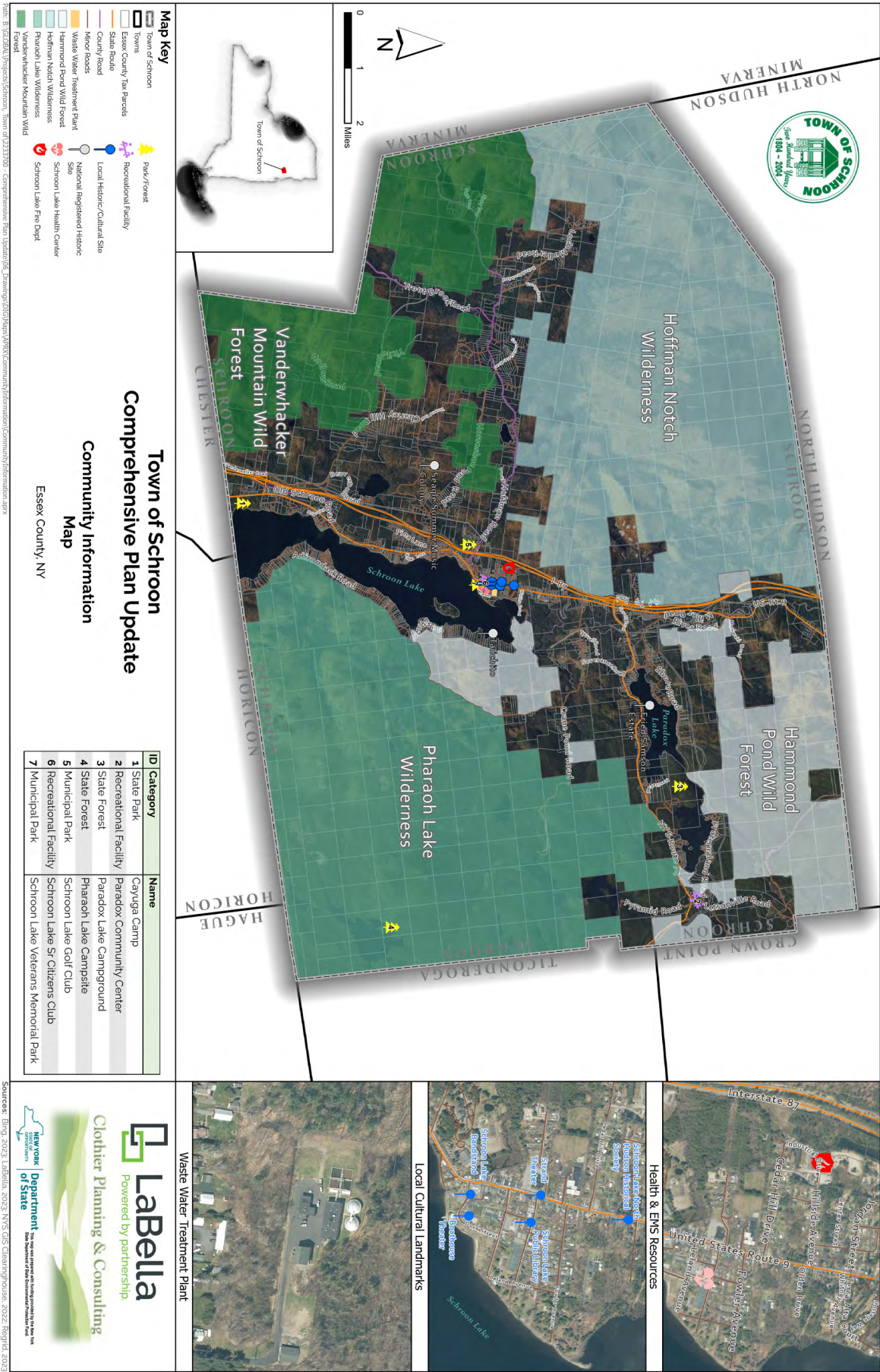
State Land Resources are part of the Adirondack Forest Preserve, including Pharoah Lake Wilderness, Hammond Pond Wild Forest Area, Hoffman Notch Wilderness Area, and Vanderwhacker Mountain Wild Forest. These lands are managed by the NYS Department of Environmental Conservation (NYSDEC). The four areas are in need of maintenance and modernization. The Town of Schroon could work with NYSDEC to make sure recommendations from the comprehensive plan are reflected in current and future Unit Management Plans.

CLIMATE CHANGE CONSIDERATIONS

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
- Increased flood risk

The projected increase in extreme precipitation will raise the flood risk along lakes and rivers, which could pose threats to residential, commercial and municipal buildings as well as infrastructure. An increase in high winds could lead to more frequent power outages. Projected climate changes will impact seasonal activities like skiing, ice fishing, boating, and other outdoor recreation activities are impacted. The warming climate may also negatively impact some ecosystems and species as invasive species work their way north resulting in the potential to destroy native species and important habitats.



VISION, GOALS & RECOMMENDATIONS

The Vision, Goals, and Recommendations have been prepared by the Comprehensive Plan Committee with assistance from LaBella Associates and Clothier Planning & Consulting. The Committee identified eight key topics areas related to Schroon's assets, characteristics, and development opportunities. The vision, goals and recommendations are informed by community feedback gained from public workshops, surveys, stakeholder meetings, and conversations with residents. The goals and recommendations address issues that are important to the community and reflect the needs and views of residents and business owners. Public Workshop #2 focused on prioritization of the recommendations. Participants were asked to identify the most important recommendation for each topic area. The recommendations deemed most important are identified as priority recommendations. The nine (9) topic areas include:

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

The Vision, Goals, and Recommendations provided in this Comprehensive Plan offer a framework for Schroon to coordinate planning, zoning, and future community projects, the recommendations are not binding to the Town. Rather, the intent is to offer general directions and options for the Town to pursue based on Town priorities, capacity, public interest, and funding opportunities.



VISION

The Vision Statement describes the desired future state of the Town of Schroon and provides a picture of what the community is working towards. The statement is a combination of existing conditions that the community desires to protect and aspirational elements that the community has not yet achieved but wishes to see manifested in its desired future state. This Vision Statement serves as the organizing feature of the Comprehensive Plan's goals and recommendations. The following narrative describes the Town of Schroon's future vision for the community.

VISION STATEMENT

The Town of Schroon is a beautiful walkable community that cherishes its small-town character and strong sense of community spirit while embracing the values of friendliness, inclusivity, and sustainability. The Town fosters a strong sense of place that grounds residents to stay in the community and serves as a magnet for others to return, visit or invest in the community. At the heart of it all lies an engrained spirit of volunteerism and civic engagement where active volunteers embody the true essence of community. Access to the shores of the lake serves as a cornerstone of our identity, offering recreation and exceptional views of the mountains and forests. The Town offers the perfect blend of modern convenience and superb amenities in a classic Adirondack setting. The main street is a dynamic hub of commerce, arts, and culture that hugs the beautiful Schroon Lake shoreline. We strive to maintain a supportive environment for local businesses, nurturing economic growth while preserving the charm and authenticity that defines our main street. Town services are reliable and responsive to the residents and local economy, supporting a high quality of rural life and opportunities for growth while maintaining the lowest possible tax rate. Through a distinctive branding message, the Town promotes expanded local and regional

recreational, environmental, and heritage tourism opportunities, evoking unique visitor experiences. As an arts and culture destination with elite performance and visual arts venues, the Town promotes these assets to shape the identity of the Town and draw visitor interest. The condition, accessibility, and connectivity of all recreational facilities, along with related tourism infrastructure and visitor support services are continually maintained and upgraded to meet the needs of residents and visitors.

To enable the Town to expand opportunities for residential and business growth while maintaining the Adirondack character of the community, land use and zoning tools are updated and obstacles to growth are addressed. A diversity of affordable housing attracts new families while allowing existing residents to retire in their community. To enhance opportunities for growth, a proactive approach is implemented for upgrading and expanding sewer and water infrastructure.

