



The Town of
LAKE LUZERNE
NEW YORK

TOWN OF LAKE LUZERNE



2023 COMPREHENSIVE PLAN

ADOPTED BY THE LUZERNE TOWN BOARD JUNE 12, 2023

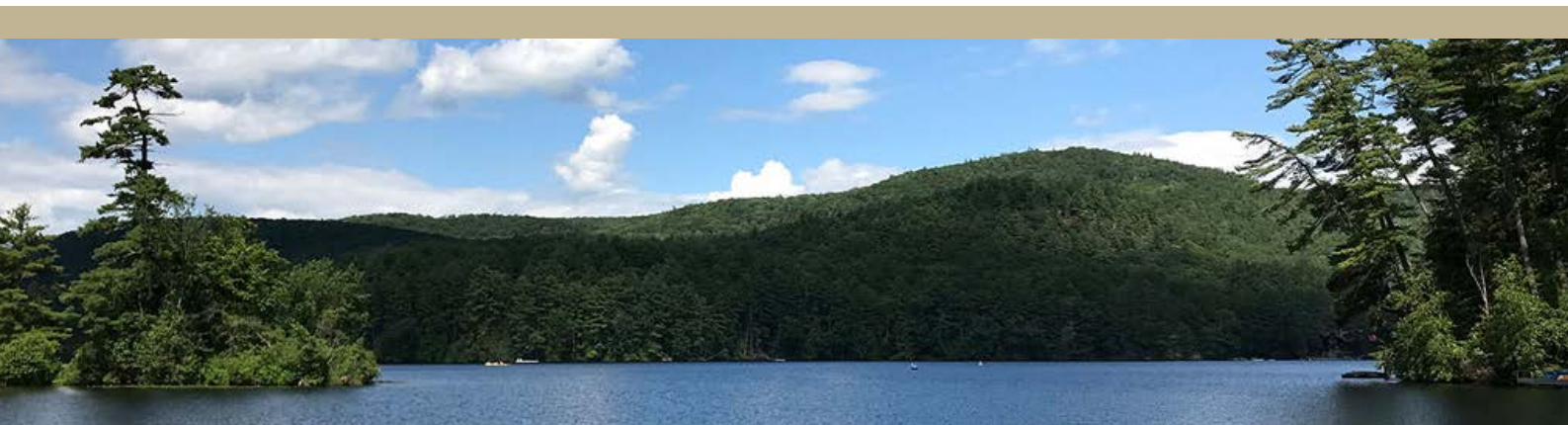


TABLE OF CONTENTS



PAGE

EXECUTIVE SUMMARY	1
Chapter 1 Introduction	
1.1 Project Overview	7
1.2 Planning Process and Public Outreach	9
1.3 Past Planning Efforts	10
Chapter 2 Community Profile	
2.1 Regional Framework	12
2.2 Local History and Culture	14
2.3 Demographic Profile	15
2.4 Local Economy and Business Development	17
2.5 Land Use, Zoning and Housing	19
2.6 Community Services	33
2.7 Infrastructure	37
2.8 Parks, Recreation and Trails	38
2.9 Historic and Cultural Resources	42
2.10 Natural Resources	43
Chapter 3 Strategic Vision	
3.1 Visioning Process	52
3.2 Community Vision	52
Chapter 4 Priority Goals and Actions	
4.1 Top 10 Recommended Actions	54
4.2 Goals, Objectives and Recommended Actions	60
4.2.1. Hamlet Business District	60
4.2.2. Economic Development	62
4.2.3. Land Use and Zoning	64
4.2.4. Community Services	65
4.2.5. Infrastructure	67
4.2.6. Parks, Recreation and Trails	70
4.2.7. Historic and Cultural Resources	73
4.2.8. Natural Resources	74

TABLE OF CONTENTS



PAGE

Chapter 5 Implementation and Funding	
5.1 Implementation Strategy	77
5.2 Funding Opportunities	78
Tables and Charts	
Table 1-1 Project Meetings	10
Table 2-1 Population Change 1950 - 2020	15
Table 2-2 Land Use Classifications	20
Table 2-3 Hadley-Luzerne Central School Enrollment History	33
Table 2-4 Lake Characteristics	44
Table 2-5 Watershed Land use and Vegetation Cover	48
Table 5-1 Summary List of State Funding Sources	79
Chart 1 Summary of Demographic Statistics	16
Chart 2 Employment Status for Population 16 Years and Older	17
Chart 3 Industries by Civilian Population 16 Years and Over	18
Chart 4 Percent of Population with Income in the Past 12 Months	
 Below Poverty Level	18
Chart 5 Lake Luzerne Housing Statistics	27
Charts 6 - 9 Air BnB Data on 98 Vacation Rentals in Lake Luzerne	29 - 32
Chart 10 School Enrollment by District	34
Figures and Maps	
Map 1 Location Map	8
Map 2 Land Use Map	22
Map 3 Zoning Map	24
Map 4 Town Assets Map	36
Map 5 Natural Resources Map	50
Map 6 Topography and Soils Map	51
Map 7 Future Conditions and Projects Map	59
Appendices	
Summary of Survey Responses	87
Public Meeting Summaries	88

ACKNOWLEDGEMENTS



The Town of Lake Luzerne wishes to acknowledge the effort of all members of the Town Advisory Committee in the comprehensive plan update process. Each and every member has contributed their time, expertise, knowledge and passion for their neighbors and this community.

TOWN ADVISORY COMMITTEE

Wayne Allison
Maryalice Barnaby
Avery C. Braico
John Cervený
Barbara Conway
Richard Dressner
Joshua Fisher
Roderick Gardner

Patricia Goldberg
Sonya Harris
Art Havighorst
Eileen Hickey
John Kurimski
Pam Morin
Jason Tyler
Frederic Ury

CONSULTANT TEAM

Tracey M. Clothier, Clothier Planning & Consulting
Andrew Alberti, Flatley Read, Inc.

OTHER PARTNERS

Warren County GIS Department

TOWN BOARD

Gene Merlino, Supervisor
Paul Lewandowski, Councilman

Jim Niles, Councilman
Tim Hanlon, Councilman



EXECUTIVE SUMMARY



Project Description

The Town of Lake Luzerne appointed a Town Advisory Committee to guide the development of a new comprehensive plan for the Town. The Committee represents individuals from a cross-section of the community and worked with a professional planning consultant to update the *2010 Waterfront Revitalization Strategy and Comprehensive Plan*. The Committee developed a profile of the community that includes identifying community issues and attitudes, locating notable features in the town, and assessing socioeconomic conditions and trends in the community.

The committee of volunteers that directed this plan was passionately dedicated to making the best decisions for the Town and continually sought input and advice from all segments of the community throughout the process. Each goal, objective and recommendation were carefully reviewed and extensively discussed to ensure that it was appropriate and useful for the future of Lake Luzerne. The Plan builds on the numerous existing assets of the community and is intended to be a guide for both public and private actions taken within the Town. Following the recommendations provided herein will arm the community with a set of tools and strategies to work toward successful, desirable, and appropriately scaled growth in the future. Partnerships, cooperation, strong public participation and committed government will be necessary to implement the recommendations and create a successful future for the community.



SCHEDULE

PROJECT MEETINGS

Advisory Meeting #1:	May 10, 2022
Advisory Meeting #2:	June 7, 2022
Main Street/Downtown Field Walk	June 25, 2022
Advisory Meeting #3:	July 12, 2022
Advisory Meeting #4:	August 9, 2022
Community Open House #1:	September 1, 2022
Advisory Meeting #5:	September 13, 2022
Advisory Meeting #6:	November 22, 2022
Advisory Meeting #7:	January 3, 2023
Community Open House #2:	February 7, 2023
Advisory Meeting #8:	March 7, 2023
Town Public Board Hearing	May 2023
Public Hearing	Monday June 12, 2023

PUBLIC OUTREACH

To guide the planning process, the Town included a vigorous public outreach effort which included newsletters, a survey, and public meetings to inform and inspire residents to participate in the planning process. Public input was also gathered during the course of the Planning Committee meetings, which were open to any and all interested parties. Because the planning meetings took part during the pandemic, all meetings were publicly available through videoconferencing and meeting summaries were placed on the website. The first public meeting was an open house setting with a presentation, exhibits, and opportunities to discuss and comment on community issues. A second public meeting was held to review and hear comments on the findings of the Plan. A third opportunity for public comment is scheduled as a formal public hearing in May.



THE 2023 VISION



Lake Luzerne can be described as a community that has achieved economic success through a stable year-round and seasonal residential base and the support of recreational tourism. The charming hamlet that represents the downtown continues to be the heart of the community by providing essential services and gathering places in a safe walkable setting along the Hudson River. The Town's assets provide an outstanding collection of recreational opportunities that are unique to Lake Luzerne and the immediate region. 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. Luzerne's proximity to Lake George, Saratoga Springs, and the greater Adirondacks provide an even wider opportunity for those seeking more crowded venues. The walkable downtown along with the availability of nearly all basic services sets it apart from most communities of its size.

The purpose of the Lake Luzerne 2023 Comprehensive Plan is to maintain the Town's unique characteristics in the face of regional development pressures, secondary to primary home conversions, and demographic change. The community's vision for the future is to protect and enhance the Town's unique character and assets while being responsive to regional development changes, the conversion of seasonal homes, the proliferation of short-term rentals, and the continuing decline of the year-round population.

In the midst of these challenges, the best defense is to be proactive by building a sustainable year-round economy through Luzerne's small-town atmosphere, high quality of life, and strong sense of community. As such, the Town must again look to its natural resources to continue to play a pivotal role, by providing the potential to build a sustainable year-round economy which enhances and supports the small-town atmosphere and high quality of life in Lake Luzerne.

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.

PRIORITY LIST OF PROJECTS



1. 2023 COMPREHENSIVE PLAN IMPLEMENTATION PROPOSAL

The Town Board appoints a Comprehensive Plan Implementation Committee, and a leader is appointed. Individuals that were part of the Town Advisory Committee are invited to join the committee plus those expressing interest from the community. The Town Board adds Comprehensive Plan Implementation as a regular agenda item. The chairperson of the Committee or representative reports on project status, funding needs, and potential grant applications. The 2023 Comprehensive Plan is revisited, and Chapter 4 Priority Goals and Actions and Chapter 6 Implementation and Funding are updated every 5 years.

Estimated Cost: None

2. NEW COMMUNITY PLAYGROUND

Construct a new playground in Butler Park that offers creative equipment that is aimed to be a fun, challenging, and accessible facility intended to retain and attract families with children. Assign a sub-committee of people that will organize and complete this project, identify a funding strategy that targets state, regional, and local grant sources, local fundraising, and volunteer labor, and completes the construction of the project.

Estimated Cost: \$40,000+ (Cost of Site Planning, Site Preparation, and Materials)

3. APPLICATION FOR PERMITS TO TREAT AQUATIC INVASIVE SPECIES IN LAKE LUZERNE

Hire a lake management firm to develop and submit an application for to the Adirondack Park Agency (APA) and New York State Department of Environmental Conservation (NYSDEC) for permits to use the herbicide ProcellaCOR® to treat aquatic invasive species in Lake Luzerne. Continue to fund the aquatic invasive species management program through the annual fund allocation from the Warren County Occupancy Tax program and other resources as needed and when available.

Estimated Cost: \$40,000 (Permit Fees and Herbicide Application)

4. LAKE LUZERNE WATER DISTRICT SYSTEM REHABILITATION PROJECT

Construct upgrades in the Lake Luzerne Water District as identified in the *2017 Water System Rehabilitation Project Report*. Improvements include replacement of water lines in the Heights Area, Hill Street, Lawrence Street, and Church Steet, and the rehabilitation of the water tank. Hire an engineering firm to prepare the project to be ready for bid. This work would include Geotech Borings: \$13,100 (plus rock coring that could be required in the field); Land Surveying: \$7,750; and Design & Permitting: \$74,500.

Estimated Cost: \$2.5 million (Engineering \$95,000 and Construction \$2.5 million)

5. UPDATED ZONING ORDINANCE, ZONING MAP, AND SUBDIVISION REGULATIONS

Review, identify, evaluate, and correct barriers to commercial growth, including planning, zoning, and APA compliance. Address zoning inconsistencies between the APA and the Town including density, shoreline setbacks, and the current definitions and contradictions in language that ultimately guides permitting and approvals. Review zoning district lines that split properties to assess whether it makes sense to change to a single district and resolve unclear language in Article 3 of the Zoning Code that explains the treatment of split district properties. Develop supplemental regulations for steep slopes, stormwater management and erosion control. Update the 1983 Official Zoning Map to reflect adopted zoning density changes. Hire a planning consultant to refile a grant application through the NYSDOS/DEC Smart Growth Grant Program through the CFA on July 28, 2023, and allocate the required 10% match funds through Town budget.

