

Town of Lake Luzerne 2023 Comprehensive Plan Public Meeting – February 7th

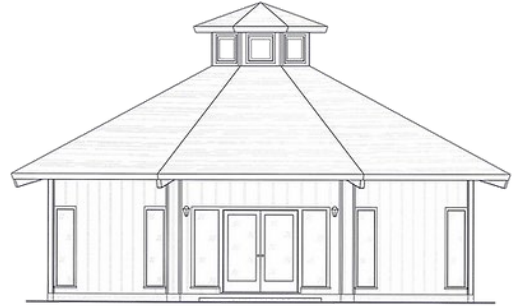


Project Description

- Town Advisory Committee from a cross-section of the community guiding the development of a new Town Comprehensive Plan.
- Plan builds on the findings of the *2010 Waterfront Revitalization Strategy and Comprehensive Plan*.
- Since May held 7 committee meetings, a field walk downtown, conducted a public survey, and held 2 public meetings.
- Developed a profile of the community that included identifying community issues and attitudes, locating notable features in the town, and assessing the socioeconomic conditions and trends in the community and region.
- Identified the issues and opportunities for growing the population, improving tourism, housing, land use, and recreation, and addressing water, wastewater, roads, internet, and cell service issues.

Great Things are Happening!

Adirondack Folk School: *New Program Building*



Luzerne Music Center: *Museum and Recital Hall*

Huttopia: *New Overnight Destination*



Nettle Meadow Artisan Cheese/Hitching Post Pub: *New Destination Business*



2023 Community Vision

OUTSTANDING collection of recreational opportunities that are unique to Lake Luzerne and the immediate region make it a wonderful place to live.

VISITORS are drawn to the guarantee of a low-key, quiet vacation in a beautiful natural setting with the opportunity to enjoy recreation, music, crafts, and culture.

PROXIMITY to Lake George, Saratoga Springs, and the greater Adirondacks provide an even wider opportunity for those seeking more crowded venues.

WALKABLE downtown along with the availability of nearly all basic services.

THE COMMUNITY'S VISION is to build a sustainable year-round economy from Luzerne's small-town atmosphere, high quality of life, exceptional assets, and strong sense of community.

WEAVE the community's assets into a strategy that supports a year-round destination for recreation and heritage tourism that supports and builds on the successful businesses and facilities in Lake Luzerne.

THE SUCCESS of this marketing approach depends on the Town being able to attract a destination business on Main Street that is a blend of a shopping and restaurant experience such as Crossroads in Chestertown or Hoss's Country Corner in Long Lake.

Goals and Priority Projects

Goal 1: Stimulate Business Development

Goal 2: Modernize Zoning Code and Remove Obstacles to Growth

Goal 3: Encourage Young Families to Become Residents

Goal 4: Improve Overall Infrastructure

Goal 5: Build a Distinctive and Sustainable Tourism Strategy

Goal 6: Meet the Recreational Needs of Residents and Visitors

Goal 7: Preserve and Protect the Historic and Cultural Resources

Goal 8: Improve the Condition of the Lakes, Streams, Rivers, and Forests

Hamlet Revitalization Strategy

Prepare a detailed Hamlet Revitalization Strategy that includes a business attraction and retention plan.

Include market analysis that will illustrate goods and services that are in demand and complement community goals for future developments.

- Provide a step-by-step action plan that identifies alternatives for the redevelopment of dilapidated, underutilized, and vacant properties on Main Street and Bridge Street.
- Actively recruit a mix of retail, restaurants, and services for the business district that expands on existing niches that are unique to Lake Luzerne and will specifically cater to adventure sports and heritage tourism visitors.
- Identify barriers to commercial growth, including planning, zoning, and APA compliance.
- Link potential business owners with business resources and finance options.

Hamlet Revitalization Strategy

Implementation Strategy:

- Hire a person or consulting firm to carry out the project over a 5-year term.
- Identify funding resources from grants, loans, and technical assistance. Post on town website.
- Prepare a list of existing businesses that might be interested in opening up another business or selling their goods in a cooperative business in Lake Luzerne.
- Seek assistance from the Warren County Tourism and Adirondack Regional Tourism Council.
- Apply for funding to assist in the renovation of commercial and mixed-use buildings through the New York Main Street Technical Assistance funding and the NY Forward programs.