Natural resources are protected long term from invasive species, flooding, erosion and impacts from development. A proactive approach has been developed to address the short- and long-term impacts from extreme weather events. Successful lake management continues through the strategic, proactive, and collaborative approach of local lake associations. Lake associations are empowered to educate residents, monitor water quality, and manage invasive species.

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 concentrated development around existing infrastructure.
	Preserve open space, agricultural resources, and natural resources.
	Prioritize transportation options such as walking, cycling, and public transportation.
	Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.
	Build on unique traits 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.

GOALS & RECOMMENDATIONS

LAND USE, GROWTH & DEVELOPMENT

Relevant Smart Growth Principles:



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

Priority Recommendation: Rewrite the Town zoning code as a unified development code. The current zoning regulations were adopted in 1971 and have been amended several times. However,

the regulations are insufficient for dealing with many modern land use issues and therefore a total code rewrite is recommended.

- The Unified Development Code should combine all regulations related to planning, zoning, and building in the Town, including SEQR, Unsafe Buildings, Subdivision Rules and Regulations, and Short-Term Rentals.
- Update the Subdivision Rules and Regulations
- Review the current zoning district boundaries and consider a reduction of zones within the hamlet. New zoning districts should take into consideration existing and future land uses. Consider aligning zoning districts outside of the hamlet with APA land classifications so zoning requirements are consistent at the Town and APA level which could lead to more expeditious review of applications.
- Update and expand definitions to include more residential and commercial uses.
- Review and update Planning Board responsibilities to include site plan review and SEQR review.

Focus reviews more on impacts and less on the specific use. Standards should address commercial building facades, setbacks, landscaping, signage, lighting, building character, and parking. Develop site plan review procedures and criteria for reviewing applications to include storm water management requirements and lighting that is consistent with International Dark Sky Community Program Guidelines. Incorporate short-term rental regulations into the zoning code and/or unified development code.

- Develop design standards for the Route 9 commercial district.
- Develop standards for residential and commercial docks and marinas.
- Develop flood prevention criteria to avoid or mitigate potential flood damage. This section of the zoning code should be consistent with FEMA Guidelines and Standards for Flood Risk Analysis and Mapping Activities Under the Risk MAP Program. The criteria should be consistent with FEMA floodplain mapping in the Town of Schroon and outline administrative procedures for reviewing projects and enforcing regulations. The Town should identify a Floodplain Administrator.
- Allow for and encourage accessory dwelling units (ADUs) in all residential districts with a streamlined review process to allow for regulatory oversight with reduced costs and time for the applicant.
- Address barriers to housing development with an emphasis on expanding housing options to include accessory dwellings, tiny homes, duplexes, triplexes, fourplexes, townhomes, multi-family, and cluster cottages. Consider reducing minimum lot sizes and increasing allowable lot coverage, which can lower development costs and reduce barriers for adding ADUs. The current zoning code allows two-family dwellings in all districts but requires each dwelling to meet the minimum lot size, which means all two-family dwellings require a double lot.
- Allow for more than one use or more than one principle building on a single lot within the hamlet. The current code allows more than one principle building but requires an increase in lot size proportional to the number of principle buildings on the lot. Consider standards for maximum lot coverage instead of the larger lot requirement.
- Update the zoning code to comply with NY State regulations on manufactured (mobile) homes. As housing prices continue to increase at a rate that outpaces increases in incomes, manufactured homes may provide an affordable alternative. In the Town of Schroon manufactured (mobile) homes are currently allowed only in districts R-20 and R-10 and require a special permit. Title 2 of Article 21-B of New York State Executive Law became effective November 20, 2015, and it places limits on local government regulation of manufactured homes. Pursuant to this law, municipalities are no longer permitted to prohibit manufactured homes in zoning districts that permit single family homes, provided they are affixed to a permanent foundation and conforms with the identical development specifications and standards, including general aesthetic and architectural standards, applicable to conventional, site-built single-family dwellings. The zoning regulations will need to be modified to permit manufactured homes in all zoning districts that allow single family dwellings.
- Develop standards for the storage of recreational vehicles and use of recreational vehicles for temporary housing during construction.
- Develop regulations for commercial signage. Include criteria for regulating the number of signs allowed per business, location of signage, types of signage permitted, and sign design guidelines.

Next Steps: Apply for grant funding from NYS Smart Growth Comprehensive Planning Grant Program or Adirondack Park Community Smart Growth Program to rewrite the Town zoning code. Alternatively, the Town could use local funds or other grant programs to hire a land use consultant or attorney to work with the Planning Board to update the zoning code.

Additional Recommendations:

Guide Future Development according to Smart Growth Principles (refer to the Future Land Use Map on the following page):

- Continue focusing higher density commercial and residential development within the hamlet where there is access to municipal water and sewer infrastructure.
- Promote mixed-use development within the Route 9 corridor.
- Encourage a variety of low to moderate density residential development outside of the hamlet (see Housing recommendations).
- 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.
- Explore potential for hamlet expansion at Pickhardt Lane and other areas if the water and sewer system can be expanded beyond the hamlet. An engineering study is required to explore options for adding capacity to the wastewater collection system (see Town Infrastructure recommendations).

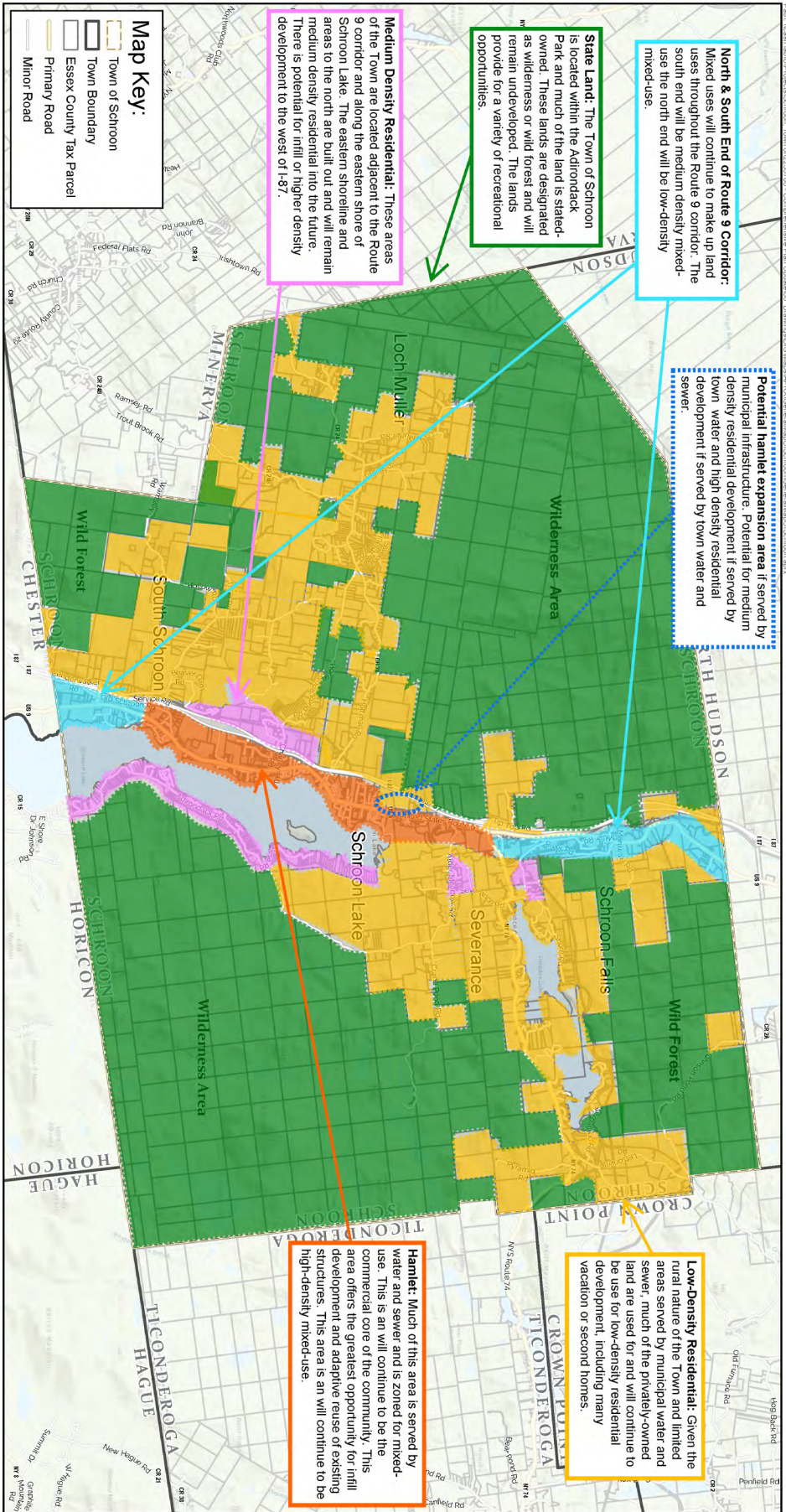
Review and revise town policies and regulations to support land use and development goals:

- Update the Town water and sewer regulations.
- 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.
- Review procedures for enforcement of zoning regulations, property maintenance and building codes.
- Establish a noise ordinance for the Town that includes enforcement mechanisms.



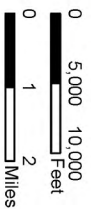
Continue to implement administrative procedures to improve capacity and efficiency of Town planning and zoning departments.

- Identify and purchase permit software to digitize all building, planning and zoning applications, approvals and permits.
- Create a new administrative assistant position within the Town that can be shared across departments.
- Incorporate the Comprehensive Plan into annual budget discussions and meetings to inform fiscal planning for project implementation, routine updates to Comprehensive Plan, and asset management.



Town of Schroon

Future Land Use Map



HOUSING

Relevant Smart Growth Principles:



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

Priority Recommendation: 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. Regional partners include, but are not limited to, Adirondack Roots, Lake Champlain-Lake George Regional Planning Board, North Country Rural Development Coalition, Essex County Land Bank, Adirondack Community Housing Trust, AdkAction, Northern Forest Center, Living ADK, and the Adirondack Foundation.

Next Steps: The Town Board will define the scope and specific goals for the task force before recruiting members from key stakeholder groups (e.g. local officials, housing experts, community leaders) and establishing the task force structure.

Additional Recommendations:

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. Ensure that rental housing stock is well-maintained and in compliance with state building codes.
- Work with regional housing organizations such as the Essex County Land Bank to rehabilitate vacant or abandoned residential structures.
- Encourage residents to add homes to the

Adirondack Community Housing Trust to ensure workforce housing remains perpetually affordable.

Encourage development of new housing.

- Complete the process for becoming a Certified Pro-Housing Community.
- Consider offering discounted application and permit fees for affordable housing, including tiny homes, accessory dwelling units, and manufactured (mobile) homes.
- Utilize the Adirondack Park Agency Community Housing Density Relief to encourage housing development in Moderate and Low Intensity zones outside of the hamlet. Additional details are available in the Adirondack Park Agency Act, Section 802.50(h).

Revise short-term rental policies to 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. See short-term rental recommendations in the Affordable Housing Subcommittee Report in Appendix C.



Town Services, Transportation & Infrastructure

Relevant Smart Growth Principles:



Goal: 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.

General Infrastructure

Priority Recommendation: 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.

Next Steps:

1. Identify funding sources and solicit the services of a professional consulting firm that will compile the Capital Improvement Plan or identify a Town Department that will take the lead.
2. Identify projects and funding options.
3. Compile the selected projects, plans, timelines and financing summaries for presenting the plan for approval by the Town Board.

Additional General Recommendations:

- Complete a green infrastructure plan to determine how best to intercept stormwater runoff.
- Review exterior lighting on Town properties for compliance with Dark Sky Guidelines.
- Conduct a building assessment and develop engineering plans for structural repair of the Schroon Lake Bandstand.

- Maintain the Boathouse Theater.
- Explore options for generating revenue from use of public amenities.

Transportation Infrastructure

Priority Recommendation: Continue to improve walkability and address accessibility barriers by adding accessible crosswalks and sidewalks 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.

Next Steps:

1. Update the sidewalk audit. Identify any individual segments in need of repair or replacement. Also assess each crosswalk and identify those that do not have detectable warnings so they can be added. If possible, create a digital map of the audit results that can be updated as repairs or improvements are made.
2. Create a streetscape plan for the Route 9 corridor and major side streets that identifies locations for benches, trash cans, streetlight banners, historic lighting, landscaping and shade trees. Allocate funding to make incremental improvements over time.

Additional Transportation Recommendations:

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. Conduct a parking study to identify opportunities for expanding parking that is consistent with Smart Growth principles, avoids an increase in paved surfaces adjacent to the lake, and is sensitive to community character. Refer to Parking Subcommittee report in Appendix C for additional details. Consider implementing a metered parking system.

Implement projects that prioritize sustainable modes of transportation.

- Work with NYSDOT and Town of Chester to provide marked bike lanes on both sides of the Route 9 shoulders and install signage.
- Identify possible locations and funding for EV charging stations in key areas of the town.
- Place digital radar speed signs on Route 9, including on the curve south of the business district, as a traffic calming measure.
- Implement a wayfinding signage system throughout the hamlet that provides direction to key destinations such as public parking, the beach, and boat launch.

Consider adopting a Complete Streets Policy to ensure that all modes of transportation are considered in any infrastructure project involving street construction or reconstruction.

Actively seek funding to implement highway facility improvements.

Coordinate with DOT to change the name of Route 9 to Main Street within the hamlet.

Water & Sewer Infrastructure

Priority Recommendation: Relocate the Rogers Brook sewer line. The pipe is approaching the end of its useful life and needs to be replaced with modern materials. NYSDEC has stated a preference for moving the line out of the brook, but there are space constraints. Engineers need to identify a solution that is acceptable to DEC.

Next Steps:

Implement the engineering plans for relocating the sewer line.

Additional Water & Sewer Infrastructure Recommendations

Address critical infrastructure needs.

- Install stand-by generators for water pumps that fail when power is lost, which happens often, and town staff must manually operate the pumps.

- Replace the leaking water tower, which may require acquisition of land.
- Replace the Hillside Avenue water line.
- Continue to install security cameras and fencing to protect town infrastructure.

Plan for future infrastructure projects.

- Conduct an engineering study to explore options for adding capacity to the collection system south of Rogers Brook to support new development.
- Develop as-built plans for the current water system.
- 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.
- Create an inventory of existing storm water infrastructure.

Community Services

Priority Recommendations:

- Work with local and regional partners to continue to expand and enhance access to high-speed broadband internet and cell service.
- Work with Essex County to improve the layout and efficiency of the Transfer Station.

NATURAL RESOURCE PROTECTION & LAKE MANAGEMENT

Relevant Smart Growth Principles:



Goal: Support the stewardship of local waterways through continuous water quality monitoring efforts, invasive species management, and the management of stormwater and erosion.

Priority Recommendation 1: Adopt a local law that requires a full septic system inspection by a qualified inspector upon sale or transfer of a property within the Town. In addition, assess the

feasibility of developing a septic inspection program for shoreline properties to limit wastewater pollution in the Schroon Watershed.

Next Steps:

1. Research and Legal Review:
 - Review existing town laws and regulations related to property sales and septic systems.
 - Consult with the town attorney to ensure the proposed requirement is within the town's legal authority.
2. Draft the Ordinance – outline the septic inspection requirement, specifying when it must occur, who can perform it, and what standards must be met.
3. Public Engagement – hold public meetings to inform residents about the proposed requirement and gather public feedback.
4. Town Board Review and Public Hearing
5. Adoption and Implementation

Priority Recommendation 2: Work with the Towns of Chester, Horicon, and North Hudson to conduct an engineering study of the Schroon River from North Hudson to the mouth of Schroon Lake and from the Horicon boat Launch to the Starbuckville Dam to assess changes in siltation sedimentation, determine impacts on lake levels, and identify strategies for improved resiliency to flooding.

