



**LAKE LUZERNE 2022 TOWN MASTER PLAN  
TOWN ADVISORY COMMITTEE MEETING NOTES  
June 7, 2022, 7PM Town Municipal Center**

**In Attendance:** John Cerveney, Barbara Conway, Patricia Goldberg, John Kurimski, Pam Morin, Maryalice Barnaby, Jason Tyler, Joshua Fisher, Jim Niles. Consultant: Tracey Clothier. Non-committee members: Sonya Harris. Via Zoom: Art Havighorst, Richard Dressner, Stan ?.

**Community Strengths and Needs:**

The Committee participated in the continuation of a workshop to identify strengths, Issues and Needs, and Opportunities and Actions for a number of topic areas. A summary of input from the committee is presented after the Project Schedule below.

**Future Meetings Announced:**

Main Street Field Walkabout: Saturday, June 25 @ 9am -10am

For those of you who are interested we will meet in the parking lot of the Adirondack Folk School and from there walk as a group up to the Old Schoolhouse on Main Street, cross the street and walk to Mill Park and then down Bridge Street to the Hadley Bridge and back. The goal is to identify features in the corridor that may need improvement for pedestrian accessibility such as crosswalks, parking lots, park entries. We will also look at lighting, sidewalk, amenities such as bike racks, signage, and other needs. We will note and inventory buildings that are vacant or underutilized.

Next Regular Meeting Date: Tuesday, July 12, 2022 @ 7pm, Town Municipal Center

<b>PROJECT SCHEDULE</b>		
<b>TASK</b>	<b>PRODUCT</b>	<b>SCHEDULE</b>
Present Project Overview	Meeting with Town Officials	4/11/22
Workshop #1: Strengths, Needs & Opportunities Workshop	Meeting Summary	May 10 @ 7pm
Workshop #2: Community Profile/Plan Goals & Objectives *Newsletter #1	Meeting Summary Post to Website	June 7 @ 7pm
Main Street Field Walk *Newsletter #2	Summary of Findings & Map Post to Website	June 25 @ 9am ADK Folk School
Workshop #3: Planning Area #1 Focus Area #1 *Newsletter #3	Meeting Summary Distribute Townwide/Website	July 12 @ 7pm
Workshop #4: Planning Area #2 Focus Area #2 *Newsletter #4	Meeting Summary Post to Website	August 9 @ 7pm
Community Open House #1	Meeting Summary	August X
Workshop #5: Planning Area #3 Focus Area #3 *Newsletter #5	Meeting Summary Post to Website	September 13 @ 7pm
Draft Comprehensive Plan & Zoning Recommendations	Draft Plan	Sept - October
Community Open House #2	Meeting Summary	October
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



## **Town Advisory Committee Meeting Workshop Summary:**

***These sections below are in draft form and are extended and improved as new information is brought forward. The information will ultimately form the inventory, goals, objectives, and recommendations of the plan update.***

### **1. QUALITY OF LIFE FACTORS**

#### **Strengths**

- Charming, quiet, and full of character
- Strong sense of community
- Increases in student enrollment
- Ambassador Program (volunteer network for museums)

#### **Issues and Needs**

- Community volunteer base is aging out and organizations experiencing a lack of volunteers
- Need for services, training, and recreation for local youths

#### **Opportunities and Actions**

- Hire a person dedicated to identifying and submitting grants for the community
- Restore the Hadley-Luzerne Joint Youth Commission

### **2. POPULATION AND GEOGRAPHY**

#### **Strengths**

- Quick access to Saratoga, Glens Falls and the Adirondack Northway
- Distance from Northway keeps excessive number of visitors away

#### **Issues and Needs**

- Town experienced loss of 268 residents between 2010 and 2020
- Median age rose from 43 to 51 years old (statewide: 39)
- Need for gradual population growth

#### **Opportunities and Actions**

To be developed

### **3. JOBS, TOURISM, ECONOMIC INITIATIVES**

#### **Strengths**

- Business jewels of the community include Luzerne Market, Tubby Tubes, Luzerne Music Center, Adirondack Folk School, Painted Pony Championship Rodeo, Double H Ranch, Painted Pony Championship Rodeo, Nettle Meadow Creamery Store and Tasting Room, Mountain View Rocking B Ranch, Sacandaga Outdoor Center, Huttopia, Bon's Ice Cream and Adirondack Golf
- Strong 16-week season
- Lake Vanare sees highest visitation during Saratoga Track season
- Events: Annual Halloween Pugs & Pumpkins Party, Lake Luzerne History Day, Full Harvest Moon Lantern Walk, Holiday Stroll, Corvettes Doo Wop Revue, Bon's Car Show, Fall Festival(Hadley)
- Hadley Business Association
- Saratoga Corinth & Hudson Railway