Hamlet Business District

OTHER KEY RECOMMENDED ACTIONS

- Prepare a streetscape plan for Main Street and Bridge Street. Identify locations for public restrooms, pedestrian-level lighting, bike racks, trash receptacles, seasonal decorations, hanging plants and landscaping, and accessible sidewalks and crosswalks.
- Conduct a feasibility plan to extend Riverside Trail south terminating at the Hadley Bridge along the river.
- Explore the possibility of building a Rockwell Falls viewing deck on town-owned lands adjacent to the new trail extension.
- Develop a set of basic design guidelines to ensure that new buildings, as well as improvements to older structures, fit in with the overall historic character of the hamlet.



Update Land Use Regulations

Conduct an update of the Town's Zoning Ordinance, Zoning Map, and Subdivision Regulations.

- Review, assess, and correct the current definitions and contradictions in language that guides approvals.
- Update the 1983 Official Zoning Map to reflect adopted zoning density or line changes.
- Review zoning district lines that split properties to assess the feasibility of changing it to a single district. Resolve unclear language in Article 3 of the Zoning Code that explains the treatment of split district properties.
- Assess zoning inconsistencies between the APA and the Town including density and setbacks and determine next steps in resolving these conflicts.
- Revise shoreline requirements so that they are consistent with local zoning districts and APA regulations.
- Develop supplemental regulations for steep slopes, stormwater management and erosion control.

IMPLEMENTATION STRATEGY:

Assess the availability of project funding through the Smart Growth Grant Program and budget for the project accordingly.

Land Use and Zoning

OTHER KEY RECOMMENDED ACTIONS

- Adopt the final draft local law regulating short-term rentals when complete. The Town Board wishes to provide regulations to protect against adverse effects of this use while permitting it under appropriate circumstances.
- Review the permitted uses in the hamlet district and modify as needed to ensure a diversity of uses and types of businesses.
- Adopt a townwide Smart Growth policy for all projects and initiatives that offer development and conservation strategies that create livable, sustainable, resilient, and equitable communities.
- Adopt the Climate Smart Community pledge as a municipal resolution to join the program and become a Registered Climate Smart Community.

Community Housing Needs Assessment

Conduct a Community Housing Needs Assessment to assess the condition of the town's housing stock and identify the need for a housing rehabilitation program.

- Identify opportunities for the development of additional residential and mixed-use rental units.
- Identify and zone areas that are prime for multi-unit construction to encourage development in areas that are preselected as well suited for expansion.

IMPLEMENTATION STRATEGY:

- Conduct a Community Needs Assessment and a Windshield Survey to assess the condition of the Town's existing housing stock and generate a potential waitlist for housing rehabilitation grants.
- Apply for a Community Development Block Grant (CDBG) to establish a Housing Rehabilitation Program. Pair with Affordable Housing Corporation or HOME funds.
- Incentivize affordable housing development with a PILOT program currently offered by the Warren Washington County IDA.
- Seek funding from NY Forward or NY Main Street to encourage owners to renovate commercial and mixed-use buildings.
- Investigate USDA Housing Programs to support local housing development efforts.

Community Services

OTHER KEY RECOMMENDED ACTIONS

- Develop a plan to address cell and internet service gaps.
- Conduct a feasibility study to explore the construction of a senior housing project on the rear property of the Town Hall Municipal Center.
- Provide electric vehicle charging stations at the Lake Luzerne Town Hall facility.
- Approach Hudson Headwaters on the feasibility to recruit a health center for Lake Luzerne.
- Contact the Southern Adirondack Child Care Network to assess opportunities to increase childcare options in the community.

Route 9N Corridor Study

Develop a comprehensive corridor study for the Route 9N corridor that identifies transportation needs or deficiencies and addresses improvements for vehicles, pedestrians, bicyclists, and snowmobilers.

- Utilize a Complete Streets approach that enables safe access for all people who need to use them.
- Include a set of signage and design guidelines that identifies and creates a distinct identity for the Fourth Lake and Lake Vanare settlements and the Lake Luzerne hamlet from Town Hall to the Route 9N and Hope Bridges.

IMPLEMENTATION STRATEGY:

Apply for funding assistance through the Adirondack-Glens Falls Transportation Council through their Annual Work Program solicitation.



Infrastructure

OTHER KEY RECOMMENDED ACTIONS

- Develop a formal use, management, and maintenance plan for the tourist information center west of Lake Vanare.
- Continue to seek grants and other funding to implement the Town's Water System Rehabilitation Project including water line replacements and replacement of the Water Tank.
- Develop a long-range Townwide Stormwater Improvement Plan.
- Review the findings of the *2006 Municipal Sewer Feasibility Report* and newly assess the feasibility of the town developing a small sewer district for the hamlet area.
- Assess the state of fire and ambulance services and the need for a secondary firehouse. Price and identify financing alternatives for a new ambulance and upgrades to existing firehouse.
- Identify areas that experience flooding and investigate the Climate Smart Grant program to fund special mitigation projects.
- Adopt a Complete Streets Policy to provide guidance on pedestrian, bicyclist, and transit improvements throughout the Town.
- Place additional digital speed signs in key locations on Route 9N, particularly on the curve south of the business district.

