



## LAKE LUZERNE 2023 TOWN COMPREHENSIVE PLAN UPDATE

### TOWN ADVISORY COMMITTEE MEETING NOTES

November 22, 2022, 7PM Town Municipal Center

**In Attendance:** Maryalice Barnaby, Jim Niles, Barbara Conway, John Kurimski, Sonya Harris, John Cerveney; **Consultants:** Tracey Clothier; Drew Alberti; **Zoom Tech:** Kris Modelo.

#### 1. General Discussion and Comments

- The Zoning Ordinance needs substantial updates and revisions throughout the document. Tracey explained that the Town had applied for a \$45,000 grant to update the zoning from the NYSDOS Smart Growth Grant Program. Awards are announced in mid-December. Meeting with John and Karen to identify areas where it may be appropriate to consider adjusting the zoning district. Especially consider areas where zoning may be too restrictive to attract potential commercial and residential development.
- Planned Development Districts should be encouraged as a development tool. There are several areas where it would complement the underlying zoning.
- The census shows few individuals aged 18-24 reside in Luzerne. Mary Alice is going to find out where kids seem to go after graduating high school.
- DEC will be a guest at the December Town Board meeting to discuss issues with the recreational management of Buttermilk Falls.
- Identify ways for the Town to be proactive in bringing in affordable family and senior housing. Research resources with the Adirondack Community Housing Trust and Saratoga's Building Together housing programs. Provide a comprehensive set of resources to residents such as Glens Falls First Home Program
- Public hearing to be held November 28 on short term rental regulations. Should some areas be restricted from short-term rentals?
- Identify structures that would be best preserved by placement on the National Register of Historic Places.
- Upgrade one of the tennis courts to a pickleball court.
- Tracey recommends the Plan Update forwarding up to 4 main big ideas that are feasible.
- **Next meeting: January 3, 2023, at 6pm.**

#### 2. Review of the Survey Results

- The online SurveyMonkey survey is now closed. It yielded a total of 300 responses from the public representing an excellent response rate.
- A significant number of responders mentioned the need for a restaurant and gathering place.
- The results will be compiled into a full report in the coming weeks.



### 3. Review of Demographic Data for Community Profile

- Lake Luzerne has a population of 3,079 representing a -8% change or a net loss of 268 residents over the last 10 years (lowest since 2000).
- The median age of a Lake Luzerne resident is 51 years old, which is higher than the 2010 median age of 43. The greatest number of residents are 65-74 years old with 35% being 65 and older. This is more than 1.5% greater than the Glens Falls Metro Area and more than double the rate for New York State (17%).
- School enrollment in the Hadley-Luzerne Central School has dropped steadily over the last 20 years, with 1,166 students enrolled in 2000, 921 in 2010, and 635 in 2020. This represents a 44% drop in enrollment, which is far greater than the New York State average of -15% (as compared to the Northeast US). High school graduation rate has also steadily declined over the last 10 years from 91.3% to 83.6% (-7.7).
- There are 2,340 households in the Town of Lake Luzerne. The average number of people per household is 2, with 59% of households being married couples. This is about the same rate as Warren County and slightly higher than New York State.
- Consistent with the population of Warren County the population is 97% white.
- The employment rate in Lake Luzerne is 59.2%, which is higher than the Warren County rate of 57.2%. The largest employer segment is educational services, health care, and social assistance (27.3%), with Retail Trade following at 11.1%, and Construction at 10.7%. The average number of work hours is 39, with an average commute of 28 minutes. 91% of workers drive to work alone.
- White-collar workers make up 71.43% of the working population in Lake Luzerne, while blue-collar employees account for 28.57%. 59.7% are private sector employees, 23.3% local, state, and federal government employees, and 6.5% work for private non-profit corporations. 10.6% are self-employed in either incorporated or unincorporated businesses.
- Median income peaked in 2013 (\$73k annual), hitting bottom in 2015 (\$53.3k) and steadily recovering to \$59.4k in 2019. This is about 90% of the amount in the Glens Falls, NY Metro Area and 80% of New York State.
- Poverty rates are at a 10 year low (5.1%), having peaked in 2015 (9.4%). According to the American Community Survey 0% of the population 65 or older is below the poverty line and 9% of children under 18 are below the poverty line, which is significantly lower than the regional and statewide percentages. 42.53% of residents are Low-to-Moderate Income (LMI).



