



LAKE LUZERNE 2022 TOWN MASTER PLAN

TOWN ADVISORY COMMITTEE MEETING NOTES

May 10, 2022, 7PM Town Municipal Center

In Attendance: Wayne Allison, John Cerveny, Barbara Conway, Roderick Gardner, Patricia Goldberg, John Kurimski, Pam Morin, Jason Tyler, Jim Niles. Consultants: Tracey Clothier; Drew Alberti. Non-committee members: Sonya Harris, Eileen Hickey.

Via Zoom: Maryalice Barnaby, Joshua Fisher

Project Description and Expected Outcomes

Tracey provided an overview of the project and the planning process and schedule. A master plan is a strategic framework that guides the future physical and economic development of the town based on the community vision, goals, objectives, and recommendations. The planning process will follow a traditional approach of outlining the Town's strengths, needs, and opportunities followed by a deeper look at 3 distinctive planning focus areas, including Lake Vanare, the downtown, and Lake Luzerne/Hudson River. The Committee will include a significant public outreach effort including publishing a series of newsletters and holding two public meetings. The committee meetings are always open to the public but public comment will be closed unless the committee elects to hear comments. The Zoom option is discontinued until the microphone issue can be resolved.

Introductions

All committee member introduced themselves and outlined their backgrounds and interests. Drew Alberti, Vice President of Flatley Read, Inc. was also introduced. Drew will be assisting Tracey with the overall development of the Town Master Plan especially with the issues of housing, grants, and history.

Audit of the 2010 Waterfront Revitalization Strategy and Comprehensive Plan

The 2010 Plan was primarily focused on the hamlet of Lake Luzerne and the rest of the town in a general way. All of the maps are of the hamlet only. New town wide maps will be developed by Warren County Planning Department. The new Master Plan will assess the condition of the lakes in the community, the Lake Vanare region, the downtown, and the Hudson River.

Community Strengths and Needs: Quality of Life and Demographics

A general discussion took place among the committee identifying the assets of the community and the quality-of-life features that make it a unique and wonderful place to live.

- Charming, quiet, and full of character
- Strong 16-week season; weak winter season provides opportunities
- Can get to Saratoga and the Northway quickly while distance keeps crowds away
- School experiencing increase in students
- Luzerne has strong social media presence and up to date webpage.



- Avoid summer congestion of decades ago by balancing tourism and residency needs.
- Do not want to be like Lake George; residents and visitors come because it is different
- Do not have the winter population to support most year-round businesses.
- Luzerne Market, Tubby Tubes, Luzerne Music Center, Adirondack Folk School, Painted Pony are jewels of the community.
- Need restaurants now that so many are closed.
- Natural resources are incredible assets.
- Glamping at Huttopia will be a new tourist destination. Small rustic businesses like this and Nettle Meadow are desired.
- Lake Vanare sees best visitation during Track season.
- Active recreation such as rafting, and river adventures are very positive features
- Promote year-round business model; coordinate with Warren County's year-round marketing program cultivating the Lake George Area's brand as "The Original Vacation" (<https://www.visitlakegeorge.com/>).
- Need for controlled population growth.
- No place to gather for coffee.
- Housing affordability is a huge issue.
- Workforce and senior housing apartments are greatest need.
- The consistent lack of snow cover discouraging snowmobiling.
- Family-friendly fishing tournaments are successful events.
- Community organizations experiencing lack of volunteers.
- Loss of youth commission is significant.
- Strong sense of community in LL.
- Need a playground that is safe and accessible and available to range of age groups. Could serve as a way to market to new families and as a destination for day visitors.
- Walking, bicycling, and hiking throughout the community are assets that should be improved.
- Need for coordinated interpretive signage in downtown.
- Support land transfer of 9 acres from Open Space Institute to Town(?) for park and kayak take out.
- Identify the "right" mix of businesses needed to create/enhance LL as a destination for visitors.
- Look at potential for cross-marketing with other successful businesses and an outdoor theme. The loss of the Adirondack Mountain Club's Store at Exit 21 could yield an opportunity for a business like "Crossroads" in Chester. A new business in Luzerne could sell fishing equipment and outdoor supplies as well as serve as a deli.
- Focus this planning effort on what you can change. Move forward small incremental changes and a couple of big ideas.



COMMITTEE HOMEWORK: Continue to work through the following list of topics for strengths and needs. Remember – YOU are creating this community roadmap. All comments and ideas are valuable!

- *Community Achievements & Quality of Life Factors*
- *Population & Geography*
- *Jobs, Tourism, Economic Initiatives*
- *Education, Arts, History, & Entertainment*
- *Natural Environment*
- *Recreation*
- *Health Services*
- *Emergency Services*
- *Infrastructure: Water Services, Septic Issues, Roads, WiFi, Cell Service*
- *Government Services & Capital Improvements*
- *Housing*
- *Land Use & Zoning*

NEXT MEETING DATE: TUESDAY, JUNE 7, 2022, 7PM, TOWN MUNICIPAL CENTER

PROJECT SCHEDULE		
TASK	PRODUCT	SCHEDULE
Present Project Overview	Meeting with Town Officials	4/11/22
Workshop #1: Strengths, Needs & Opportunities Workshop *Newsletter #1	Meeting Summary Post to Website	May 10 @ 7pm
Workshop #2: Community Profile/Plan Goals & Objectives *Newsletter #2	Meeting Summary Post to Website	June
Workshop #3: Planning Area #1 Focus Area #1 *Newsletter #3	Meeting Summary Distribute Townwide/Website	July
Workshop #4: Planning Area #2 Focus Area #2 *Newsletter #4	Meeting Summary Post to Website	August
Workshop #5: Planning Area #3 Focus Area #3 *Newsletter #5	Meeting Summary Post to Website	September
Draft Comprehensive Plan & Zoning Recommendations	Draft Plan	Sept - October
Community Open House	Meeting Summary	October
Workshop #6: Findings & Recommendations *Newsletter #6	Meeting Summary Post to Website	November
APA Review & Warren County 239 Review	Address Comments	November
Final Comprehensive Plan & Zoning Revisions	Final Report	December
Town Board Presentation, SEQR & Plan Adoption	Town Board Meeting	December

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