- Restaurants: 9 North, Sweetie's Café, Hadley General Store (now Rockwell Falls), potential Italian restaurant in Waterhouse's

### **Issues and Needs**

- Glamping at Huttopia will be a new tourist destination
- Small rustic businesses desired
- Avoid summer congestion of decades ago by balancing tourism and residency needs
- Be the alternative to the Lake George Village experience
- Do not have the winter population to support most year-round businesses
- Too many restaurants have closed and need variety
- Need additional rooms for visitors

### **Opportunities and Actions**

- Identify the "right" mix of businesses needed to create/enhance LL as a destination for visitors.
- Weak winter season provides different opportunities
- 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 for fishing equipment and outdoor supplies and café/deli.
- 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/>).
- Build new public destination playground
- Utilize pavilion for extended/expanded events
- Bring in food trucks on Tuesdays
- Hire an event coordinator
- Hold fewer events that are well organized and high-quality
- Bring in more day visitors and weekenders
- Widen the interpretive story for visitors into the larger regional corridor experience.

## **4. EDUCATION, ARTS, HISTORY AND ENTERTAINMENT**

### **Strengths**

- Schools: Hadley-Luzerne Central School District - Stuart M. Townsend Elementary School and Hadley-Luzerne Jr. Sr. High School, The Kings School
- Warren County Head Start offers daycare and childcare services and early childhood education services to low-income families in Lake Luzerne and the area
- Arts and History: Pagenstecher Pulp Mill, Gailey Hill Schoolhouse, Garnar Leather Works chimney, Kinnear Museum of Local History, Luzerne Music Center, Adirondack Folk School, Rockwell-Harmon Cottage & Visitors Center, Hadley Bow Bridge, Rockwell Falls Public Library, Hadley Luzerne Historical Society
- Interpretive signage and historic markers
- Hadley-Lake Luzerne walking tour brochure:  
<https://storymaps.arcgis.com/stories/1c1a06e396a84daaada37aa43035630f>

### **Issues and Needs**

- Low attendance at school events. Need to get young parents actively involved.
- Interview organizations for individual needs



## **Opportunities and Actions**

Expand/enhance the interpretive story of Lake Luzerne.

### **5. NATURAL ENVIRONMENT**

#### **Strengths**

- Lake Luzerne, Stewart Lake, Lake Vanare, Lake Forest, Fourth Lake, Third Lake, Second Lake, Keenan Reservoir, Hudson River, Sacandaga River
- Lake Luzerne Association
- CSLAP program collects annual water quality data on Lake Luzerne
- Lake Luzerne Lake Management Plan completed in 2020

#### **Issues and Needs**

- Control of aquatic invasive species on all waterways
- Control of terrestrial invasive species

#### **Opportunities and Actions**

Apply for the application of the herbicide ProcellaCor in Lake Luzerne from the Adirondack Park Agency and DEC.

Address potential flooding issues through climate resiliency policies and strategies

### **6. RECREATION**

#### **Strengths**

- Pikes Beach on Hudson River, Hudson Grove Beach on Hudson River, Lake Luzerne Boat Launch, Wayside Beach on Lake Luzerne, Pierpont Beach on Lake Luzerne, Schroon River Cartop Launch, Harris Preserve Trails, Mill Park, Pavilion Park, Stone Wall Trail, Luzerne Campground and Day Use Area
- Hudson River Special Management Area (Buttermilk Falls)
- Whitewater rafting, tubing, and whitewater kayaking
- Morgan Duke Conservation Society - volunteer Stewardship Agreement with the New York State Department of Environmental Conservation to allow volunteers to remove trash and plant vegetation maintain and protect the environment at the Hudson River Recreation Area, known as the Hudson River Special Management Area
- First Wilderness Heritage First Wilderness Trail established in 2019
- Lake Vanare Snowmobile Tours

#### **Issues and Needs**

- Need a playground that is safe and accessible and available to range of age groups
- Enhance local and regional trails for walking, bicycling, and hiking throughout the community should be improved
- Restore the youth commission
- Hudson River Recreation Area is not well monitored or managed by DEC
- The consistent lack of snow cover discourages snowmobiling

#### **Opportunities and Actions**

- Support the land transfer of 9 acres from Open Space Institute to the Town for park and kayak take out site
- Expand family-friendly fishing tournaments
- Enhance the walking trail between the Town Hall and the high school



- Add the link to the Warren County interactive recreational map to the Town’s website
- Add bicycle and pedestrian friendly amenities to the public landscape
- Paid youth director is needed