Estimated Cost: \$45,000 (Planning Consultant)



6. BUSINESS ATTRACTION AND RETENTION PLAN

Develop a business attraction strategy that includes a market analysis that will illustrate goods and services that are in demand and complement community goals for future developments. The plan should include actions the Town can take to actively recruit a small-scale mix of retail, restaurants, and services for the downtown business district that expand on existing niches that are unique to Lake Luzerne and will specifically cater to adventure sports and heritage tourism visitors and support the established businesses in the community. Prospecting efforts should include a coffee shop/bakery; small retail and office space; food trucks; outdoor goods, equipment, and services; craft brewery, and regional arts and crafts store. Identify alternatives for the redevelopment of dilapidated, underutilized, and vacant properties on Main Street and Bridge Street. This will include the development of a database of vacant commercial properties with a detailed assessment of the condition, availability, and utilization of each property.

Estimated Cost: \$30,000 (Consultant Fees)

7. ROUTE 9N CORRIDOR STUDY

Hire a planning consultant to develop a study of the entire Route 9N Corridor that utilizes a Complete Streets approach to identify and address transportation needs and improvements for vehicles, pedestrians, bicyclists, and snowmobilers. Include recommendations for wayfinding, regulatory and interpretive signage 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 Hudson River Bridge. Apply for funding through the Adirondack Glens Falls Transportation Council's through their Annual Work Program solicitation. This action involves making a formal request to get on the funding list.

Estimated Cost: \$50,000 (Traffic/Planning Consultant)

8. BRANDING AND MARKETING PLAN

Hire a professional marketing company to develop a branding and marketing roadmap that blends Lake Luzerne's arts, culture, entertainment, and outdoor resources 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. Embrace "Where Friends and Rivers Meet", an interpretive brand developed through the First Wilderness Heritage Corridor Planning Initiative and the Town's brand as "Adventure Row" with plentiful river paddling, tubing, floating, rafting, and canoeing. Coordinate planning with Warren County's 2016 *First Wilderness Heritage Corridor Marketing and Promotion Plan* that outlines specific marketing actions, corridor events, and the management of social media. Consider the opportunity to apply for an 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.

Estimated Cost: \$35,000 (Marketing Consultant)

9. HISTORIC AND CULTURAL INTERPRETIVE STRATEGY

6

Tie the museums, landmarks, and other special places together into a cohesive, distinctive interpretive story. Hire an interpretive consultant that will work with local volunteers and pull the existing and new interpretive concepts together. Develop a set of materials, programs, and events that will work together with existing tourism strategies. Consider utilizing funding from Warren County Occupancy Tax.

Estimated Cost: \$15,000 (Interpretive Planning Consultant)

10. COMMUNITY HOUSING NEEDS ASSESSMENT

Hire a consultant that specializes in housing to 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. In addition, participate in Warren County's Housing Needs Analysis currently being funded under the federal Community Development Block Grant Community Development Block Grant Program and contribute data as requested. The Town should apply for a Community Development Block Grant (CDBG) to establish a local Housing Rehabilitation Program for the residential sector. Pair this program with Affordable Housing Corporation or HOME funds. Incentivize affordable housing development with a PILOT program currently offered by the Warren Washington County IDA. Also seek funding from NY Forward or NY Main Street to encourage owners to renovate commercial and mixed-use buildings. Investigate the potential of applying for USDA Housing Programs to support local housing development efforts.

Estimated Cost: \$35,000 (Housing Consultant)

CHAPTER 1

INTRODUCTION



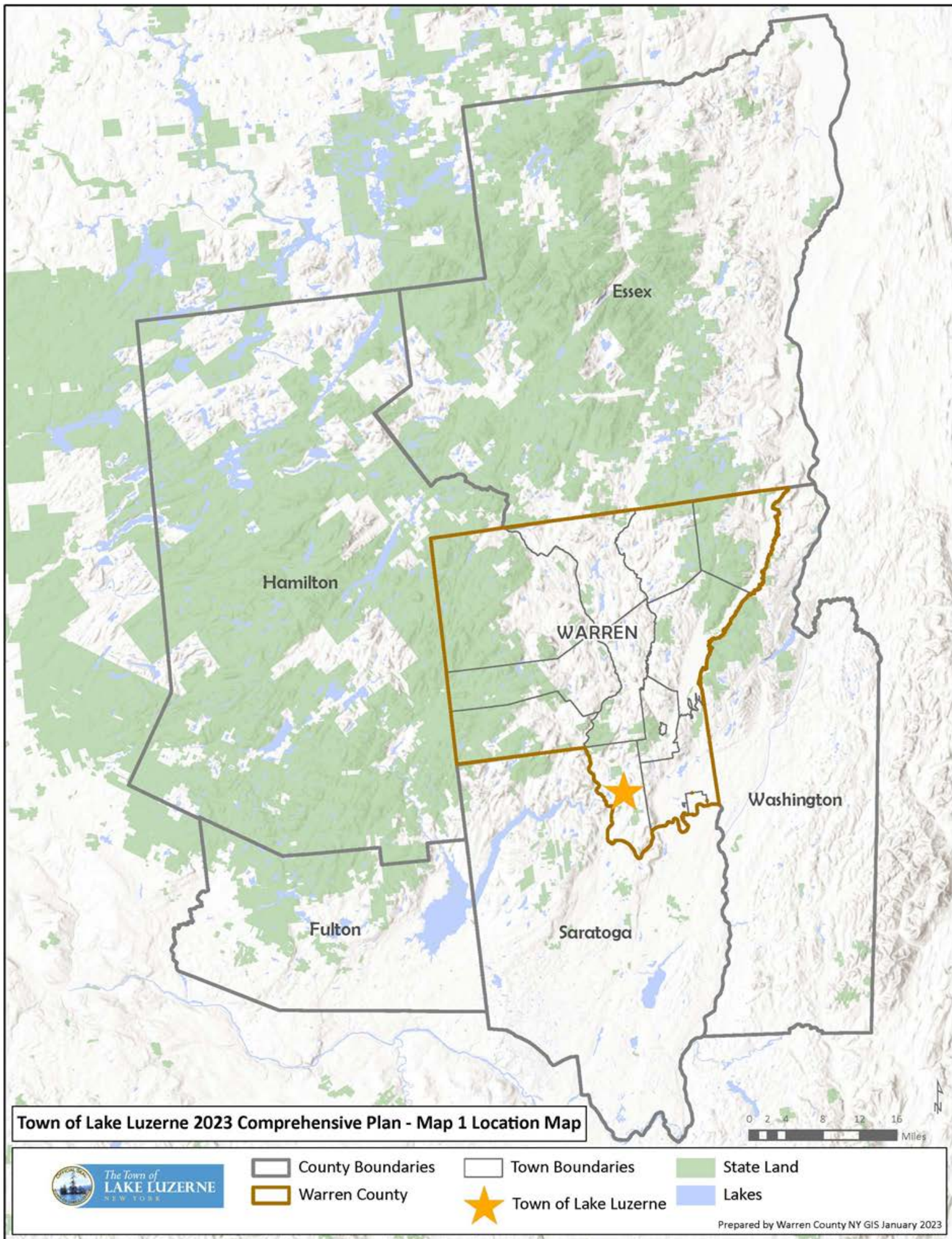
1.1 Project Overview

Lake Luzerne is in the Town of the same name in Warren County, New York. The Town of Lake Luzerne is also within the Adirondack Park that is both an area of unique geology and special land use control created by the Adirondack Park Agency. Figure 1, "Project Location," illustrates the location of Town of Lake Luzerne in NYS. Lake George is approximately 12 miles to the east and Saratoga Springs is approximately 19 miles south. The Hudson River is the border between Saratoga County to the south and Warren County.

Lake Luzerne is a small, rural community nestled at the confluence of the Sacandaga and Hudson Rivers in the foothills of the Adirondack Mountains. Since the founding of the Town in 1792, the prosperity of the community has been tied to its rich natural resources, including the rivers, streams, lakes, and mountains. These extraordinary resources fueled the industries of logging, mills, tanneries, and hydro-power facilities. As these industries waned, the natural beauty of the region drew tourists and second home residents, leading to the establishment of numerous hotels, rodeos, and dude ranches, some of which continue to maintain an iconic presence in Lake Luzerne. Although this historic pattern defined the character of the community and enabled its evolution, there has been a regional and local shift away from these trends which is forcing the Town to refocus on a more sustainable economic development future.

The community recognizes these trends and feels it is crucial that action be taken to shift to an economic development model that ensures that the community remain vital while ensuring that the beauty and character of Lake Luzerne be preserved. Updating the Comprehensive Plan is an integral step in that process, but by no means is it the final step. Continuing efforts will be necessary, and community involvement is the cornerstone for the successful implementation of the actions suggested in this Plan.

A focus on regional planning and integration of the community into the surrounding area will create a basis for sustainable growth for both the short and long term. Incorporating Lake Luzerne into tourism efforts like the First Wilderness Heritage Corridor and tapping into the economic potential of the area's water-based, cultural, and natural resources will solidify the community's future as a critical component of regional tourism. Water, the resource centerpiece for the Town, crosses political boundaries and by its very nature requires inter-municipal efforts and cooperation to ensure its health and protection.





Comprehensive plans are one tool municipalities can use to set a course for the future, by addressing a variety of aspects of community life. Specifically, a comprehensive plan:

- Provides an occasion to formally consider the need for town-wide changes in development patterns on a community-based and community-driven basis;
- Systematically identifies and creates a public record of community assets, opportunities, and needs;
- Produces a vision for the future of the community that is shared across a variety of community perspectives, including neighborhoods, businesses, institutions, and environmental interests;
- Outlines specific actions to achieve that shared vision;
- Establishes a framework for community-wide collaboration on plan implementation.

Partnerships, cooperation, strong public participation and committed government will be necessary to implement this Comprehensive Plan and create a successful future for the community. The committee of volunteers that directed this plan was passionately dedicated to making the best decisions for the Town and continually sought input and advice from all segments of the community throughout the process. Each objective and recommendation were carefully reviewed and extensively discussed to ensure that it was appropriate and useful for the future of Lake Luzerne. The Plan builds on the numerous existing assets of the community and is intended to be a guide for both public and private actions taken within the Town. Following the recommendations provided herein will arm the community with a set of tools and strategies to work toward successful, desirable, and appropriately scaled growth in the future.

1.2 Planning Process and Public Outreach

The Town of Lake Luzerne appointed the Town Advisory Committee to guide the development of a new comprehensive plan for the Town. The Committee represents individuals from a cross-section of the community and worked with a professional planning consultant to update the *2010 Waterfront Revitalization Strategy and Comprehensive Plan*. The committee developed a profile of the community that includes identifying community issues and attitudes, locating notable features in the town, and assessing socioeconomic conditions and trends in the community. The plan identifies the issues and opportunities for growing the population, improving tourism, addressing housing needs, identifying community services and land use issues, and improving recreational opportunities.

To guide the planning process, the Town included a vigorous public outreach effort which included newsletters, an informal survey, and public meetings to inform and inspire residents to participate in the planning process. Public input was also gathered during the course of the Planning Committee meetings, which were open to any and all interested parties. Because the planning meetings took part during the pandemic, all meetings were publicly available through videoconferencing and meeting summaries

were placed on the website. The first public meeting occurred on September 1, 2022, as an open house setting with a presentation, exhibits, and opportunities to discuss and comment on community issues. The components of the comp plan update, the process of developing the plan, and the expected end product were explained to the more than 70 people who attended in person. The group reviewed posters and maps and provided a very useful set of comments. A second public meeting was held February 7, 2023 to review and hear comments on the findings of the Plan.

Table 1-1 Project Meetings

Advisory Meeting #1: Strengths, Needs & Opportunities Workshop	May 10, 2022
Advisory Meeting #2: Community Profile/Plan Goals & Objectives	June 7, 2022
Main Street/Downtown Field Walk	June 25, 2022
Advisory Meeting #3: Hamlet - Assets, Issues, Opportunities	July 12, 2022
Advisory Meeting #4: Lake Vanare/Rt 9 Corridor - Assets, Issues, Opportunities	August 9, 2022
Community Open House #1: Public Presentation and Comments	September 1, 2022
Advisory Meeting #5: Review of Public Comments/Visioning Workshop	September 13, 2022
Advisory Meeting #6: Review of Draft Recommendations	November 22, 2022
Advisory Meeting #7: Review of Final Recommendations	January 3, 2023
Community Open House #2: Presentation of the 2023 Plan	February 7, 2023
Advisory Meeting #8: Review of Public Comments	March 7, 2023
Town Board Public Hearing	May 2023

1.3 Past Planning Efforts

The first Comprehensive Plan for Lake Luzerne was completed in 1967 and revised in 1975. The third planning effort was completed in April 2010 when the need to update the Town's vision and direction became evident in the face of new technologies, pressures, and development patterns in the community.