Branding and Marketing Plan

Develop a comprehensive branding and marketing plan that weaves together the arts, culture, entertainment, and outdoor resources of Lake Luzerne into a distinctive brand that attracts new businesses, residents, and visitors.

- Create a town mark and tagline, and campaign elements to promote the area 365 days a year for its arts, recreation, and exceptional beauty. Consider embracing “Where Friends and Rivers Meet”, an interpretive brand developed through the First Wilderness Heritage Corridor Planning Initiative.
- Expand the Town’s brand as “Adventure Row” with plentiful river paddling, tubing, floating, rafting, and canoeing. The marketing strategy should outline all local and regional events and describe a realistic implementation plan.

Implementation Strategy:

Hire a professional marketing consulting company. Consider applying for a Empire State Development MarketNY grant by partnering with the towns of Hadley, Corinth, and Thurman on this initiative and on regionally cooperative tourism initiatives and signature events.

Economic Development

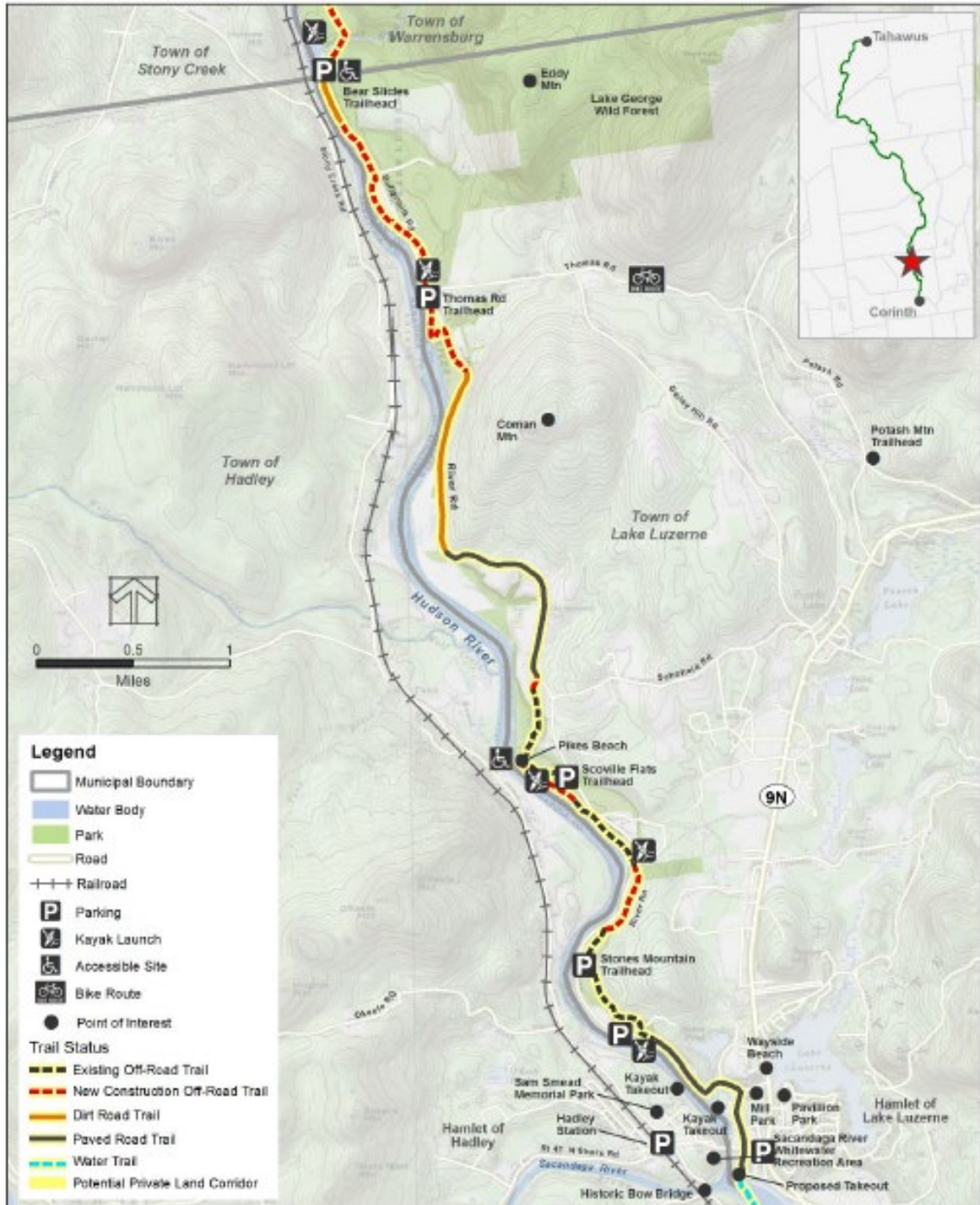
OTHER KEY RECOMMENDED ACTIONS

- Hire a local event coordinator. Focus on a few local special events that are well organized and have a high impact on local economics.
- Expand events in Pavilion Park and expand the variety of food trucks for events on Tuesdays.
- Construct a performance stage nearby for music and other venues.
- Develop a unique set of itineraries into half, full and 3-day visitor experience packages. Organize and mix activities into a variety of recreational, cultural, and entertainment activities.
- Advance the marketing concepts of the First Wilderness Trail, a regional revitalization initiative for nine communities along the Upper Hudson River.
- Explore an opportunity to draw visitors from the Saratoga Corinth & Hudson Railway and the Revolution Railbike Company.

Economic Development

FIRST WILDERNESS TRAIL

Trail Area 2: Town of Hadley/Lake Luzerne to Town of Warrensburg
Rockwell Falls to Bear Slides Trailhead



Destination Playground

Design and build a new community playground in Bicentennial Park. A “destination playground” offers creative equipment that is aimed to be a fun, challenging, and accessible facility intended to attract families on a repeat basis.

IMPLEMENTATION STRATEGY:

Identify a funding strategy that would include a range of state, regional, and local grant sources and fundraising.



Parks, Recreation, and Trails

OTHER KEY RECOMMENDED ACTIONS

- Develop a long-term Master Plan for Benjamin C. Butler Park (Pavilion Park).
- Extend the Riverside Trail south to connect the picnic area in the park and the parking lot and possibly south to the Bridge. Improve access to and from the kayak takeout off the Riverside Trail and add appropriate signage about the location and river safety.