Next Steps:

1. Define the scope of work – clearly outline the objectives of the study and the aspects to be assessed.
2. Identify potential funding sources, prepare and submit grant applications, and allocate funds from the town budget if required.
3. Develop a Request for Proposals (RFP) detailing the study requirements.
4. Select an engineering firm to complete the study.
5. Coordinate with relevant agencies, including NYS DEC, U.S. Army Corps of Engineers and local watershed management groups.

Additional Recommendations:

Continue to manage water quality and invasive species.

- Continue to support the current the efforts of volunteer lake associations for water quality monitoring programs and testing including bacteriological, e-DNA, phytoplankton and zooplankton.
- Conduct follow up plant surveys in Paradox Lake to assess the effectiveness of the 2024 ProcettaCOR treatment to manage Eurasian watermilfoil and any impact the use of the chemical may have on lake health.
- Continue aquatic invasive species prevention methods including conduct aquatic plant surveys at a minimum of every five years, conduct annual Asian clam surveys, expand coverage of the boat steward and boat wash decontamination program, and expand volunteer surveillance through the Milfoil Scout Program.
- Continue current maintenance plan for hand harvesting and monitoring results for Eurasian watermilfoil control in Schroon Lake and Paradox Lake.
- Support the existing Eurasian watermilfoil management strategy in Paradox Lake.
- Conduct a comprehensive invasive species survey of all wetlands and inlet areas every 5 years. Develop a map that locates invasives through GIS or other means.
- The hemlock woolly adelgid is an invasive species that has the potential to cause dramatic change to the ecosystem. The Town should consider conducting a survey around Paradox and Schroon Lakes.



Enhance stormwater and erosion management practices.

- Address the detailed recommendations for stormwater management for Schroon Lake and Paradox Lake as outlined in the Schroon Lake Watershed Management Plan (2010) and Addendum (2019). See Appendix E for details.
- Address the detailed recommendations for erosion control for Schroon Lake and the Schroon River as outlined in the Schroon Lake Watershed Management Plan (2010) and Addendum (2019). See Appendix E for details.

SUSTAINABILITY AND RESILIENCE

Relevant Smart Growth Principles:



Goal: Address lands and facilities that are stressed or impacted by erosion, stormwater, and flooding.

Priority Recommendation: Conduct an assessment that identifies community vulnerabilities and identifies and prioritizes actions to reduce risks to the community. Identify and map buildings, infrastructure and areas that are prone to flooding after large storm events. Assess the need for and cost of 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 the 100-year floodplain.

Next Steps:

1. Appoint a local Task Force to address the sustainability of town resources and develop guidelines for future mitigation and resilience.
2. Identify potential funding sources for completing a climate vulnerability assessment. Prepare and submit grant applications.

Allocate local funds if necessary.

3. Develop a Request for Proposals (RFP) for a qualified consultant to conduct the assessment, which should include data collection and mapping, analysis of vulnerabilities, community engagement, risk analysis, recommendations, cost-benefit analysis, and implementation plan.
4. Select a consultant.

Additional Recommendations:

- 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 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.
- Participate in NYSEDA's Clean Energy Community Program. The Town can customize their participation in the program to best fit the needs and resources of the community and bring energy savings to the community. The program offers grants, rebates for electric vehicles, and free technical assistance for completing High Impact Action items.

ECONOMIC DEVELOPMENT AND DOWNTOWN REVITALIZATION

Relevant Smart Growth Principles:



Goal: Strengthen and diversify the business community through an economic development model designed to grow the resident and visitor population and support a diverse year-round economy.

Priority Recommendation: Fund a position for a Town economic development professional that

would concentrate on supporting business growth and retention, attracting new business investment, and downtown revitalization, with a goal to provide the community and visitors a diverse mix of retail, restaurant, and service options.

Example initiatives may include:

- Establish relationships with state, regional and local organizations to provide guidance and assistance for businesses, developers, and property owners to support and grow the local economy.
- Provide assistance with business development resources and tax incentives

Next Steps: Explore funding mechanisms for a new position (mentioned above) that may include a combination of Town, state, and/or private funding.

Additional Recommendations:

Support existing businesses and attract new businesses.

- Review the viability and function of the town's existing revolving loan fund. Explore options for providing financial assistance to develop or expand local businesses through the Business Loan Fund. Identify an entity to provide underwriting support for the revolving loan fund.
- Pursue creative ways to reduce workforce shortages by addressing the lack of workforce housing.

Focus on placemaking. Placemaking is a collaborative process used to design and enhance public spaces that prioritize the needs, desires, and aspirations of the community. It involves transforming spaces—like parks, plazas, streets, and neighborhoods—into vibrant places that are welcoming, accessible, and meaningful to the people who use them. The approach often involves the participation of residents, businesses, and stakeholders to create spaces that reflect the unique identity and character of the area while promoting social, cultural, and economic well-being.

- Develop a downtown streetscape plan for the Route 9 corridor and major side streets that

identifies locations for landscaping, street trees, sidewalk improvements, seating, trash receptacles, bike racks, dog waste stations, pedestrian-scale lighting, wayfinding signage, historical markers, and street banners. Allocate funding to make incremental improvements over time.

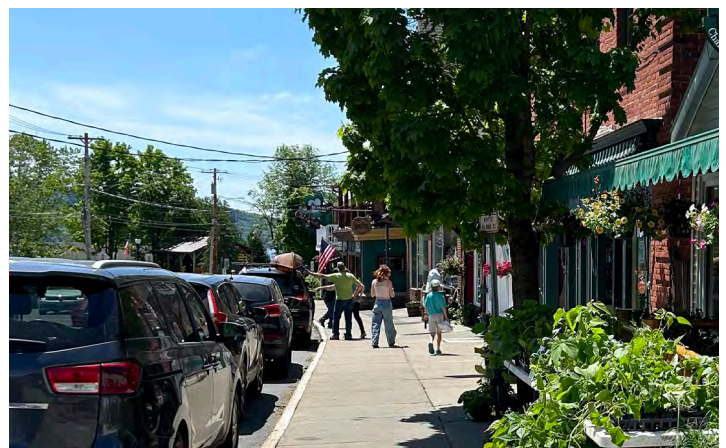
- Explore the feasibility and community interest in a potential Town of Schroon application to the Downtown Revitalization Initiative or New York Forward program. Both programs provide grant funding for a combination of public and private projects that transforms downtown neighborhoods into vibrant centers that offer a high quality of life and become magnets for redevelopment, business growth, job creation and economic and housing diversity.
- Continue to explore options for improving parking access and management (refer to parking recommendations under Town Services, Transportation, and Infrastructure).

TOURISM

Relevant Smart Growth Principles:



Goal: Increase and diversify the visitor population by strengthening the region's identity through a strong and distinctive branding message.



Priority Recommendation: Develop a professional marketing plan that blends Schroon Lake's exceptional waterfront and recreational opportunities, small hometown family-friendly vibe, and outstanding arts and culture to create a distinctive brand that has the capacity to expand the visitor base. Build off the existing platform, marketing Schroon Lake as "Your Adirondack Base Camp" leveraging the Town's central location and easy access to a variety of destinations within the Park.

Next Steps: Fund and hire a professional marketing company or partner with ROOST to work with key stakeholders and the Chamber of Commerce to develop a long-term branding and marketing roadmap for the community.

Additional Recommendations:

Update and expand marketing initiatives.

- Update existing local trail information maps.
- Create a Town map to improve visitor experience that includes retail/ restaurant/ town park amenities/ historic site information; distribute to lodging facilities/ town businesses/Chamber of Commerce.
- Work with ROOST to develop a set of unique "trail itineraries" on the Adirondack Wayfinder (adirondackwayfinder.com) online platform that will drive visitors to the Schroon Lake Region.
- Assess the need for a kiosk at the Chamber of Commerce to advertise all upcoming events, programs, and resources.
- Explore opportunities to join the North Country Trail Association Trail Town program.