#### **4. Review of Housing Needs and Analysis for Community Profile**

- Short-term Rentals: An estimated 143 housing units are listed as a short-term rental.
- Lake Luzerne has a total of 2,343 housing units. The total number of housing units has grown consistently with approximately 400 new units over the last 10 years. 741 units are vacant or seasonal units (31.6%).
- The total number of owner-occupied housing units decreased by 90 between 2011 and 2015 but peaked at 1,320 (+290) in 2019. 19.1% of homeowners are mortgage burdened households where their mortgage payment is 30% or more of their income. That number has been consistent over the last 10 years, increasing slightly in 2015 to 37% and falling to 19% in 2020.
- Median Home Value: \$170,100 with a monthly payment of \$1,327.
- The total number of rental occupied housing units has been variable but peaked in 2020 at 318 with a gain of 143 total rental units in one year. Median monthly rent has also been highly variable but consistent with the gains and losses of total rental units. 77.4% of renters are rent burdened households where 30% or more of their income is for rent. Median Monthly Rent: \$1,012.
- The largest number of housing units were constructed from 1980-1989. Most of the houses (57%) were constructed prior to 1979 with 287 housing units constructed before 1940. 22% are newer homes constructed in the last 30 years (since 1990)
- 71% of homeowners moved to Lake Luzerne in the last 20 years, with 40% of those homeowners purchasing their home 2000-2009. Only 183 (11%) of households have resided in Lake Luzerne for more than 30 years. Only 6.8% moved since the previous year, which is half the rate in Warren County and about two-thirds the rate in New York.

#### **Opportunities and Recommendations for Housing**

- Conduct a community housing needs assessment.
- Apply for a housing rehabilitation grant to be funded through NYS Office of Community Renewal.
- Identify opportunities for the development of additional residential and mixed-use rental units. There is a direct correlation between the total number of rental units and cost, which contributes to the large amount of rent burdened homes. Increasing the total number of units will drive down the cost of rent, reduce the number of rent burdened homes, and create new opportunities for young people and families to stay and work in Lake Luzerne.
- Seek funding (such as DRI or NYMS) to encourage owners to develop commercial and residential units.
- Incentivize affordable housing development with a PILOT program.

#### **5. Review of History and Culture for Community Profile**

Recommendations:



- Community Branding: “Where Friends and Rivers Meet” is a community interpretive brand developed through the First Wilderness Heritage Corridor Planning Initiative.
- Create a gateway sign at both ends of the Town welcoming visitors and displaying the brand.
- Place branded signage that is easily visible in high traffic areas telling commuters at a glance where to go and generally what they can find there. Ex: Museums and Attractions, Business District, Restaurants.
- Incorporate branding into all cultural attractions with signage that clearly denotes what each is, what it houses (if applicable), its significance, and how it relates to the Town and its identity.
- Develop a Hamlet Cultural Heritage Trail
- Enhance pedestrian access along the “loop” including the “trail” linking the Kinnear Museum to the Pulp Mill Museum and along Mill St.
- Improve physical visibility and identification of attractions, including uniform design standards and signage.
- Create a wayfinding and orientation map identifying the loop and its attractions.
- Establish site specific interpretation to enhance accessibility to information about historic resources.
- Define an intended use and clean up the Smokestack area.
- Generate a driving tour with the Hamlet as the “hub” directing visitors to destinations in the Town.
- Identify linkages with hiking, biking, and horseback riding trail system connecting Hamlet with various areas with educational or experiential activities along the way.
- Coordinate with local creators and artisans to create low budget events and festivals that utilize the ample outdoor spaces.
- Identify a location for additional visitor parking.
- Redevelop the “Dude Ranch Trail”, a New York State scenic byway that was established through an act of legislation.
- Enhance wayfinding signage beyond the existing roadside markers to create a branded trail.
- Develop a hub-and-spoke approach to create a visitor experience that includes learning about Dude Ranch heritage at a local museum with the ability to visit a ranch for an authentic Adirondack Dude Ranch vacation.
- Reconstruct and enhance the roadside visitor’s information stand near Painted Pony Ranch as a secondary visitor hub that includes information about Dude Ranch heritage in the Adirondacks.
- Develop multimedia collateral materials promoting the trail and the visitor experience.
- Prepare a one-day or multi-day travel package or itineraries that can be distributed by local, regional, state, and federal tourism partners.
- Develop logging industry “Timber and Tanning Trail”
- Wayfinding and exhibits telling the story of logging camps that occupied the dude ranch locations before they were abandoned and turned into dude ranches.



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- Signage and/or video installation relating to the log drives.
- Outdoor exhibits about the importance of Ebenezer and Edward Jessup to Lake Luzerne's logging history.
- Identify a location for the interpretation of a logging settlement or homestead.
- Interpret the importance of Wells Creek to the Pulp Mill and Garner Leatherworks.
- Develop tannery inner workings display at the Tannery site.
- Develop bookbinding story at Tannery location.
- Partner with the Adirondack Folk School (or use Kinnear Museum or Visitor's Center) for bookbinding lessons and tanning demonstrations.
- Greater advertising of Lake Luzerne as part of the First Wilderness Corridor.