- Develop a Trails Master Plan that will organize information about existing trail systems including location, type, and rules for use. Develop a trail adventure experience with trail itineraries.
- Work with NYSDEC on a workable management, maintenance, and response plan for the Hudson River Special Management Area.
- Explore the need and feasibility of transferring 9 acres of riverfront land from the Open Space Institute to the Town for a small park and kayak take out site on River Road.
- Investigate the feasibility of developing a pocket park with a Rockwell Falls overlook view deck.
- Investigate the potential for a new kayak access point onto the Hudson River in the lower hamlet area just below the convergence of the Hudson and Sacandaga rivers.
- Consider the feasibility of repurposing one of the tennis courts to a pickleball court.

Cultural and Historic Interpretive Plan

Develop a Historic and Cultural Interpretive Plan that ties the museums, landmarks, and other special places together into a cohesive, distinctive interpretive story.

IMPLEMENTATION STRATEGY:

Work with a professional that can develop a set of materials, programs, and events that will work together with existing tourism strategies.



Cultural and Historic Resources

OTHER KEY RECOMMENDED ACTIONS

- Designate the Main Street area as a Heritage District to help protect and draw attention to the Town's unique cultural and historic resources.
- Add a First Wilderness kiosk the Route 9N pullover at Lake Vanare.
- Take an inventory of historic buildings and landmarks that could potentially be nominated on the National Historic Register or made need some other means of special protection.
- Apply for funding to develop a Certified Local Government Plan and prepare a Historic Preservation Ordinance.
- Continue to build on the successful Ambassador Program.
- Support improvement projects outlined in the Kinnear Museum Renovation Plan.

Herbicide Treatment for Lake Luzerne

Prepare and submit an application to the Adirondack Park Agency and NYSDEC for permits to use the herbicide ProcellaCor® to treat Eurasian watermilfoil in Lake Luzerne in 2023.

- Continue the annual diver and suction harvesting program indefinitely to manage areas that could not be treated or did not respond to the treatment.
- Continue to utilize the two-phase July and September suction harvesting approach.
- Continue to conduct plant surveys as deemed necessary by NYSDEC and APA permit conditions.

IMPLEMENTATION STRATEGY:

Continue to fund through the annual fund allocation from the Warren County Occupancy Tax program and supplement through the Town's budget as needed.