Identify and develop new tourism amenities.

- Consider developing a trail challenge program like The Chester Challenge.
- Explore opportunities for outdoor equipment rentals to enhance visitor experiences (kayaks/ SUP/ E-Bikes/ snowshoes /x-country skis).
- Encourage expanded boat cruise opportunities for visitors.



- Encourage expansion of local guide services to offer visitors hiking, fishing, boating, hunting and other outdoor experiences.
- Identify funding opportunities and staffing to support existing signature community events and consider expanding winter events that are not weather-dependent.

PARKS & RECREATION

Relevant Smart Growth Principles:



Goal: Improve the facilities at Town Park, expand or revise current town supported recreational activities, seek to create new outdoor experiences.

Priority Recommendation: Develop a vision plan for the Town Park which may include a formal kayak launch area away from the paved boat launch, new playground equipment with accessible components, beach concession, kayak locker racks and bicycle racks, and strategies for addressing stormwater and erosion issues.

Next Steps: Create a committee to explore potential updates or changes to the Town Park using a public outreach process. If concepts or renderings are deemed necessary, identify funding sources, and solicit the services of a professional that will design a more functional and accessible park.

Additional Recommendations:

Improve the current recreational activities and create new outdoor experiences.

- Develop a master plan for the Schroon Lake Golf Course including the Club House and Ski Tow. Consider adding snowmaking, and developing trail systems on town land above the ski tow.
- Develop a feasibility plan to develop a fitness path and dog park on existing town-owned lands or acquire new land for these purposes.
- Continue to budget for and address maintenance needs at all Town recreational facilities (refer to Town Recreation and Parks subcommittee reports in Appendix C for details).
- Maintain qualified abandoned town roads for recreational use.

Improve conditions and connections and expand opportunities for new hiking and biking trails.

- Provide local hiking, biking, snowmobile trail connections to Frontier Town and to the hamlet of Pottersville.
- Provide a connection from Schroon Lake to the North Country Scenic Trail, which should be a major asset to the Town of Schroon.
- Explore the feasibility of developing a mountain bike pump track.
- Explore the feasibility of utilizing snowmobile trails for public walking and biking in the non-winter seasons when permitted in UMPs.
- Establish a community task force to work with DEC to identify opportunities for creating mountain bike trails and expanding existing trails on state lands and town roads, including qualified abandoned town roads. See the list of potential new trails in the subcommittee report on Trails and Qualified Abandoned Towns Roads in Appendix C

ARTS, CULTURE & HISTORY

Relevant Smart Growth Principles:



Goal: Establish Schroon as a premier destination that offers a robust, year-round schedule of diverse cultural events and activities.

Priority Recommendation: Develop a consolidated marketing strategy that presents the full scope of the Schroon Lake region's arts programming and historical significance, integrated with the overall outbound marketing plan promoting Schroon Lake recreational opportunities and tourism.

Next Steps: Create a Steering Committee with representation from the Chamber of Commerce, Schroon Lake Arts Council, Seagle Festival, Schroon-North Hudson Historical Society, Town leadership and relevant community members to work collaboratively towards the development, implementation and promotion of all arts, culture and history recommendations.

Additional Recommendations:

Continue to 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).

- Promote Seagle Festival as the nation's oldest summer vocal training program and ensure that they continue to operate as one of Schroon Lake's important tourism draws.





- Expand the current Schroon Lake Arts Council programming to include visual arts events such as a summer juried exhibit or plein air festival.
- Elevate the visibility of the Schroon-North Hudson Historical Museum through increased programming and marketing efforts.

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:

- Co-op art gallery spaces, an indoor performance space with a stage and seating for dance, theater, music concerts, and other live shows
- Classrooms and working studio spaces for art education programs such as classes, workshops and camps
- Public art
- An events space that could host opening galas, celebrations, and private parties

Visually brand Schroon as an arts destination through public art.

- Commission permanent outdoor public art installations such as murals, sculptures, or mixed-media artistic elements for high-visibility locations to create points of interest.
- Create a schedule of rotating temporary installations including sculpture exhibits, decorative lighting designs or video projections on buildings, or earthworks.
- Consider customizing public amenities, such as benches, with locally designed arts, and/or develop a Schroon Lake arts "brand," such as a customizable Adirondack chair, as part of the overall marketing campaign.

Increase the visibility of Schroon's 200+ years of storied history.

- 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.
- Develop a series of historic interpretation signs, historic markers for buildings, kiosks, walking tours, and murals to highlight the local history and culture.
- Work with ROOST to create an online, curated historical walking trail leveraging the Adirondack Wayfinder platform.

IMPLEMENTATION STRATEGY

The Implementation Strategy is comprised of two components. The first involves the will and commitment of the community to provide the momentum and human and financial resources to kick off the implementation process. The second is the active pursuit of appropriate grants and other resources to supplement local funds.

A recommended approach to funding is to develop a thoughtful and layered strategy that focuses on one or two feasible projects to complete in the first few years. As the community successfully completes an initial project, momentum will build and generate additional excitement from residents and support from potential partners.

A few key recommendations to make sure the implementation strategy is carried out includes:

1. The Town Board assign a small group to serve as a 2024 Comprehensive Plan Implementation Committee. Assign a project manager that can organize a dedicated group of volunteers to steer the project's implementation, request material contributions, manage the grants, and keep the Town Board informed.
2. The Town Board establishes the Comprehensive Plan as an agenda item. The leader of the Implementation Committee provides progress reports on a regular basis.
3. The Town Board develops a special line item in the budget in preparation for needed cash matches for projects and grants.

Although every project is well thought-out in this plan, each will require further planning to identify the needed steps, materials, and costs. If there is a grant application involved, the project's scope would need to be reevaluated. In addition to the construction costs, a detailed scope of services and fee estimate would need to be prepared for necessary soft costs that include design, architectural and engineering fees; regulatory permitting fees; archaeology and geotechnical analysis; any additional survey; and construction administration and inspection. Typically, the total soft costs range from 15- 18 percent of the construction costs.

Securing financing for the improvements will prove a key factor in implementing the 2025 Comprehensive Plan. Sources of funding are available on an annual basis through a variety of federal, state, regional and local opportunities. Most of the grant opportunities require a local match which can be provided as cash and or in kind in the form of donated materials or volunteer time.

Recommendation	Lead	Partners	Reference Plan	Resources*
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 building in the Town, including SEQR, Unsafe Buildings, Subdivision Rules and Regulations, and Short-Term Rentals.	Town	Planning Board ZBA	Townwide Revitalization Strategy	NYSDOS 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 rehab properties and facilitate implementation of housing recommendations.	Town	Adirondack Roots, LCLGRP, North Country Rural Development Coalition, Essex County Land Bank, Adirondack Community Housing Trust, AdkAction, Northern Forest Center, Living ADK, Adirondack Foundation	None	None Needed
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.	Town	-	None	DEC Adirondack Smart Growth, CDBG Planning (for water), EPG (for sewer)
Continue to improve walkability and address accessibility barriers by adding accessible crosswalks and sidewalks 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.	Town	NYSDOT Planning Board Property Owners	Townwide Revitalization Strategy	NYSDOT TAP, STIP DEC Adirondack Smart Growth
Relocate the Rogers Brook sewer line. The pipe is approaching the end of its useful life and needs to be replaced with modern materials. NYSDEC has stated a preference for moving the line out of the brook, but there are space constraints. Engineers need to identify a solution that is acceptable to DEC.	Town	NYSDEC	-	Study: EPG, PPG Implementation: WIIA, BIL, WQIP, USDA RD