Several notable planning efforts have been completed since the 2010 Comprehensive Plan. These include the following initiatives:

Lake Luzerne Lake Management Plan

A long-term management plan for Lake Luzerne was completed in 2020. The goal of the project was to prepare a report that compiles information and evaluates trends for the watershed and the lake. The Plan creates a new baseline of information about the lake's water quality and the type and distribution of aquatic vegetation throughout the lake. It outlines a set of recommendations to maintain the Lake's water quality, manage aquatic vegetation, and prevent the introduction of new aquatic invasive species. The Plan is intended to provide the Town of Lake Luzerne and Lake Luzerne Association guidance on how to effectively manage the invasive aquatic vegetation in the lake. The Plan was funded by the New York State Department of Environmental Conservation under its Invasive Species Grant Program. Completion of the project will make the Town eligible for future funding of special lake management projects. Many recommendations from this plan are included in the 2023 Plan Update.

First Wilderness Heritage Plans

In 1998, funding was secured to write a plan developing the concept and guiding principles for the First Wilderness Heritage Corridor. With additional grant funding in 2002, 2004, 2010, 2011, 2014, and 2016 the Planning Department used a combination of consultant services and in-house staff to write and update a series of plans focused on the creation of a cohesive strategy for community redevelopment and marketing of the First Wilderness Heritage Corridor, including Action Plans, a Scenic Byway Plan, Marketing Studies, and a Marketing and Promotion Plan. *The First Wilderness Heritage Corridor Master Plan (2000)* proposed the development and coordination of regional resources for "the creation of a fully integrated tourist promotion effort along the Northern Hudson Segment". The *First Wilderness Heritage Corridor Action Plan Update (2016)* recommends specific local economic development initiatives and projects that are consistent with the mission of the FWHC. The *First Wilderness Heritage Corridor Marketing and Promotion Plan (2016)* guides how the FWT will be integrated into the region and marketed to potential trail users. It provides that recreation experiences be tailored to specific user groups including residents, traveling day recreationists, multi-day (lodging) recreationists, long trail hikers, and campers through customized travel itineraries.

A companion project to the First Wilderness Heritage Corridor is the *Final Layout of the First Wilderness Trail* completed in 2019. This plan was a regional revitalization initiative for nine communities along the Upper Hudson River. It seeks to develop a 99.3-mile-long recreational trail from the Village of Corinth to the hamlet of Tahawus in the Town of Newcomb. The proposed trail will traverse a variety of landscapes as it reconnects the rural and urban communities bordering the Hudson River with hiking, biking, and water trails. The factors that determine the route for the FWT were land ownership, existing trail infrastructure, connectivity to local communities, public access, land use regulations, natural features, and trail construction requirements. The Town of Lake Luzerne is an integral part of the trail after it crosses over the Bow Bridge into Hadley and over the Bridge of Hope into Luzerne it courses through Main Street and up the River Road to Warrensburg.



CHAPTER 2

COMMUNITY PROFILE



2.1 Regional Framework

For nearly two hundred years this area was a well-known travel route for the Iroquois Nation and their adversaries, the Algonquins. Mature and uncultivated forests of white pine, beech, maple, oak, and hemlock were cut only by the numerous lakes, rivers, and streams, that helped guide travelers, traders, and warriors through a vast wilderness. After the Seven Years War, the King of England provided land grants to encourage European settlement and stability on the borderlands of the colonies.

The Jessup brothers acquired 13,750 acres in grants and patents between 1767 and 1768 and built some of the first saw mills in the area. As more people settled the region, sawmills sprang up along nearly every stream and river capable of providing waterpower. Along with the logging industry evolved the tanning industry. The bark of the Hemlock was used as a source of tannin to produce leather that could be worked on, shaped for a desired purpose, and provide lasting qualities. After 53 years of over-harvesting the Hemlocks --and the technology of the industry evolved to use chemicals rather than the old bark process—the tanning industry declined.





By the 1840s, the Adirondacks were gaining a reputation as a destination that would provide the best of hunting and fishing and brought wealthy travelers to the region. The completion of the railroad as far north as North Creek in the 1860s made these backwoods logging and mining communities the gateway to the Adirondacks and brought new economic opportunities. Passenger service fostered the creation of the great camps and provided reliable access for tourists to wilderness areas of the Adirondacks. Freight operations, likewise, supported the growth of the wood and paper industries, and served as a vital transportation link to the mining operation in Tahawus.

The destruction of the Adirondack forests became a growing concern after 1850, as the lumber, tanning, paper, and charcoal industry destroyed wood of all sizes and shapes. S.H. Hammond crisscrossed the Adirondack wilderness, supervising a state survey of the region and using his annual reports to the legislature to call for the creation of an Adirondack Forest Preserve. By 1892, a bill establishing the Park passed the legislature, indicating with a blue line the parts of the region where state acquisition of private in-holdings was to be concentrated.

The communities along the upper-Hudson River all share this heritage as well as the challenges and opportunities of a preserved wilderness landscape that they share. The connectedness of these communities was first recognized by the creation of New York State Scenic Byways in the region, including the Dude Ranch Trail, in the late 1980s and early 90s, but no Corridor Management Plan was created. Renewed efforts to create a regional framework began in the late 90s through the efforts of Warren County Planning Department and the creation of the First Wilderness Heritage Corridor. Warren County Planning Department continues to operate the First Wilderness Heritage Corridor, but it does not have State Heritage Area status.

2.2 Local History: Timber, Tanning and Tourism

First settled by Europeans after the French and Indian War in 1767, Lake Luzerne began as part of the 4,100-acre land grant held by Edward and Ebenezer Jessup, amongst others. The land grant embraced much of what we now know as Corinth, Hadley, Warrensburg, Thurman, Chestertown, and Johnstown. The Jessup Brothers established Jessup's Landing and Jessup's Little Falls. Life remained peaceful for the Jessup Brothers until the American Revolution, when they enlisted on the side of the British to fight against the Americans. After the war, the Jessups fled to Canada.

The availability of waterpower and abundant local resources contributed to Lake Luzerne's prosperity, which was based on timber and tanning leather. Lake Luzerne sits at the confluence of the Sacandaga and Hudson Rivers, a position well-suited to floating the region's most abundant natural resources—pine and hemlock timber—south. W. The town's biggest claim to fame is the production of the finest leather for bookbinding at the Garnar Leatherworks Company, which was operated until the 1920s, when the tanneries would exhaust the supply of accessible hemlock within 10 miles of the factory (McMartin B., 1998). The buildings were demolished in 1922, but the chimney still stands on Main Street.

When the Adirondack Railway was established in 1871, it connected Hadley/Lake Luzerne to New York City and beyond, opening the area to new residents and industries. In 1869, there was a paper mill and dam constructed at the outlet of Lake Luzerne, its best-kept secret is being the birthplace of the first US made wood pulp grinder. Albrecht Pagenstecher was a pioneer in the paper industry by inventing a grinder to produce a large quantity of pulp from spruce trees suitable for making paper. The Hudson River Pulp Company on the bank of the Wells Creek is now a museum in Old Mill Park. It contains the 1st original wood grinder assembled in the United States.

After the depletion of the local hemlock led to a decline in the timber industry and the logging camps were abandoned, they were transformed into dude ranches, offering city dwellers a taste of the Wild West in the Adirondacks. Activities included ranch chores such as cattle drives, round ups and roping as well as horseback riding. The cowboy-cowgirl flavor of the experiences drew city families north to discover a new way to "get away from it all." A new local economy was built around tourism, with Lake Luzerne and surrounding communities providing exceptional outdoor recreation all year round.

Today the lakes and rivers remain a critical resource for recreation which is the prime industry in modern times. Luzerne's proximity to Lake George and Saratoga Springs provides residents and visitors the balance between the quiet beauty of the Town and the wide variety of things to do within a 20-mile radius.

2.3 Demographic Profile

Populations and People

Lake Luzerne has a 2020 population of 3,079. That represents a -8% change, or a net loss of 268 residents, over the last 10-year period. Table 2-1 shows this is the lowest the population of the community has been since 2000. The population stayed essentially the same for 120 years after first recorded in 1830. It then began to grow more significantly until 2010 when it began to fall for the first time since the 1900 census.

The median age of a Lake Luzerne resident is 51 years old, significantly higher than the 2010 median age of 43. This compares with Warren County median age of 46.8 years, statewide median of 38.8, and national median of 38.1 years. Warren County is one of top 5 counties with the highest median age in the state. The greatest number of residents are 65-74 years old with 25% being 65 and older. 13% are children under the age of 18, with the youngest children being under the age of 5 at 3%.

Table 2-1 Population Change 1950-2020

Year	Population	Population Change
1830	1,430	---
1890	1,679	249
1900	1,341	-338
1950	1,426	85
1960	1,830	404
1970	2,174	344
1980	2,672	498
1990	2,816	144
2000	3,219	403
2010	3,347	128
2020	3,079	-268
Change 2000-2020	---	-140

The 2020 American Community Survey (ACS) 5-year estimates identify that there are only 2% of residents (male or female) in the age group of 18-24, with 25-44 being the largest population segment by age. This statistic may be misleading because of ACS response level but aligns with the 2020 census data that tracks data by 10-year segment (19-29 years old). It also could represent a poor showing for both Census and American Community Surveys.

There are 1,602 households in the Town of Lake Luzerne. The population is 92% white, demonstrating a lack of diversity. This percentage is consistent with the distribution of population in Warren County.

A key indicator in future economic performance is graduation rate. The high school graduation rate for the school district (86.2%) is slightly above that of the New York State (85%).

Lake Luzerne, Warren County

COMMUNITY PROFILE

POPULATION BY AGE



POPULATION DENSITY



EDUCATION



Did Not Graduate: 14%

High School Graduate: 86%

Bachelor's Degree or higher: 26%

Median Age 2020: **51**

Median Age 2010: **43**

ANNUAL HOUSEHOLD INCOME

Percentage of households

Under \$10,000: 4.7%

\$10,000 to \$14,999: 3.2%

\$15,000 to \$24,999: 6.2%

\$25,000 to \$34,999: 12.0%

\$35,000 to \$49,999: 18.6%

\$50,000 to \$74,999: 17.7%

\$75,000 to \$99,999: 15.9%

\$100,000 to \$149,999: 9.4%

\$150,000 to \$199,999: 5.6%

\$200,000+: 6.8%

NUMBER OF HOUSEHOLDS



MEDIAN HOUSEHOLD INCOME



5%

Percentage of Lake Luzerne Residents Below the Poverty Level

Prepared by Warren County GIS for LGLCRPB. Data sources: 2010 and 2020 population figures and 201 median age: decennial Census. All other figures: 2020 ACS 5-year estimates.

2.4 Local Economy and Business Development

Existing Conditions

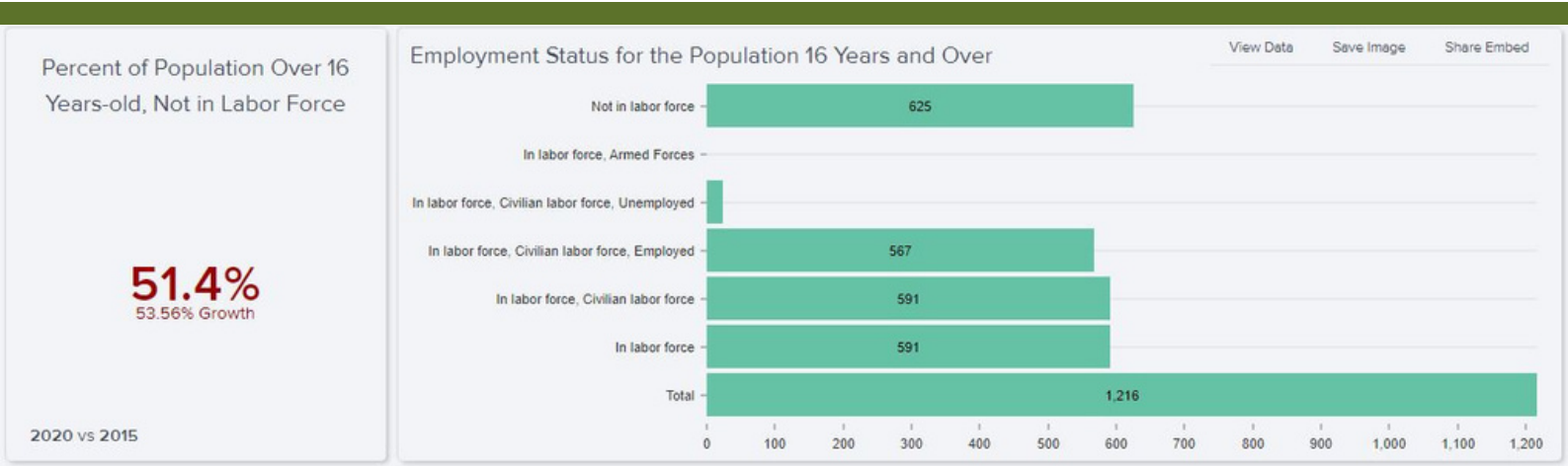
The Lake George Lake Champlain Regional Planning Board’s Forward Together: Economic Resiliency Plan, released in October 2021, provides an economic overview of the region, and a characterization of the region’s workforce, foundational assets, and competitive assets. It identifies four conditions in the region that are exacerbating the worker shortage and/or influencing the future of employment in the region:

- Limited Population Growth and Aging Workforce
- Disruptions in the Foreign Worker Model
- Automation
- New Employee Attraction Approaches

The report offers strategies to address these regional issues. The full report can be found on the LCLGRP website:

<https://acrobat.adobe.com/link/track?uri=urn%3Aaaid%3Ascde%3AUS%3Aff996a72-5bf9-4d22-b347-13510b61faae&viewer%21megaVerb=group-discover>

The employment rate in Lake Luzerne is 59.2%, which is slightly higher than the Warren County rate of 57.2%. Throughout the 1990’s, unemployment levels in the region were consistently higher than those of New York State (outside of New York City). Regional trends show a considerable decline in unemployment levels with Warren County. Statistics reported for January 2023 (NYS Department of Labor) show Warren County 4.6%, Glens Falls MSA at 4%, NYS at 4.6%, nationwide at 3.9%.