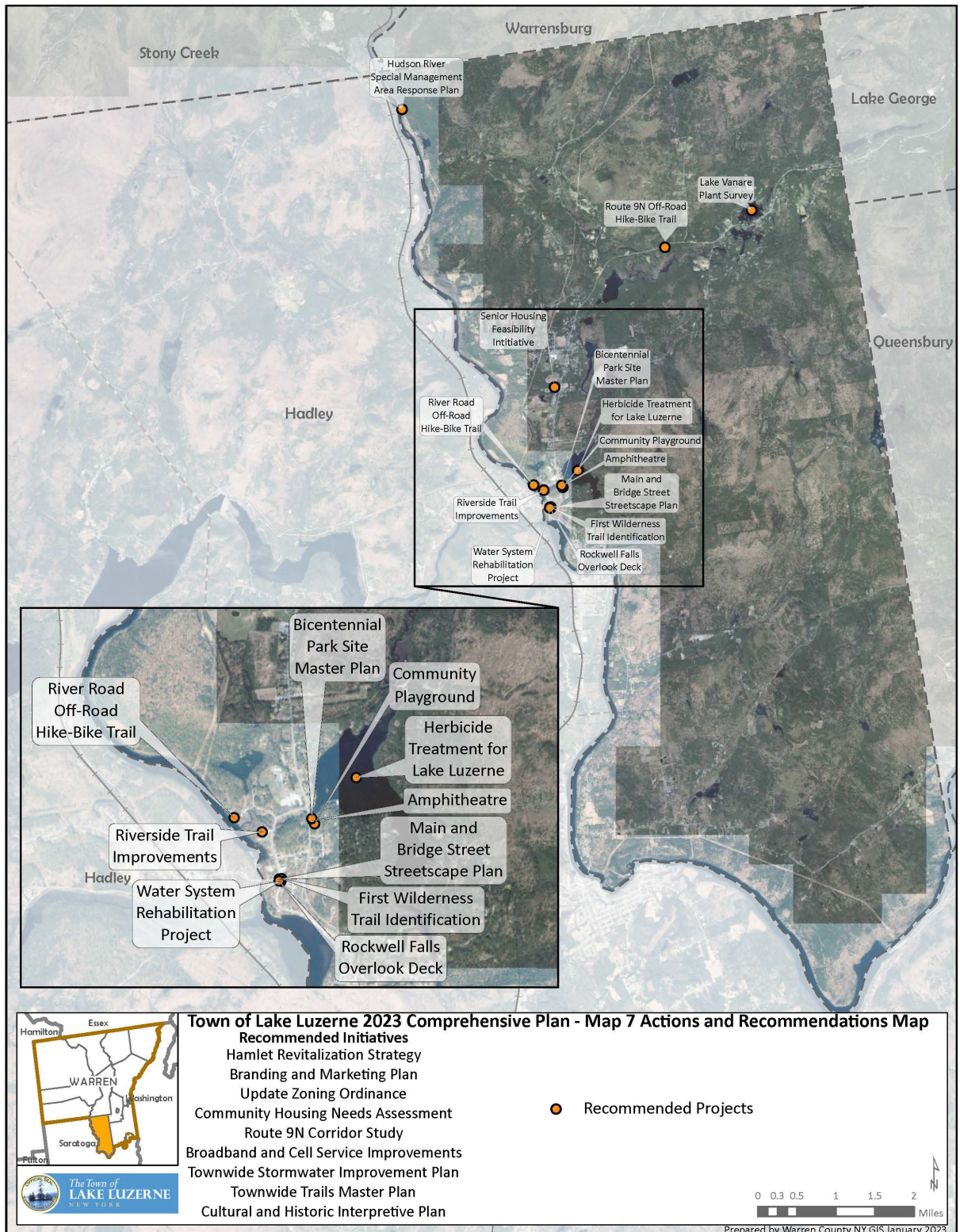
Natural Resources

Other Key Recommended Actions

- Install signage about the Clean Drain Dry program at Lake Luzerne and Fourth Lake launches.
- Develop a Shoreowners' Guide to provide education on what can be done at a home to reduce excess water runoff.
- Assess the feasibility of adopting a mandatory septic inspection program for waterfront properties.



Summary of Recommendations



What's Next?

- **Advisory Committee meets to address public comments**
- **Public comments are applied to the Draft Plan**
- **Town Advisory Committee presents the Final Plan to the Town Board**
- **Town Board holds a Public Hearing on the Final Plan**
- **Town Board appoints a Comprehensive Plan Implementation Committee**
- **Town Board selects the first priority project to begin implementation**



THANK YOU FOR COMING