Recommendation	Lead	Partners	Reference Plan	Resources*
Adopt a local law that requires a full septic system inspection by a qualified inspector upon sale or transfer of a property within the Town. In addition, assess the feasibility of developing a septic inspection program for shoreline properties to limit wastewater pollution in the Schroon Watershed.	Town	Schroon Lake Association (SLA) East Schroon Lake Association (ESSLA), Paradox Lake Association (PLA)	Schroon Lake Watershed Management Plan	Town Budget
Work with the Towns of Chester, Horicon, and North Hudson to conduct an engineering study of the Schroon River from North Hudson to the mouth of Schroon Lake and from the Horicon boat Launch to the Starbuckville Dam to assess changes in siltation sedimentation, determine impacts on lake levels, and identify strategies for improved resiliency to flooding.	Town(s)	SLA, ESSLA, PLA, NYSDEC, APA	Schroon Lake Watershed Management Plan	WQIP
Conduct an assessment that identifies community vulnerabilities and identifies and prioritizes actions to reduce risks to the community. Identify and map buildings, infrastructure and areas that are prone to flooding after large storm events. Assess the need for and cost of culvert and other stormwater infrastructure improvements.	Town	Appointed Task Force	Smart Growth Grant Policies	CSC
Fund a position for a Town economic development professional that would concentrate on supporting business growth and retention, attracting new business investment, and downtown revitalization, with a goal to provide the community and visitors a diverse mix of retail, restaurant, and service options.	Town	Chamber of Commerce	Townwide Revitalization Plan	Town Budget
Develop a professional marketing plan that blends Schroon Lake's exceptional waterfront and recreational opportunities, small hometown family-friendly vibe, and outstanding arts and culture to create a distinctive brand that has the capacity to expand the visitor base. Build off the existing platform, marketing Schroon Lake as "Your Adirondack Base Camp" leveraging the Town's central location and easy access to a variety of destinations within the Park.	Town	Chamber of Commerce	Townwide Revitalization Plan	Market NY, DEC Adirondack Smart Growth

Recommendation	Lead	Partners	Reference Plan	Resources*
Develop a vision plan for the Town Park which may include a formal kayak launch area away from the paved boat launch, new playground equipment with accessible components, beach concession, kayak locker racks and bicycle racks, and strategies for addressing stormwater and erosion issues.	Town	-	Townwide Revitalization Plan	DEC Adirondack Smart Growth, ESD Planning, OPRHP EPF, Town Budget
Develop a consolidated marketing strategy that presents the full scope of the Schroon Lake region's arts programming and historical significance, integrated with the overall outbound marketing plan promoting Schroon Lake recreational opportunities and tourism.	Town	Seagle Festival Chamber of Commerce ROOST Schroon Lake Arts Council	None	None Needed
Land Use, Growth & Development				
Continue focusing higher density commercial and residential development within the hamlet where there is access to municipal water and sewer infrastructure.	Town	Planning Board	Townwide Revitalization Strategy	None Needed
Promote mixed-use development within the Route 9 corridor.	Town	Planning Board	Townwide Revitalization Strategy	None Needed
Encourage a variety of low to moderate density residential development outside of the hamlet (see Housing recommendations).	Town	Planning Board APA	None	None Needed
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.	Town	Planning Board	None	Restore NY, National Grid, NY Main Street
Explore potential for hamlet expansion at Pickhardt Lane and other areas if the water and sewer system can be expanded beyond the hamlet.	Town	Adirondack Park Agency	None	Town Budget
Update the Town water and sewer regulations.	Town	-	None	-

Recommendation	Lead	Partners	Reference Plan	Resources*
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.	Town	Planning Board	Townwide Revitalization Strategy	NY Main Street (Technical Assistance grant) DEC Smart Growth
Review procedures for enforcement of zoning regulations, property maintenance and building codes.	Town	Planning Board ZBA	None	None Needed
Establish a noise ordinance for the Town that includes enforcement mechanisms.	Town	Town Attorney	None	None Needed
Identify and purchase permit software to digitize all building, planning and zoning applications, approvals and permits.	Town	-	None	Town Budget
Create a new administrative assistant position within the Town that can be shared across departments.	Town	NA	None	Town Budget
Incorporate the Comprehensive Plan into annual budget discussions and meetings to inform fiscal planning for project implementation, routine updates to Comprehensive Plan, and asset management.	Town	Essex County Office of Community Resources	Comprehensive Plan	Town Budget

Housing

Partner with local housing organizations to provide home repair, mobile home replacement, and rehabilitation programs to prevent homes from falling into major disrepair. Ensure that rental housing stock is well-maintained and in compliance with state building codes.	Town	Adirondack Roots North Country Rural Development Coalition Adirondack Community Action Programs USDA	Building Balanced Communities for the North Country	NYS HCR Housing Programs (e.g., HOME, AHOP, Plus One ADU) Restore NY CDBG Housing
Work with regional housing organizations such as the Essex County Land Bank to rehabilitate vacant or abandoned residential structures.	Town	Essex County Land Bank Adirondack Roots LCLGRPB	Building Balanced Communities for the North Country	NY Main Street, NYS HCR Housing Programs (e.g., HOME), Restore NY CDBG Housing
Complete the process for becoming a Certified Pro-Housing Community.	Town	LCLGRB	NA	NA

Recommendation	Lead	Partners	Reference Plan	Resources*
Encourage residents to add homes to the Adirondack Community Housing Trust to ensure workforce housing remains perpetually affordable.	Town	Essex County Land Bank, North Country Rural Development Coalition, Adirondack Roots, LCLGRP	Building Balanced Communities for the North Country	None Needed
Consider offering discounted application and permit fees for affordable housing, including tiny homes, accessory dwelling units, and manufactured (mobile) homes.	Town	-	None	None Needed
Utilize the Adirondack Park Agency Community Housing Density Relief to encourage housing development in Moderate and Low Intensity zones outside of the hamlet. Additional details are available in the Adirondack Park Agency Act, page 10 in Section 802.50(h).	Town	APA	Building Balanced Communities for the North Country	None Needed
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.	Town	Essex County	Building Balanced Communities for the North Country	None Needed
Town Services, Transportation & Infrastructure <i>General Infrastructure</i>				
Complete a green infrastructure plan to determine how best to intercept stormwater runoff.	Town	-	-	DEC Adirondack Smart Growth, NPG
Review exterior lighting on Town properties for compliance with Dark Sky Guidelines.	Town	Town Building & Grounds	None	None Needed
Conduct a building assessment and develop engineering plans for structural repair of the Schroon Lake Bandstand.	Town	-	None	DEC Adirondack Smart Growth, NY Main Street (Technical Assistance or Anchor Project)
Maintain the Boat House Theater	Town	Town Building & Grounds	None	Town Budget
Explore options for generating revenue from use of public amenities.	Town	-	None	None Needed

Recommendation	Lead	Partners	Reference Plan	Resources*
Town Services, Transportation & Infrastructure <i>Transportation Infrastructure</i>				
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. Conduct a parking study to identify opportunities for expanding parking that is consistent with Smart Growth principles, avoids an increase in paved surfaces adjacent to the lake, and is sensitive to community character. Refer to Parking Subcommittee report in Appendix C for additional details. Consider implementing a metered parking system.	Town	NYSDOT	Townwide Revitalization Strategy	Town Budget
Work with NYSDOT and Town of Chester to provide marked bike lanes on both sides of the Route 9 shoulders and install signage.	Town	NYSDOT	-	NYSDOT TAP
Identify possible locations and funding for EV charging stations in key areas of the town.	Town	Essex County	-	NYSDOT NEVI, NYSERDA Charge NY
Place digital radar speed signs on Route 9, including on the curve south of the business district, as a traffic calming measure.	Town	NYSDOT	Townwide Revitalization Strategy	Town Budget
Implement a wayfinding signage system throughout the hamlet that provides direction to key destinations such as public parking, the beach, and boat launch.	Town	-	Townwide Revitalization Strategy	DEC Adirondack Smart Growth
Consider adopting a Complete Streets Policy to ensure that all modes of transportation are considered in any infrastructure project involving street construction or reconstruction.	Town	LCLGRP	None	None Needed
Actively seek funding to implement highway facility improvements.	Town	-	-	NYSDOT TAP, STIP
Coordinate with DOT to change the name of Route 9 to Main Street within the hamlet.	Town	NYSDOT	None	None Needed