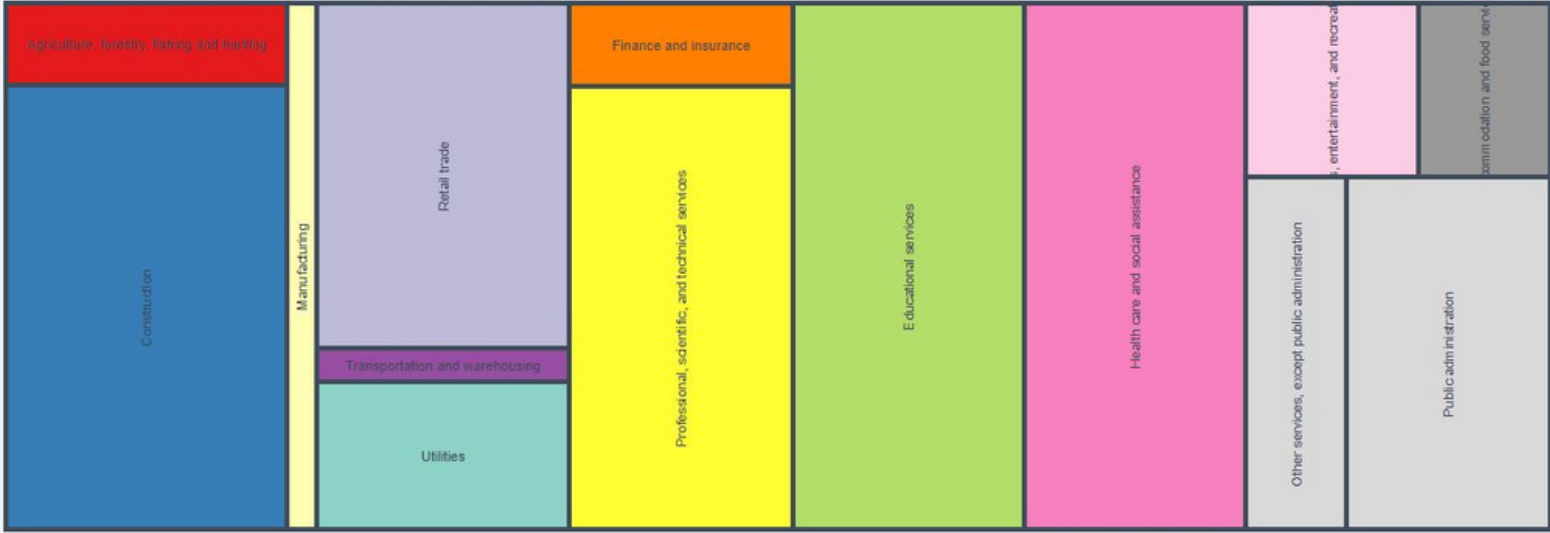


White-collar workers make up 71.43% of the working population in Lake Luzerne, while blue-collar employees account for 28.57%. 59.7% are private sector employees, 23.3% local, state, and federal government employees, and 6.5% work for private non-profit corporations. 10.6% are self-employed in either incorporated or unincorporated businesses.

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.

Industries by civilian employed population 16 years and over

[View Data](#) [Save Image](#) [Share Embed](#)



Median income peaked in 2013 (\$73k annual), hitting bottom in 2015 (\$53.3k) and steadily recovering to \$59.4k in 2019. The Town’s 2020 median household income is \$59,146. This compares with \$61,024 for Warren County, \$68,486 for NYS, and \$62,843 for the nation. The per capita income is a little higher than the GF Metro Area and about 90% of the amount for the state. 47% of the population makes under \$50k annually, which is about 20% higher than the Glens Falls Metro Area and 25% greater than 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).



The Town of Lake Luzerne continues to enjoy a stable and strong 16-week summer economy. Tourism in Lake Luzerne relies on the business anchors of the community and the signature events it offers throughout the year. Key businesses 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, Huttopia, Lamplighter Inn, Bon’s Ice Cream and Adirondack Golf.

The Main Street area is representative of a healthy downtown mix of community buildings, cultural institutions, and beaches and parks. The downtown is extremely attractive and highly walkable to all local essential services including a pharmacy, grocery store, bank, library, chamber visitor center, post office, and funeral home. Key events include the weekly music events in the Town Pavilion, Annual Halloween Pugs and Pumpkins Party, Lake Luzerne History Day, Full Harvest Moon Lantern Walk, Holiday Stroll, Corvettes Doo Wop Revue, Bon's Car Show, and Fall Festival which is shared with the Town of Hadley.

The local economy is also influenced by the First Wilderness Heritage Corridor initiative that unites the towns of Lake Luzerne, Stony Creek, Thurman, Warrensburg, Johnsburg, Chester and Horicon with a regional planning approach that focuses on the upper Hudson River Corridor. The department recently launched the First Wilderness Letterboxing Trail, a treasure hunt activity incorporates orienteering, art, and puzzle solving. Its intent is to get visitors and local residents out and exploring free historic, cultural and recreation sites throughout the First Wilderness Heritage Corridor.

Unfortunately, the number of day visitors has decreased significantly due to the closing of several well-known restaurants. Typically, visitors would come in for a half-day of whitewater rafting, hiking, camping, horseback riding and enjoying the lake, followed by lunch or dinner. It also is the perfect day drive for visitors from Glens Falls, Saratoga Springs and Lake George. This pattern of visitation has been disrupted by the loss of places to enjoy a meal. Lake Luzerne has also lost significant winter tourism from snowmobilers due to a long pattern of warmer winter weather. Workforce shortages mostly caused by the pandemic have exacerbated the impact on local businesses.

The Town is continuing to seek ways to find their market niche that will make it more resilient to shifts in tourism and therefore more sustainable. One solution to consider is marketing Luzerne as the alternative to the Lake George Village experience. A connected interpretive story would attract visitors to a fun and interesting regional corridor experience. Attracting a full-service year-round restaurant with menu and pricing that suits both residents and visitors is an essential component to making this marketing initiative work.

2.5 Land Use, Zoning and Housing

Existing Conditions

Land Use

The Town completed a Waterfront Revitalization Strategy and Comprehensive Plan in 2010 which has been providing guidance for land use planning. Understanding land use patterns can provide insight into opportunities and constraints for future growth and development based on the need to preserve open space, protect fragile environmental features, and ensure that the character of the community is maintained. Table 2-2 shows the breakdown of land uses categorized by type and measured in acres and percent coverage. In addition to

analyzing the amount of land in each land use type, it is also helpful to understand where these land use categories are located throughout the Town. A Land Use Map (Map 2) illustrates the general distribution of land use types and specific patterns that emerge in the layout of the Town. The information on the Land Use Map represents land use as coded by the Assessor on a specific day and is not intended to be used to make land decisions.

Table 2-2 Land Use Classifications (2021)			
	Number of Parcels	Acres	Percent Coverage
Agriculture	2	NA	NA
Residential	1,859	8,010.37	23.83%
Vacant	778	5,090.41	15.15%
Commercial	69	66.07	0.20%
Recreation & Entertainment	27	1,058.21	3.15%
Community Services	33	172.92	0.51%
Industrial	3	NA	NA
Public Services	42	586.51	1.58%
Public Parks, Wild, Forested & Conservation Properties	182	18,540.92	55.16%
Totals	2,995	33,525.41	-

Residential Lands

Nearly 24% of the land in Lake Luzerne is classified as residential, making this the second largest land use category within the Town. The majority of the residential lands are located along the Hudson River, within the hamlet, near the lakes, and along major roadways. These properties contain both new and older homes, mobile homes, subdivisions, and some larger parcels classified as "Rural Residential with Acreage," meaning a rural residence with 10 or more acres of land. Seasonal residences are also included in this category. Lake Luzerne has a significant seasonal population, reflected in the fact that nearly 20% of the residential parcels are classified as seasonal residences. These seasonal residences are mainly clustered around the various bodies of water within the Town, with a few exceptions.

Vacant Lands

Vacant Land comprises just over 15% of the total land area of Lake Luzerne. Of this vacant land, nearly two-thirds are classified as vacant residential land with 10 or more acres. These parcels are the most likely to be developed for new homes in the Town and should be scrutinized during the planning process for their development suitability and the potential impacts of new home construction in the coming decades. The majority of these vacant residential lands are located in the southern portion of the Town outside of the Adirondack

Park boundary, in the northern end of Town around Gailey Hill, Old Stage, and Potash Roads, and in the Lake Vanare/Forest Lake area. The remaining vacant lands include all other types of vacant land and are scattered throughout the Town. The larger parcels are concentrated around Second Lake and along the Hudson River at the southern end of Town, while smaller parcels are located along most of the main roadways and in the currently developed residential areas.

Commercial Lands

Commercial land uses constitute 2.69% including a variety of different business types. The two main commercial centers within the Town are located in the Hamlet of Lake Luzerne and in the area near Fourth Lake. The Lake Luzerne Hamlet area is home to most of the businesses that serve daily needs of residents and visitors, while the Fourth Lake area businesses are more focused on tourism activities such as restaurants and dude ranches.

Recreation and Entertainment Lands

There are a total of 27 parcels (3.2%) devoted to recreation in the town.

Community Service Lands

There are a total of 33 parcels (0.5%) devoted to recreation in the town.

Industrial Lands

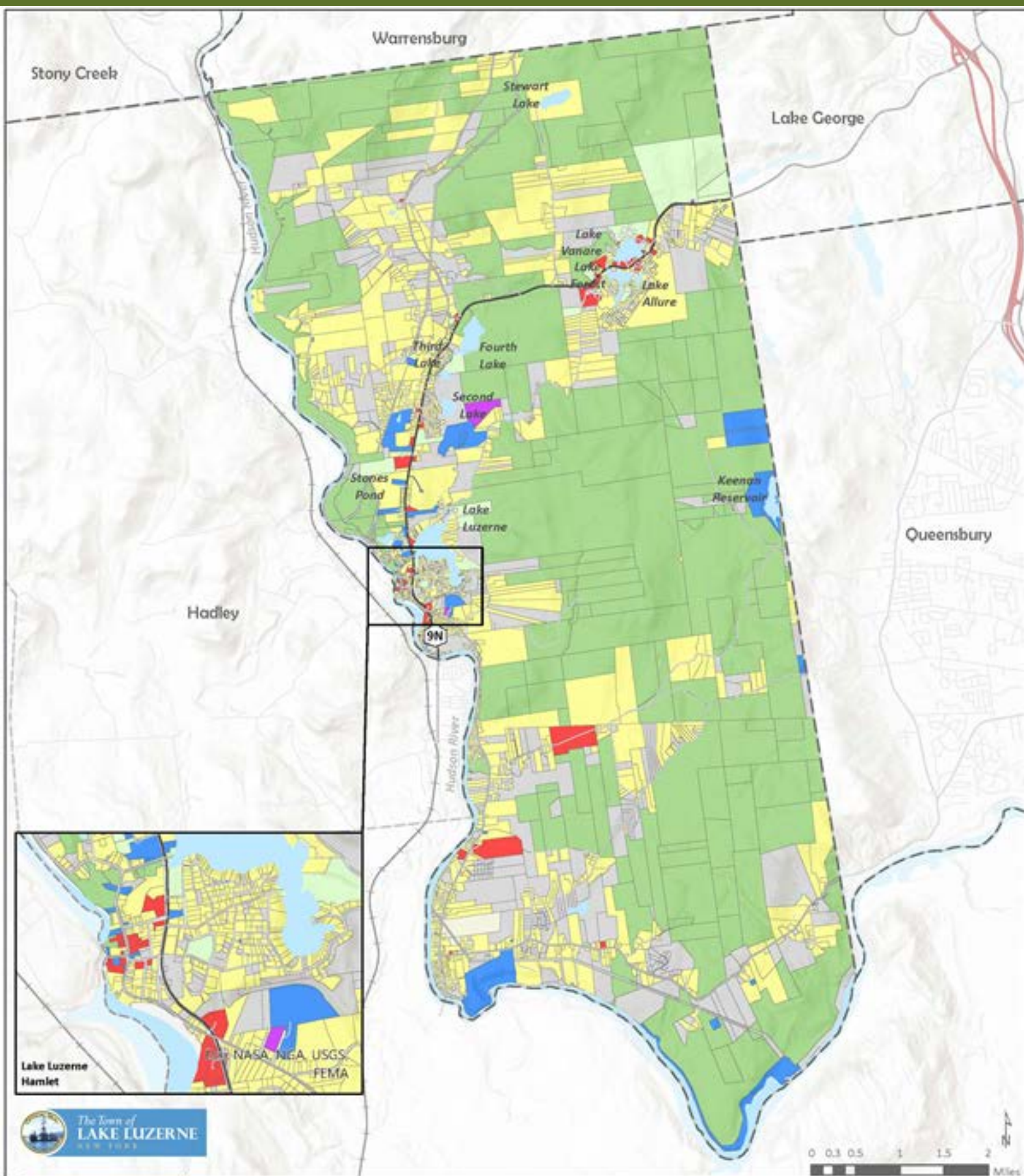
There are only 3 parcels devoted to recreation in the town.