## **7. HEALTH, SENIOR, CHILDCARE, AND COMMUNITY SERVICES**

### **Strengths**

- Hadley-Luzerne Student Health – a school-based health center sponsored by Hudson Headwaters Health Network providing primary care services provided to students including annual physicals, sports physicals, illness, or injury referred by the school nurse, vaccinations, chronic disease management, women’s health or other care not routinely provided by the district’s nurse.
- Hudson Headwaters Mobile Health - offers primary care, pediatric and adolescent medicine, and gynecology and supplements primary care needs operating at Luzerne Town Hall twice per month
- Warren County Head Start offers head start and early head start services to low-income families in Lake Luzerne located on Hyland Drive. Services include children’s health, dental, and nutrition services, mental health, and disability services
- Evergreen Medical Center in Corinth – providing primary care, laboratory services, medical imaging, and rehabilitation services
- Extended School Day program for 1-6 grades
- Stone’s Pharmacy – provides compound scripts, employs local residents, delivers medication, provides vaccines
- Senior Center programming and Office for the Aging Meal Site 3 days per week
- Churches: St Mary’s Episcopal, Hadley-Luzerne Wesleyan, First United Methodist, Rockwell Falls Presbyterian, Holy Mother and Child Parish, Church of Nations
- Lake Luzerne Lion’s Club
- William J. Varney American Legion Post #862 Family

### **Issues and Needs**

- There is no local doctor or dentist available
- Not enough access to childcare
- Problem getting appointments for doctor health visits

### **Opportunities and Actions**

To be developed

## **8. EMERGENCY SERVICES**

### **Strengths**

- Rockwell Falls EMS services both Warren and Saratoga County, NY, covering the towns of Lake Luzerne, Hadley, and neighboring communities. Strong group with paid EMT’s and staffed 24/7/365 providing Advanced Life Support
- Luzerne-Hadley Fire Department (Van R. Rhodes Volunteer Fire Company, Inc.)

### **Issues and Needs**

- All volunteer Fire Department is understaffed and underequipped. Covers one of the largest territories in the state and reports to many real fire calls



- Need to improve response time for EMS

#### **Opportunities and Actions**

- New ambulance is needed
- Existing Firehouse needs a number of upgrades
- Consider a secondary firehouse in an additional location

### **9. INFRASTRUCTURE: WATER, WASTEWATER, ROADS, INTERNET, AND CELL SERVICE**

#### **Strengths**

- Cell service has been improving
- 1.5 miles of road are repaved annually

#### **Issues and Needs**

- There are still parts of the town that have unreliable service or do not have service at all
- Water system needs upgrades in certain areas
- There is no central sewer in Lake Luzerne. Concern over state of individual wastewater systems near waterways
- Roads need maintenance (mostly pothole damage)

#### **Opportunities and Actions**

- Consider mandatory septic inspections upon the transfer of real property. Continue to follow the progress of Warren County's draft law.
- Add electric charge stations (there are currently 2 at Adirondack Folk School)
- Consider investing in municipal sewer for the hamlet area

### **10. GOVERNMENT SERVICES AND CAPITAL IMPROVEMENTS**

#### **Strengths**

- Luzerne has strong social media presence and up to date webpage
- Town roadsides and downtown are attractive and well managed

#### **Issues and Needs**

- Need for coordinated interpretive signage in downtown
- Universal accessibility is needed in crosswalks, parks, and public entry areas

#### **Opportunities and Actions**

Conduct an audit of the Main Street corridor that may need improvement for pedestrian accessibility such as crosswalks, parking lots, park entries plus lighting, sidewalk, amenities such as bike racks, signage, and other needs.

### **11. HOUSING**

#### **Strengths**

To be developed

#### **Issues and Needs**

- Housing affordability is a significant issue across all age groups
- Workforce and senior housing apartments are greatest need

#### **Opportunities and Actions**

To be developed



## **12. LAND USE AND ZONING**

### **Strengths**

- Zoning Code and Subdivision Regulations
- Flood Hazard Overlay District
- Waterfront Revitalization Strategy and Comprehensive Plan (2010)
- Lake Luzerne Lake Management Plan (2020)

### **Issues and Needs**

- Airbnb's are not regulated
- Short term rentals using up housing stock for residents. \*Examples of local laws will be distributed to committee members
- Trailer parks need better management
- Parking of campers and trailers on residential property. Enforcement of existing law an issue

### **Opportunities and Actions**

- Develop a chart indicating the actions that have been completed and not completed from the 2010 Waterfront Revitalization Strategy and Comprehensive Plan
- Remove unsafe buildings in the community and reutilize the properties
- Develop zoning strategies to encourage businesses to locate in Lake Luzerne
- Apply for funding to update the Zoning Ordinance through the NYSDOS Smart Growth Program.
- Identify buildings that are vacant or underutilized

**Contact Information:** Tracey M. Clothier, (518) 744-0717, [tclothier@nycap.rr.com](mailto:tclothier@nycap.rr.com)