Recommendation	Lead	Partners	Reference Plan	Resources*
Town Services, Transportation & Infrastructure <i>Water & Sewer Infrastructure</i>				
Install stand-by generators for water pumps that fail when power is lost, which happens often, and town staff must manually operate the pumps.	Town	-	-	FEMA HMGP
Replace the leaking water tower, which may require acquisition of land.	Town	-	-	Study: EPG, PPG Implementation: WIIA, BIL, USDA RD
Replace the Hillside Avenue water line.	Town	-	-	Implementation: WIIA, BIL, USDA RD, NBRC
Continue to install security cameras and fencing to protect town infrastructure.	Town	-	-	-
Conduct an engineering study to explore options for adding capacity to the collection system south of Rogers Brook to support new development.	Town	-	-	Study: EPG, ESD Planning Implementation: WIIA, BIL, WQIP, ESD, USDA RD, NBRC
Develop as-built plans for the current water system.	Town	-	-	USDA PPG
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.	Town	-	-	Study: NPG, EPG, PPG, CSC Implementation: WIIA, BIL, WQIP, CSC, USDA RD
Create an inventory of existing storm water infrastructure.	Town	-	-	PPG
Town Services, Transportation & Infrastructure <i>Community Services</i>				
Work with local and regional partners to continue to expand and enhance access to high-speed broadband internet and cell service.	Town	AdkAction	Townwide Revitalization Strategy	NYS ConnectALL Office
Work with Essex County to improve the layout and efficiency of the Transfer Station.	Town	Essex County	-	-

Recommendation	Lead	Partners	Reference Plan	Resources*
Natural Resource Protection & Lake Management				
Continue to support the current the efforts of volunteer lake associations for water quality monitoring programs and testing including bacteriological, e-DNA, phytoplankton and zooplankton.	Town	SLA, ESSLA, PLA, APPIP	Schroon Lake Watershed Management Plan	Town Budget
Conduct follow up plant surveys in Paradox Lake to assess the effectiveness of the 2024 ProcettaCOR treatment to manage Eurasian watermilfoil and any impact the use of the chemical may have on lake health.	PLA	Town, APPIP	Schroon Lake Watershed Management Plan	DEC Invasive Species Program
Continue aquatic invasive species prevention methods including conduct aquatic plant surveys at a minimum of every five years, conduct annual Asian clam surveys, expand coverage of the boat steward and boat wash decontamination program, and expand volunteer surveillance through the Milfoil Scout Program.	SLA, ESSLA, PLA	Town, APPIP	Schroon Lake Watershed Management Plan	DEC Invasive Species Program
Continue current maintenance plan for hand harvesting and monitoring results for Eurasian watermilfoil control in Schroon Lake.	SLA, ESSLA	Town, APPIP	Schroon Lake Watershed Management Plan	DEC Invasive Species Program
Support the existing Eurasian watermilfoil management strategy in Paradox Lake.	PLA	Town, APPIP	Schroon Lake Watershed Management Plan	DEC Invasive Species Program
Conduct a comprehensive invasive species survey of all wetlands and inlet areas every 5 years.	Town	SLA, ESSLA, PLA, APPIP	Schroon Lake Watershed Management Plan	Town Budget NPG
Address the detailed recommendations for stormwater management for Schroon Lake and Paradox Lake as outlined in the Schroon Lake Watershed Management Plan Addendum (July 2019).	Town	SLA, ESSLA, PLA	Schroon Lake Watershed Management Plan	Town Budget, WQIP
Address the detailed recommendations for erosion control for Schroon Lake and the Schroon River as outlined in the Schroon Lake Watershed Management Plan Addendum (July 2019). This will require grant funding to commission a study.	Towns of Schroon, Horicon, Chester	SLA, ESSLA	Schroon Lake Watershed Management Plan	Town Budget, WQIP

Recommendation	Lead	Partners	Reference Plan	Resources*
Natural Resource Protection & Lake Management				
Consider conducting surveys for hemlock woolly adelgid around Paradox and Schroon Lakes.	Town	DEC, SLA, PLA, ESSLA	NA	DEC Invasive Species Program
Sustainability & Resiliency				
Consider the benefits of becoming a Climate Smart Community.	Town	NYSDEC, ANCA	Smart Growth Grant Policies	CSC
Participate in NYSERDA's Clean Energy Community Program.	Town	ANCA	None	None Needed
Economic Development & Downtown Revitalization				
Review the viability and function of the town's existing revolving loan fund. Explore options for providing financial assistance to develop or expand local businesses through the Business Loan Fund. Identify an entity to provide underwriting support for the revolving loan fund.	Town	Chamber of Commerce	Townwide Revitalization Plan	Town Budget
Pursue creative ways to reduce workforce shortages by addressing the lack of workforces housing.	Town	Chamber of Commerce	Building Balanced Communities for the North Country	TBD
Develop a downtown streetscape plan for the Route 9 corridor and major side streets that identifies locations for landscaping, street trees, sidewalk improvements, seating, trash receptacles, bike racks, dog waste stations, pedestrian-scale lighting, wayfinding signage, historical markers, and street banners. Allocate funding to make incremental improvements over time.	Town	NYSDOT	Townwide Revitalization Plan	Town Budget, DEC Adirondack Smart Growth
Explore the feasibility and community interest in a potential Town of Schroon application to the Downtown Revitalization Initiative or New York Forward program.	Town	Chamber of Commerce	None	Downtown Revitalization Initiative and NY Forward
Tourism				
Update existing local trail information maps.	Chamber of Commerce	Town	Townwide Revitalization Plan	None Needed
Create a Town map to improve visitor experience that includes retail/ restaurant/ town park amenities/ historic site information; distribute to lodging facilities/ town businesses/Chamber of Commerce.	Chamber of Commerce	Town	Townwide Revitalization Plan	None Needed

Recommendation	Lead	Partners	Reference Plan	Resources*
Tourism				
Work with ROOST to develop a set of unique "trail itineraries" on the Adirondack Wayfinder (adirondack-wayfinder.com) online platform that will drive visitors to the Schroon Lake Region.	Chamber of Commerce	Town ROOST	Townwide Revitalization Plan	DEC Adirondack Growth Grant, Market NY
Assess the need for an arts kiosk or billboard in the main street area to advertise upcoming events.	Chamber of Commerce	Town	None	None Needed
Explore opportunities to join the North Country Trail Association Trail Town program.	Chamber of Commerce	Town	None	Town Budget
Consider a trail challenge program like The Chester Challenge.	Chamber of Commerce	Town	Townwide Revitalization Plan	DEC Adirondack Growth Grant, Market NY
Explore opportunities for outdoor equipment rentals to enhance visitor experiences (kayaks/ SUP/ E-Bikes/ snowshoes /x-country skis).	Chamber of Commerce	Town	Townwide Revitalization Plan	Town Budget or Revolving Loan Fund
Encourage expanded boat cruise opportunities for visitors.	Chamber of Commerce	Town	None	Town Revolving Loan Fund
Encourage expansion of local guide services to offer visitors hiking, fishing, boating, hunting and other outdoor experiences.	Chamber of Commerce	Town	None	Town Revolving Loan Fund
Identify funding opportunities and staffing to support existing signature community events and consider expanding winter events that are not weather-dependent.	Chamber of Commerce	Town ROOST	Townwide Revitalization Plan	-
Parks & Recreation				
Develop a master plan for the Schroon Lake Golf Course including the Club House and Ski Tow. Consider adding snowmaking, and developing trail systems on town land above the ski tow.	Town	-	Townwide Revitalization Plan	Town Budget, OPRHP EPF, DEC Adirondack Smart Growth, ESD PLanning
Develop a feasibility plan to develop a fitness path and dog park on existing town-owned lands or acquire new land for these purposes.	Town	-	Townwide Revitalization Plan	Town Budget