Public Service Lands

Public Services land uses account for 1.58% of total land use. 40% of the public services parcels are used for water supply for the Town. One area of concern expressed by the community is a lack of cellular telephone service in the area, and there is not one parcel of land within the Town currently classified as "Cell Phone Tower." Another deficiency noted by residents is the need for a municipal sewer system, the absence of which is also evident in the land use classification information.

Public Parks, Wild, Forested & Conservation Properties

While only 6.19% of the parcels of land in the Town of Lake Luzerne are classified in this land use category, they comprise a total of over 18,500 acres: more than half of the land area of the Town (55.16%). The large amount of these forest lands contributes to the beauty and wildlife habitat of the Town and provides some of the recreational activities that residents and visitors enjoy. This abundance of protected and wild forest can be attributed to the location of Lake Luzerne within the Adirondack Park, as well as to the historical prevalence of forestry and timber related businesses in the area. While the development of much of this land is restricted by State ownership and APA development regulations, it is critical to maintain the rural and Adirondack character of Lake Luzerne.



Town of Lake Luzerne 2023 Comprehensive Plan - Map 2 Land Use Map

- Municipalities
- Hydrography
- Federal
- State Route
- County Road
- Local Road

- Railroad
- Landuse**
- Agricultural
- Residential
- Vacant
- Commercial

- Recreation & Entertainment
- Community & Public Services
- Industrial
- Wild, Forested, Conservation, Parks

Prepared by Warren County NY GIS January 2023
Data Source: Warren County Real Property Tax 2022 roll

Zoning

Land use in Lake Luzerne is regulated by the Town of Lake Luzerne Zoning Code and Subdivision Regulations. The Zoning Ordinance was last updated in September 2010. A list and a general description of the Town's designated zoning districts is below. The Zoning Map is presented as Map 3.

HC – Hamlet Commercial: 10,000–30,000sf (1–3 acres for a few special uses)

Commercial areas intended to provide for a diverse and vibrant mixture of commercial and residential development. This district is intended to maximize the economic development potential by encouraging infill, reuse and expansion, and by protecting and enhancing a mixture of uses compatible with the surrounding residential neighborhoods.

HR – Hamlet Residential: 30,000sf–1 acre

Residential development in a neighborhood setting. The purpose is to create a safe haven for people to live and conduct their domestic activities. A degree of privacy is expected, especially in the house and the rear yards.

HI – Hamlet Industrial: 1 acre

Industrial areas that can host appropriate small-scale manufacturing within the Town without compromising environmental standards related to traffic, noise, odor, health, visual impact, and are sensitive to the surrounding residential areas of Lake Luzerne.

R-RE – Residential Resort: 1–3 acres

Residential areas where uses are mixed to accommodate commercial uses focused on tourism in a residential neighborhood setting.

RT – Residential Town: 1–25 acres, R-RU – Residential Rural: 1–25 acres, RC – Residential Countryside: 3–25 acres

These residential districts are located outside the hamlet districts where the natural setting provides for the ability to develop housing in a variety of densities consistent with the area's rural characteristics.

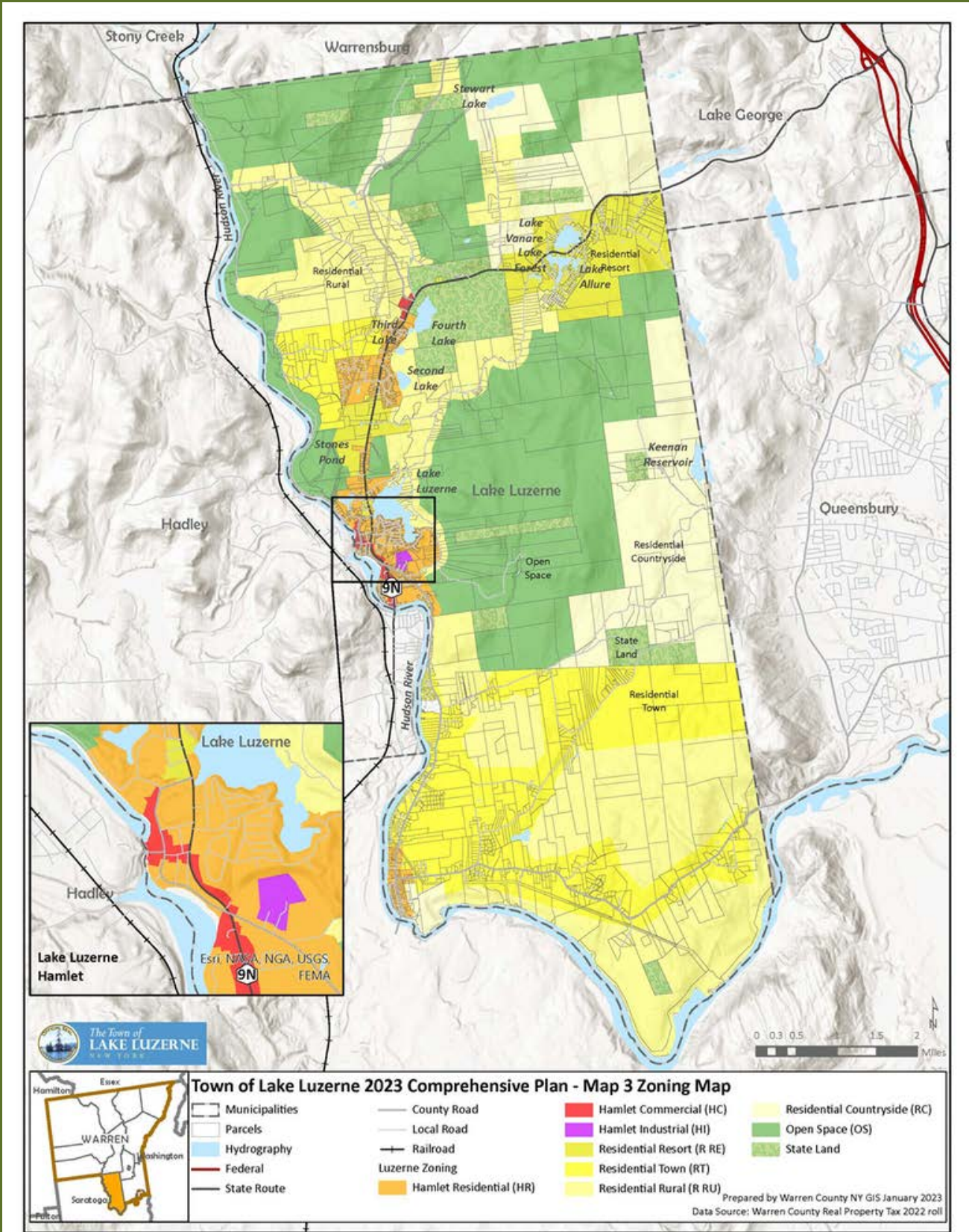
OS – Open Space: 8–32 acres

Natural areas where development is restricted to low density in order to protect the open space character or unique landscape characteristics.

FH – Flood Hazard Overlay

The land area adjoining a river, stream, watercourse, or lake which is depicted as lying within the 100-year flood zone as depicted on Flood Insurance Rate Maps (FIRM) prepared under the Flood Hazard Mapping Program of the Department of Homeland Security Emergency Preparedness and Response Directorate (FEMA).

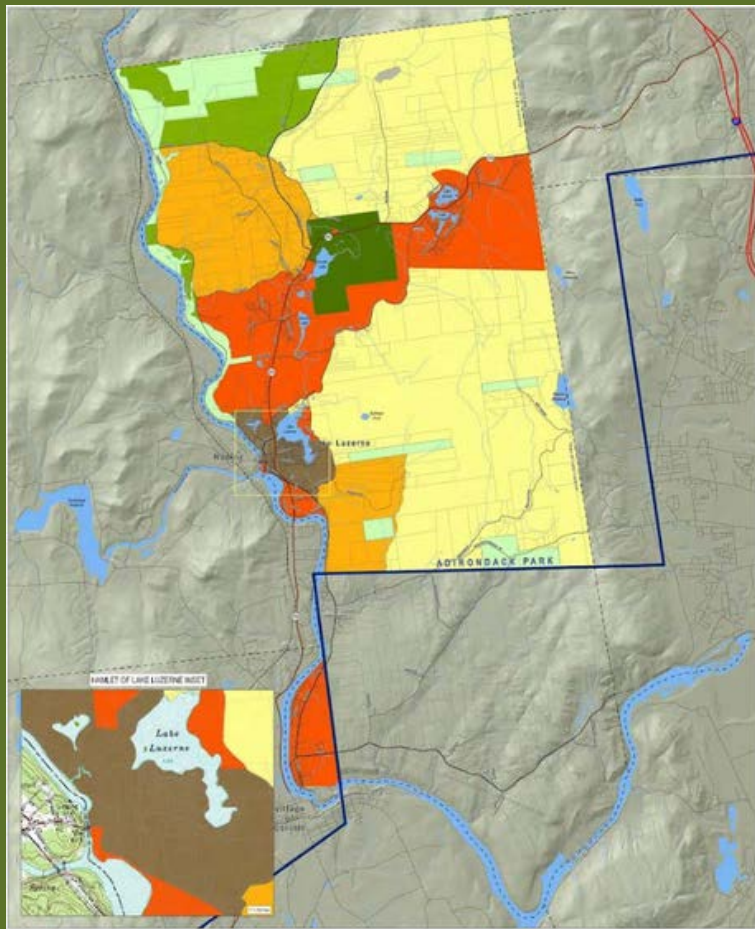
The Lake Luzerne Zoning Ordinance also contains provisions for a number of Planned Development Districts (PDDs). The purpose of these PDDs is to provide a means of developing lands appropriate for certain uses in an economic and compatible manner, while encouraging the utilization of innovative planning and design concepts. The Planned Development Districts established by the Zoning Ordinance include Planned Residential District, Planned Recreational District, Planned Commercial District and Planned Industrial District.



Lands in the Adirondack Park

Approximately 65% of the town's 65 square miles is located within the boundary of the Adirondack Park. The Adirondack Park has an independent set of regulations that govern land use and development. These regulations are part of a regional system of land use classifications for the lands located in the park. The six land use classifications – Hamlet, Moderate Intensity Low Intensity Use, Rural Use, and Resource Management – have their own permitted uses and overall land use intensity guidelines. Map 5a illustrates the APA land classifications for the Town of Lake Luzerne.

Any new development that occurs on lands within the park must comply with the requirements set forth by the land use classification assigned to that parcel of land being developed. In addition to any permits required by the Town of Lake Luzerne, properties located within the Adirondack Park may also be subject to permitting or approval by the APA to ensure compliance with regulations set forth in the APA's Land Use and Development Plan. The Town of Lake Luzerne does not have an Agency Approved Local Land Use Program therefore nearly all major development plans outside hamlet areas must receive APA approval before proceeding.



Adirondack Park Land Classifications for the Town of Lake Luzerne shows the distribution of average required land use densities:

Hamlet: brown, no density restrictions
Moderate Intensity Use: red, 1.3 acres
Low Intensity Use: orange, 3.2 acres
Rural Use: yellow, 8.5 acres
Resource Management: green, 15 acres
Industrial Use: purple, no density restrictions

The following describes the land use area classifications their purpose:

Hamlet

These are the growth and service centers of the Adirondack Park where the Agency encourages development. Intentionally, the Agency has very limited permit

requirements in hamlet areas. Activities there requiring an Agency permit are erecting buildings or structures over 40 feet in height, projects involving more than 100 lots, sites or units, projects involving wetlands, airports, watershed management projects, and certain expansions of buildings and uses.

Moderate Intensity Use

Most uses are permitted; relatively concentrated residential development is most appropriate.

Low Intensity Use

Most uses are permitted; residential development at a lower intensity than hamlet or moderate intensity is appropriate.

Rural Use

Most uses are permitted; residential uses and reduced intensity development that preserves rural character is most suitable.

Resource Management

Most development activities in resource management areas will require an Agency permit; compatible uses include residential uses, agriculture, and forestry. Special care is taken to protect the natural open space character of these lands.

Industrial Use

This is where industrial uses exist or have existed, and areas which may be suitable for future industrial development. Industrial and commercial uses are also allowed in other land use area classifications.

Housing

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. 1,602 units are occupied by households (68.4%) where all the persons who occupy a housing unit as their usual place of residence. 741 units are vacant or seasonal units (31.6%).

The total number of owner-occupied housing units decreased by 90 housing units 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).

Lake Luzerne

Warren County



2,343

Total Housing Units

Occupied Units: **1,602 (68.4%)**

Vacant/Seasonal Units: **741 (31.6%)**



318

Renter Occupied Units

19.9%



1,284

Owner Occupied Units

80.1%

Median Rent: \$1,012

Median Mortgage: \$1,327

Median Home Value: \$170,100

Average size of renter household:
2.17 people

Average size of owner-occupied household:
2.00 people

Percentage of renter households
that are paying 30% or more of
household income in rent:

77.4%

Percentage of mortgaged households
that are paying 30% or more of
household income on mortgage:

19.1%



Number of households that
moved in before 1990: **183**

Number of households that
moved in after 2018: **38**

Housing Units by the Numbers

Single-Family Detached homes: 1,954

Single-Family Attached homes: 29

Mobile homes: 328

2-unit structures: 0

3 or 4 unit structures: 0

5 to 9 unit structures: 0

10 to 19 unit structures: 0

20+ units: 21



Built 2014 or later:
111 units

Built before 1940:
287 units

*Prepared by
Warren County
GIS April 2022
data source:
American
Community
Survey 2020 5-
year estimate,
table DP04.
Margin of error
for all figures is
substantial.*

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. Sources for this information include the US Census, American Community Survey (5-year), Lake Champlain–Lake George Regional Planning Board.

Local officials, planning and development organizations have determined that there is a severe housing shortage of rental and single-family homes for the general workforce, seniors and lower income persons. This issue was echoed at the public meetings and survey for the 2023 Comprehensive Plan . Residents of Adirondack towns, particularly those employed in the tourism and hospitality industry, must compete for available housing with seasonal residents and the short-term rental market. The impact from COVID has dramatically increased home sales and purchase prices. This has resulted in limiting the housing available and out of reach for local residents.

To address this regional problem Warren County, through the Planning Department, is conducting a Housing Needs Analysis. Current information will be collected to understand the housing needs, determine market demand and establish a plan of action to increase the supply of housing.

The proliferation of Short-Term Rentals (STRs) is also presenting challenges to the housing inventory. The Town Board acknowledges that STRs can attract visitors to the community and can provide an additional source of income to Town residents. It has been determined however that short-term, transient rentals can be incompatible with the sense of privacy, community and ambience currently enjoyed in residential neighborhoods in the Town. STRs have the potential to create a threat to the public health, safety, and well-being within the Town. Accordingly, the Town Board is developing regulations to protect against adverse effects of this use while permitting it under appropriate circumstances.

Opportunities to improve planning and zoning include:

- Apply for funding to update the Zoning Ordinance through the NYSDOS Smart Growth Program.
- Address the management of Short-Term Rentals.
- Review lots in the hamlet that are divided by more than one zoning district.
- Review and resolve the consistency issues between zoning densities between the Town and APA throughout the Town.
- Adopt the Climate Smart Community pledge as a municipal resolution to join the program and become a Registered Climate Smart Community (NYSDEC).

Lake Luzerne



Zip Codes



Purchase

View Unlocked Market



Average Daily Rate



\$329



View Rates →

Occupancy Rate



70%



View Occupancy →

Revenue



\$3,789



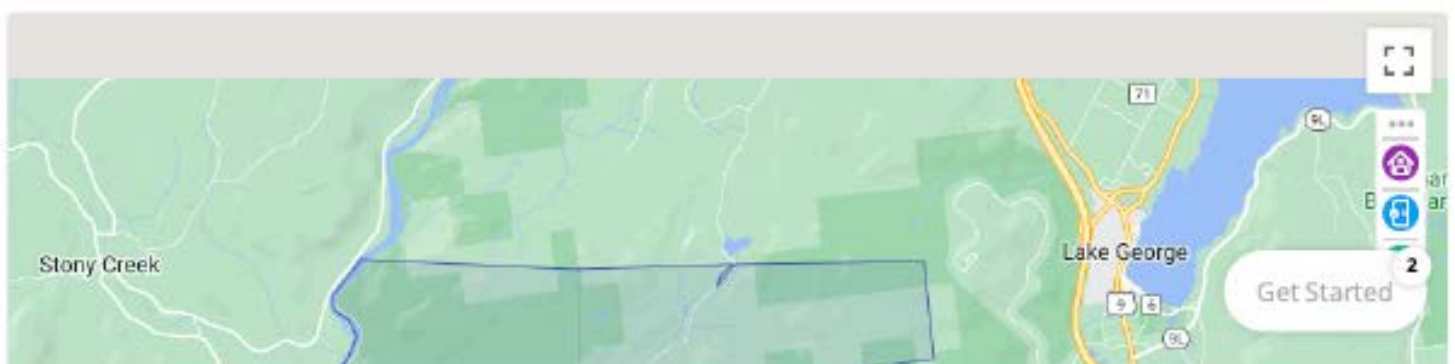
View Revenue →

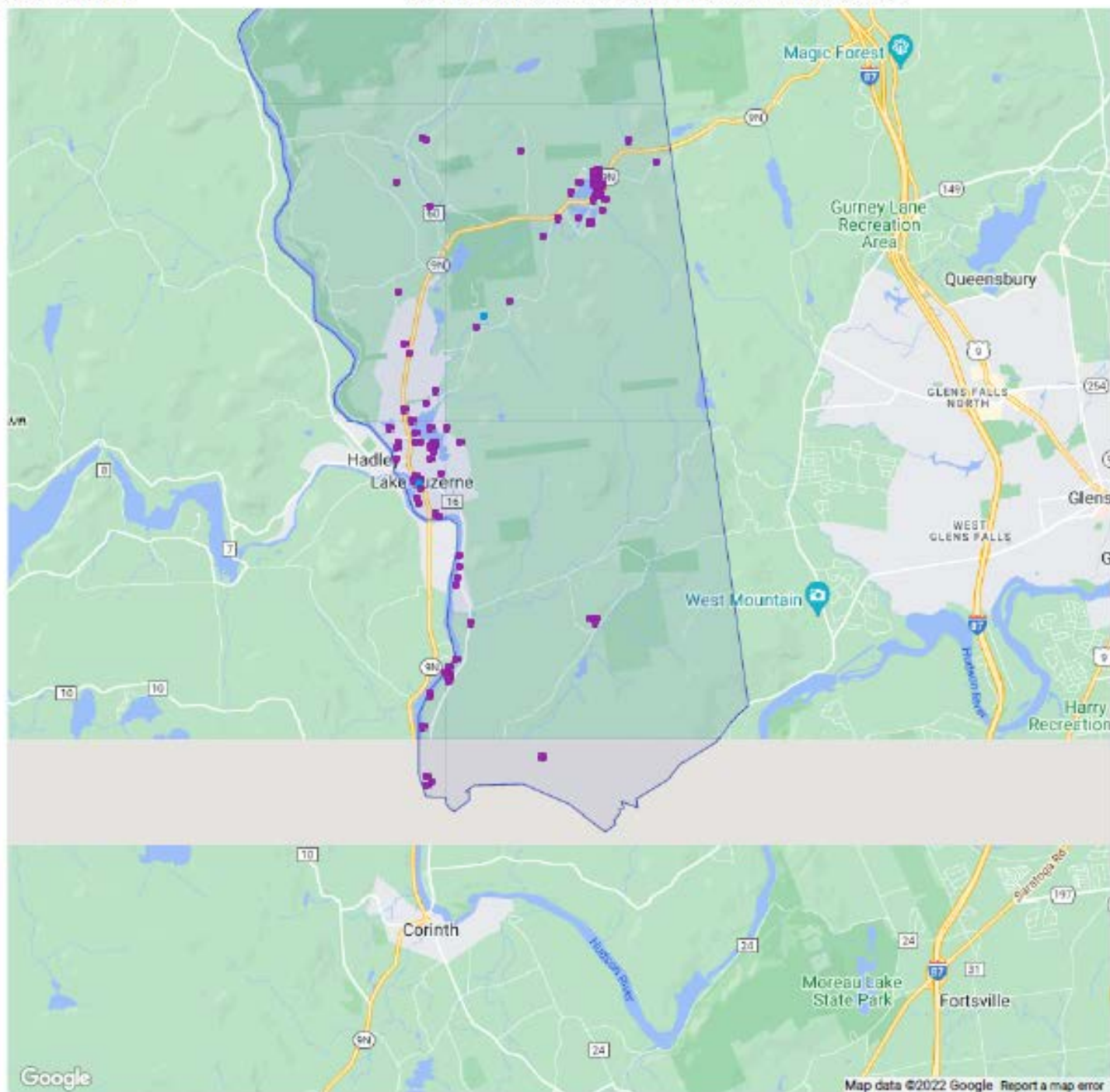
Market Grade

Overall



① Rental Demand	<div><div></div></div>	61
① Revenue Growth	<div><div></div></div>	
① Seasonality	<div><div></div></div>	
① Regulation	<div><div></div></div>	
① Investability	<div><div></div></div>	



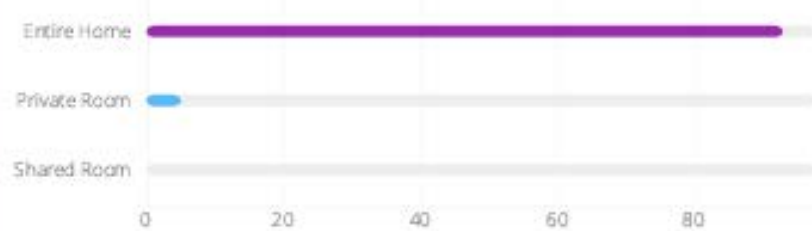


98 Active Rentals

1

Rental Type

94% Entire Home rentals



Get Started

2

Rental Channel



48%



24%

Listed on Both

28%

Rental Size

2.7 Bedrooms / 7 Guests on average



Rental Growth

9% Quarterly Growth



Top Property Managers ⓘ

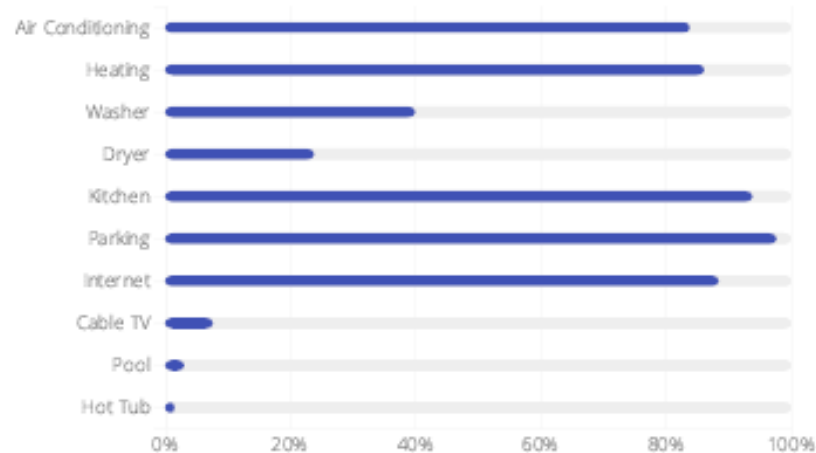
	LISTINGS	ANNUAL CHANGE	REVIEWS	
Tentrr	1	0.0%	9	★ 5.00

Get Started

2

Evolve	LISTINGS	ANNUAL CHANGE	REVIEWS	RATING
Northern Living	1	+ 100.0%	3	★ 5.00

Amenities

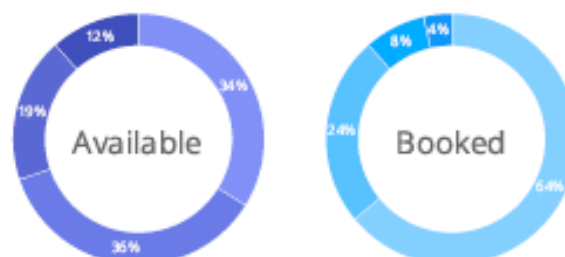


Airbnb Ratings

Overall Rating: **4.79**Rated at Least 4.5 Overall: **81%**

Rental Activity ⓘ

30% Available Full Time



Rental Settings

Cancellation Policy

flexible
moderate
na
strict
super strict

Minimum Stay

1Night
2
3
Get Started ²

2.6 Community Services

The connections between Lake Luzerne and the Town of Hadley are numerous and valuable. These two communities share the benefits of the scenic beauty and waterfront of the Upper Hudson River and the related tourism dollars that it brings. The Hadley-Luzerne Central School District serves these two communities, as well as the Towns of Day, Stony Creek, and parts of Corinth. The Hadley-Luzerne library located in Lake Luzerne serves both communities, and the fire department services are funded and depended upon jointly as well. Residents of Hadley patronize many Lake Luzerne businesses and add to the economic foundation of the Town. Map 4 illustrates the location of the Town’s community assets.