Recommendation	Lead	Partners	Reference Plan	Resources*
Parks & Recreation				
Continue to budget for and address maintenance needs at all Town recreational facilities (refer to Town Recreation and Parks subcommittee reports in Appendix C for details).	Town	-	None	Town Budget, Snowmobile Clubs
Maintain qualified abandoned town roads for recreational use.	Snow-mobile Club	Town	None	Town Budget, Snowmobile Clubs
Provide local hiking, biking, snowmobile trail connections to Frontier Town and to the hamlet of Pottersville.	Town	-	Townwide Revitalization Plan	None Needed
Provide a connection from Schroon Lake to the North Country Scenic Trail.	Town	-	Townwide Revitalization Plan	None Needed
Explore the feasibility of developing a mountain bike pump track.	Town	-	None	Town Budget
Explore the feasibility of utilizing snowmobile trails for public walking and biking in the non-winter seasons when permitted in UMPs.	Town	-	None	None Needed
Establish a community task force to work with DEC to identify opportunities for creating mountain bike trails and expanding existing trails on state lands and town roads, including qualified abandoned town roads. See the list of potential new trails in the subcommittee report on Trails and Qualified Abandoned Towns Roads.	Town	NYSDEC Region 5 Offices	Townwide Revitalization Plan	None Needed
Arts, Culture & History				
Continue to 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).	Town	Schroon Lake Area Chamber of Commerce	Townwide Revitalization Strategy	Town Budget
Promote Seagle Festival as the nation's oldest summer vocal training program and ensure that they continue to operate as one of Schroon Lake's important tourism draws.	Town	Chamber of Commerce	None	None Needed
Expand the current Schroon Lake Arts Council programming to include visual arts events such as a summer juried exhibit or plein air festival.	Schroon Lake Arts Council	Chamber of Commerce	None	Adirondack Lakes Center for the Arts, Private Foundations

Recommendation	Lead	Partners	Reference Plan	Resources*
Arts, Culture & History				
Elevate the visibility of the Schroon-North Hudson Historical Museum through increased programming and marketing efforts.	Schroon-North Hudson Historical Museum	Chamber of Commerce, Town	None	Adirondack Lakes Center for the Arts, Private Foundations
Identify or create a year-round, multi-purpose arts venue to enrich access to the arts, attract visitors and spur economic activity.	Seagle Festival	Town, Schroon Lake Arts Council	None	NYSCA, ESD Grant Funds, Cloudsplitter Foundation, Adirondack Housing, ESD Pro Housing
Visually brand Schroon as an arts destination through public art (see details in Comprehensive Plan).	Town	Schroon Lake Arts Council	Townwide Revitalization Strategy	National Endowment for the Arts (Our Town), Adirondack Lakes Center for the Arts, Private Foundations
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.	Town	Schroon Lake-North Hudson Historical Society, NYS Historic Preservation Office	Townwide Revitalization Strategy	SHPO, William G Pomeroy Foundation
Develop a series of historic interpretation signs, kiosks, walking tours, historic markers for buildings, 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.	Schroon Lake-North Hudson Historical Society	Schroon Lake-North Hudson Historical Society	Townwide Revitalization Strategy	Historic Preservation Grants, Private Foundations
Work with ROOST to create an online, curated historical walking trail leveraging the Adirondack Wayfinder platform.	Chamber of Commerce	Schroon Lake-North Hudson Historical Society, ROOST	Townwide Revitalization Strategy	ROOST

**Resources may change over time*

ABBREVIATIONS

Abbreviation	Grant Program	Funding Agency
ANCA	Community and Regional Planning Services (technical assistance)	Adirondack North Country Association (ANCA)
APIPP	Organization that works in partnership to minimize impact of invasive species in the Adirondacks	Adirondack Park Invasive Plant Program
BIL	Bipartisan Infrastructure Law	NYS Environmental Facilities Corporation (NYSEFC)
CDBG Housing	NYS Community Development Block Grant Program	Homes and Community Renewal (HCR)
CDBG Planning	NYS Community Development Block Grant Program	Homes and Community Renewal (HCR)
CLG Funding	Certified Local Government Funding	NY State Historic Preservation Office (SHPO)
CSC	Climate Smart Communities	NYS Department of Environmental Conservation (NYSDEC)
DEC Smart Growth	Adirondack Park Community Smart Growth Program	NYS Department of Environmental Conservation (NYSDEC)
EPG	Engineering Planning Grant Program	NYS Environmental Facilities Corporation (NYSEFC)
ESD	ESD Grant Funds	NYS Empire State Development (NYSESD)
ESD Grant Funds	Empire State Development Grant Funds	NYS Empire State Development (NYSESD)
ESD Planning	Strategic Planning & Feasibility Studies	NYS Empire State Development (NYSESD)
ESD Pro-Housing	Capital Improvement Grants for Pro-Housing Communities	NYS Empire State Development (NYSESD)
FEMA HMGP	Hazard Mitigation Grant Program	Federal Emergency Management Agency (FEMA)
HMGP	Hazard Mitigation Grant Program	Federal Emergency Management Agency (FEMA)
LCLGRP	Community and Regional Planning Services (technical assistance)	Lake Champlain-Lake George Regional Planning Board
Market NY	Market NY Regional Tourism Marketing	NYS Environmental Facilities Corporation (NYSEFC)
National Grid	Urban Center/Commercial District Revitalization Program	National Grid

ABBREVIATIONS

Abbreviation	Grant Program	Funding Agency
NPG	Non-Agricultural Nonpoint Source Planning and Municipal Separate Storm Sewer System (MS4) Mapping Grant	NYS Department of Environmental Conservation (NYSDEC)
NRBC	Northern Border Regional Commission Catalyst Program	Northern Border Regional Commission (NRBC)
NY Main Street	New York Main Street Program	NYS Homes and Community Renewal (HCR)
NYS HCR Housing Programs	Multiple grant programs are available to support housing initiatives	NYS Homes and Community Renewal (HCR)
NYSCA	NYSCA Arts & Cultural Facilities Improvement Program - Large Capital Project Fund	NYS Council on the Arts (NYSCA)
NYSDOS	NYSDOS Smart Growth Community Planning & Zoning Grants	NYS Department of State (NYS-DOS)
NYSDOT NEVI	NYSDOT National Electric Vehicle Infrastructure Program	NYS Department of Transportation (NYSDOT)
NYSDOT TAP	Transportation Alternatives Program	NYS Department of Transportation (NYSDOT)
NYSERDA Charge NY	Charge NY Program - NYSERDA	NYS Energy and Research Development Authority (NYSERDA)
OPRHP EPF	Environmental Protection Fund Grants Program for Parks, Preservation and Heritage (EPF)	NY Office of Parks, Recreation & Historic Preservation (OPRHP)
PPG	Predevelopment Planning Grant	U.S. Department of Agriculture Rural Development (USDA RD)
Preserve NY	Preserve New York	Preservation League of NYS
Restore NY	Restore New York Communities Initiative	NY Environmental Facilities Corporation (NYSEFC)
SHPO	State Historic Preservation Office	NY State Historic Preservation Office (SHPO)
STIP	Statewide Transportation Improvement Program	NYS Department of Transportation (NYSDOT)
USDA RD	Water & Waste Disposal Loan & Grant Program	U.S. Department of Agriculture Rural Development (USDA RD)
WIIA	Water Infrastructure Improvement Grant	NYS Environmental Facilities Corporation (NYSEFC)
WQIP	Water Quality Improvement Program	NYS Department of Environmental Conservation (NYSDEC)



APPENDIX A

COMMUNITY PROFILE



APPENDIX B

REVIEW OF LOCAL & REGIONAL PLANS



APPENDIX C

PUBLIC ENGAGEMENT SUMMARIES



APPENDIX D

COMMITTEE MEETING SUMMARIES



APPENDIX E

RECOMMENDATIONS

FROM SCHROON LAKE WATERSHED
MANAGEMENT PLAN & ADDENDUM