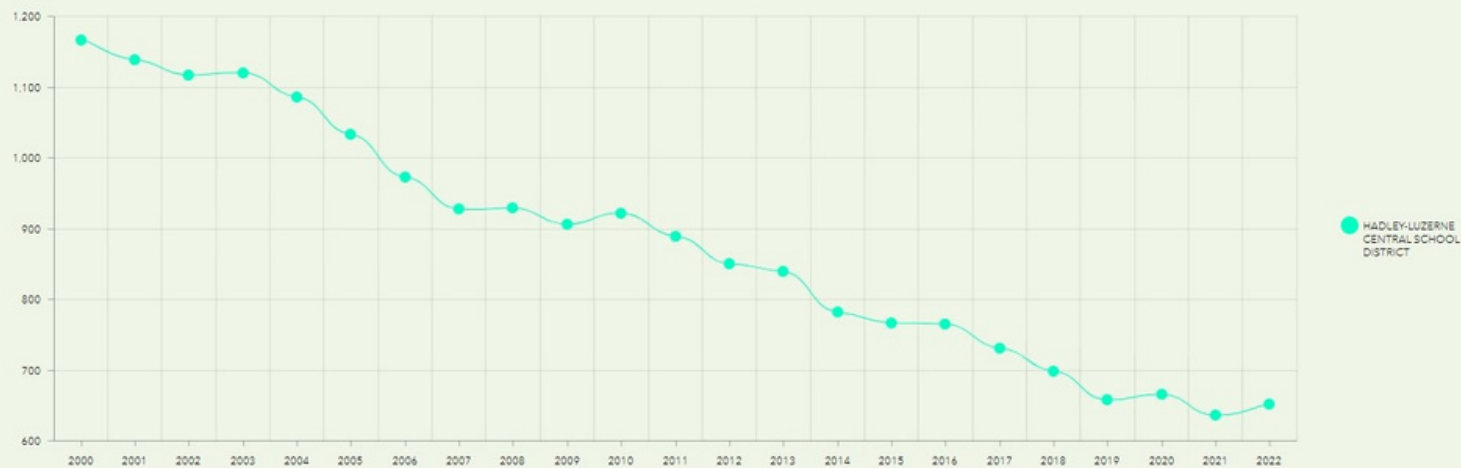
School

The Hadley-Luzerne Central School District is comprised of the Stuart M. Townsend Elementary School and Hadley-Luzerne Jr. Sr. High School. Educational resources are supplemented by the privately run 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.

School enrollment in the Hadley-Luzerne Central School peaked in the 1999-2000 school year and dropped steadily by a total of 515 students over the last 20 years. This represents a 56% drop in enrollment, which is far greater than the New York State average of -15%, the Northeast of -6%, and the US of +6%. Table 2-3 outlines enrollment history for the last 20 years. High school graduation rate has also steadily declined over the last 10 years from 91.3% to 83.6% (-7.7).

Table 2-3 Hadley-Luzerne Central School Enrollment History		
School Year	K-12 Student Enrollment	Enrollment Change
1993-1994	1,092	---
1999-2000	1,166	74
2010-2011	889	-277
2011-2012	899	10
2012-2013	876	-23
2013-2014	814	-62
2014-2015	785	-29
2015-2016	779	-6
2016-2017	761	-18
2017-2018	730	-31
2018-2019	654	-76
2019-2020	640	-14
2020-2021	635	-5
2021-2022	651	16
2000-2022 Change	---	-238
Source: NYSED		

School Enrollment by District



Change in School Enrollment: 2000 to 2022

Fire and EMS

Rockwell Falls EMS provides services in the towns of Lake Luzerne, Hadley, and neighboring communities. The EMS is supported with volunteers and paid EMT's. It is fully staffed 24 hours a day providing advanced life support to the Luzerne-Hadley Fire Department (Van R. Rhodes Volunteer Fire Company, Inc.). The Fire Department is all volunteer operating out of the firehouse on Lake Avenue in Lake Luzerne which was dedicated on August 26, 1979. The fire company covers one of the largest territories in the state and reports to many real fire calls. It is a member of both Warren County and Saratoga County Mutual Aid Systems. Like so many fire companies, the department continues to work on a program to improve its volunteer ranks and upgrade equipment and is considering the feasibility of adding a second location for a firehouse.



Healthcare

The Hudson Headwaters Mobile Health Unit offers primary care, pediatric and adolescent medicine and gynecology twice a month. Mobile Health is staffed by a family nurse practitioner and available to supplement an individual's primary care needs or be used as their primary care provider. Open to all students enrolled in the district, the Hadley-Luzerne Student Health operates a school-based health center for the Hadley-Luzerne Central School District at the Stuart M. Townsend Elementary School. Primary care services provided to students may include 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. These services offer a partial level of care to the community but there is no local doctor or dentist in the community. Evergreen Medical Center in Corinth does provide primary care, laboratory services, medical imaging, and rehabilitation services however there are long waiting lists for appointments. Most people must travel to Glens Falls for reliable care at established health centers or doctor appointments. Stone's Pharmacy is a highly valued resource in Lake Luzerne. It provides compound scripts, employs local residents, delivers medication, and provides vaccines.

Lake Luzerne Senior Center

The Senior Center, located in the Lake Luzerne Town Hall Complex, offers on-site meals and home delivery 3 times per week through the services of the Office of the Aging. Activities including exercise, programming and special events are also offered at the center.

Rockwell Falls Public Library

The Rockwell Falls Public Library is a member of the Southern Adirondack Library System serving a population of 6,585 and covering a service area including the towns of Day, Stony Creek, Lake Luzerne, and Hadley. The library is the center of community culture offering programming, special events and a place for quiet reflection and meaningful conversation.

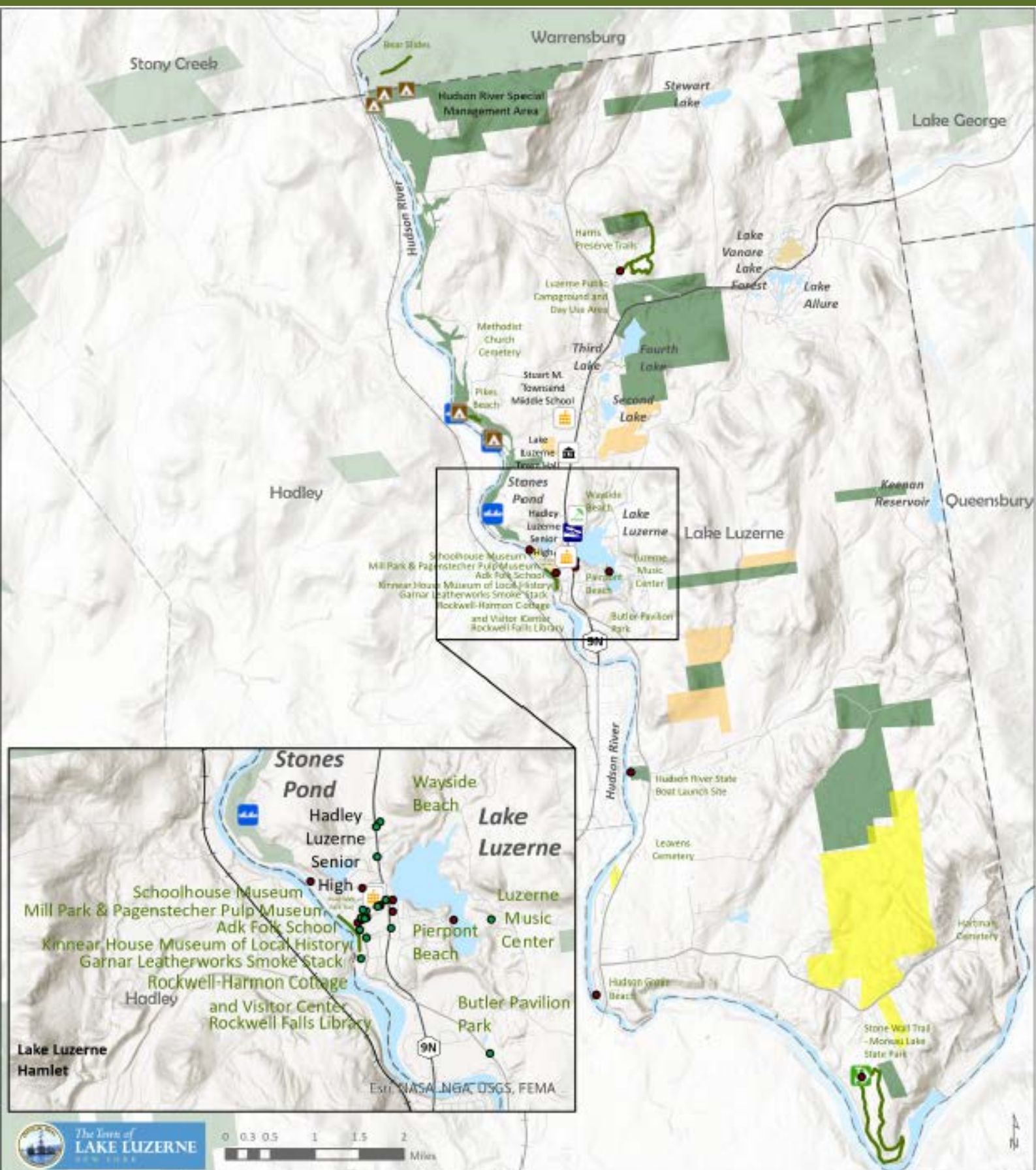
Lake Luzerne Regional Chamber of Commerce

The Chamber is located in the historic Rockwell-Harmon Cottage. It provides listings of services in and around the Lake Luzerne area and the Adirondack Park region and operates a Visitor Information Center.



Other Community Services

- The Maxfield Community Food Pantry is operated by the churches in the Hadley-Luzerne area and serves families residing in the Hadley-Luzerne School District. The pantry is located in the parking lot behind the Rockwell Falls Presbyterian Church at 89 Bay Rd.
- Churches: St Mary's Episcopal, Hadley-Luzerne Wesleyan, First United Methodist, Rockwell Falls Presbyterian, Holy Mother and Child Parish, Church of Nations.
- Warren County Head Start offers daycare and childcare services and early childhood education services to low-income families in Lake Luzerne and the area. 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. Extended School Day program for grades 1-6.
- The Hadley-Luzerne Lions Club has been recognized by the Dictionary Project as a top donor, for New York, for its commitment to learning by Stuart M. Townsend Middle Schoolers for purchases a dictionary and an atlas for every sixth grader at the school. Lions also distribute food and coats and host many fundraisers throughout the year to pay for many community needs.
- The William J. Varney American Legion Post #862 dedicates its service for the veterans, military in the Lake Luzerne community.



Town of Lake Luzerne 2023 Comprehensive Plan - Map 4 Town Assets Map

Municipalities	Federal	Town Hall	Hiking Trails	Canoe Launch
Hydrography	State Route	Schools	Snowmobile Trails	Lean-To
State Land	County Road	Recreation	Beach	Primitive Campsite
Town-Owned Lands	Local Road	Trail Head	Cartop Launch	
OSI Lands	Railroad			

2.7 Infrastructure

Municipal Water

The Lake Luzerne Water District provides water to a portion of the Lake Luzerne population, mainly those areas in the hamlet of Lake Luzerne and surrounding areas. The water system currently serves approximately 850 customers (2,500 people). A second smaller district, the Hudson Grove Water District, serves 119 (345 people) properties with water purchased from Corinth's municipal water system. Needed upgrades in the Lake Luzerne Water District were identified in the 2017 Water System Rehabilitation Project Report. Improvements include replacement of water lines in the Heights Area, Hill Street, Lawrence Street, and Church Street, and the rehabilitation of the water tank. Funding is currently being sought for this project.

Wastewater Treatment

There is no municipal sewer system in the Town, necessitating the construction of a separate septic system for each developed parcel of land. The topography and presence of bedrock in the hamlet of Lake Luzerne makes installation and operation of septic systems difficult and is challenging in its support of any further development. If any expansion or development is to occur within the hamlet area, creative provisions for sewage management will be required. A feasibility report was completed in March 2006 regarding options for a municipal sewer system. These potential options included expanding the existing facilities in the Town of Hadley and creating a new system within the Town of Lake Luzerne. Both alternatives were deemed infeasible due to cost and no action has been taken on the outcome of the feasibility report. The Town is following the progress on Warren County's draft law on mandatory septic inspections upon the transfer of real property and may consider a similar law in the future.

Public Transportation

There is no trolley or bus that provides transportation to Glens Falls, Lake George, or Corinth and beyond. More expensive travel options are available from both Uber and Lyft and several taxi services are available from Glens Falls.

Roads

State Route 9N is the major thoroughfare through Lake Luzerne, and the only state highway in the Town. Route 9N comes from the south from Saratoga Springs and runs north from Corinth up the west side of the Hudson River in the Town of Hadley until it crosses over the Hudson and travels north/northeast through Lake Luzerne and on to Lake George, where it meets the Adirondack Northway, Interstate 87. The Warren County Department of Public Works is responsible for the maintenance of County Routes 16, 32, 44, and 60. The Town of Lake Luzerne maintains all other roads other than Route 9N which is a state road. The condition of roadways within Lake Luzerne varies widely. The high traffic roads are well-maintained with good pavement. Some of the smaller roads have areas that could use reinforcement or minor surface repairs. A consistent issue throughout the Town is the need for wider shoulder areas along the roadways that would provide safer travel for vehicles, pedestrians, and cyclists.

Pedestrian Environment

Sidewalks within the Town are unnecessary in many places due to the rural nature of the built environment. However, the hamlet area has a sufficient and well-maintained sidewalk network providing an enjoyable walkable downtown environment. A survey conducted by Advisory Committee members observed that there were numerous areas that could use improvements especially in the need to make pedestrian crossings more accessible.

Parking

Public parking is provided in some areas of the Town. These parking facilities are mainly located near public use areas such as lake and river access points, the Town Hall Complex, the Hadley-Luzerne Central School, and others. There is no obvious deficiency in parking spaces available for the patronage of local businesses, as most commercial properties have parking provided on premises. The Town is actively pursuing the installation of 2 electric charge stations at the Town Hall Complex to supplement the 2 currently available at the Adirondack Folk School.

Cell Service and Broadband

Cellular phone and internet services are widely available throughout the town. However, there are pockets of unreliable or unavailable service mostly due to the mountainous terrain of the community. Roughly 17.44 square miles of Lake Luzerne has limited access to cellular data. AT&T has the best cell phone coverage in Lake Luzerne (92% coverage) followed by T-Mobile at 79% and Verizon at 70% has 1 cell tower and a new cell tower is under development off Hall Hill Road. Residents believe the issue with unreliable cell service is significant and holding back the community from growing the residential and commercial sectors. The issue is even more pronounced for high-speed internet. New York State is investing hundreds of millions towards expanding access to high-speed broadband through the New York Broadband Program to bring broadband to an additional 226,000 households/businesses. The State is defining high speed as 100 Mbps or better with a minimum of 25 Mbps or better in some of the more rural areas.

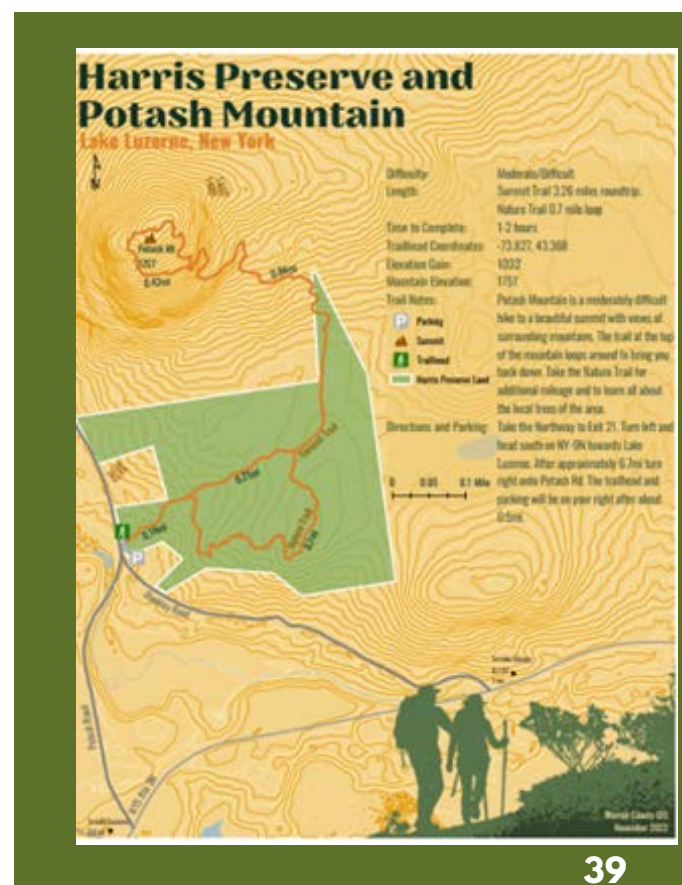
2.8 Parks, Recreation and Trails

The Town of Lake Luzerne has a wide array of recreational opportunities. It's location within the Adirondack Park and proximity to so many outdoor activities make Lake Luzerne a year-round destination for local and out-of-town recreational users. The waters of Lake Luzerne are critical to the identity of the community and provide a vast array of scenic views and recreational opportunities. The health of the Town's tourism economy hinges on the quality and accessibility of these various waterways. Protecting these valuable water resources is critical to the continued success of Lake Luzerne and the regional tourism economy.

The waters of the Hudson and Sacandaga Rivers are popular for both whitewater rafting and flat water uses, while the Lake Luzerne, Lake George, Great Sacandaga Lake, and many other smaller lakes provide a variety of boating, fishing, swimming, and other water-related experiences. County beach areas and boat launch points, as well as Town Parks and Beaches provide the public with access to these important recreational opportunities. A NY State DEC campground provides outdoor recreational and camping opportunities on Fourth Lake. The Adirondack Mountains provide numerous hiking trails, camping areas, golf courses, and scenic tour possibilities. Winter sport options in the area are numerous, including downhill and cross-country skiing, ice climbing, snowmobiling, sledding, skating, snow shoeing, and ice fishing. The Town of Lake Luzerne alone boasts 200 miles of snowmobile trails and an active snowmobiling group, the South Warren Snowmobile Club. Family fun activities in and around the region include the Great Escape, numerous miniature golf and other outdoor attractions, as well as local history museums. Lake Luzerne is also the home of the Painted Pony Championship Rodeo. Warren County maintains a public website devoted to recreational sites: Warren County New York Recreation Mapper (arcgis.com)

The Adirondack Branch of the Delaware and Hudson Railroad travels up the Hudson River from Corinth to North Creek. This rail line has historically played an important role in transportation, tourism, and industry in the area, and still offers freight, passenger and tourism train services. Warren County purchased the rail line in 1995 and the plan to complete the First Wilderness Heritage Corridor revolving around this rail connection is well under way. This plan is "creating an integrated tourism experience along the Upper Hudson Corridor. The First Wilderness Heritage Corridor concept will include both wilderness and heritage tourism opportunities within these communities to the themes of environmental preservation, economic viability, and community character.

Due to the Adirondack Park's mission to preserve open space and natural forestland coupled with many large parcel ownerships by State and private interests, there is a vast amount of open space within the Town and in the surrounding areas. These areas provide beautiful scenic views, wildlife habitat, and a plethora of outdoor recreation and relaxation opportunities for residents and visitors alike. Protection of scenic and historic resources is critical to maintaining the character of a community like Lake Luzerne. The mission of the Adirondack Park Agency along with the large amount of land owned by New York State contributes to the protection of these resources.



Parks, recreation, and trail resources are identified on the Town Assets Map (Map 4). They include:

Beaches: Wayside Beach and Pierpont Beach on Lake Luzerne; Hudson Grove Beach and Pikes Beach on the Hudson River.

Boat Launches: Lake Luzerne Boat Launch (cartop); Upper Hudson Boat Launch Site (NYSDEC); Luzerne Campground (cartop).

Public Parks: Mill Park; Benjamin C. Butler Pavilion Park; Riverside Trail Park.

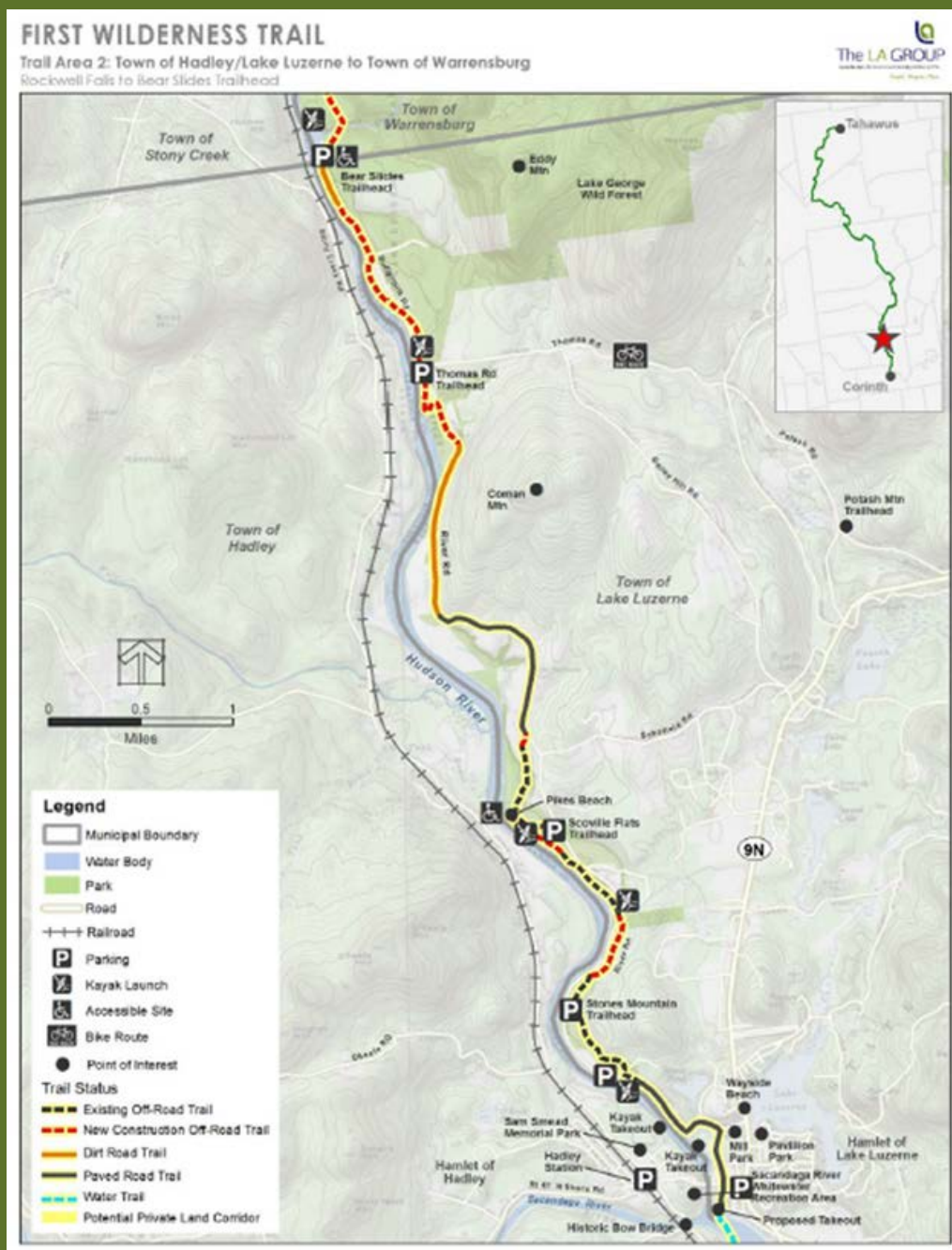
Trails: Harris Preserve Trails (Potash Mountain); Stone Wall Trail (Moreau State Park); Riverside Trail.

Day Use and Recreation Areas: Luzerne Campground and Day Use Area (Fourth Lake); Hudson River Special Management Area (Buttermilk).



Part of the 5,550-acre Hudson River Special Management Area, also known as the Hudson River Recreation Area (Buttermilk), is located in the Town of Lake Luzerne on the eastern shore of the Hudson River. The Lake George Wild Forest has hiking trails and hand launches and provides many accessible facilities for people with mobility disabilities including accessible campsites, pit privies, and trails. DEC has a volunteer Stewardship Agreement with the Morgan Duke Conservation Society to permit volunteers to remove trash and plant vegetation maintain and protect the environment at the Hudson River Special Management Area. Town Line Parking Area is located off River Road and provides access to the Bear Slide Road campsites. Pike's Beach Parking Area is located off River Road and provides access to the Pike's Beach hand launch and campsites. Scofield Flats Parking Area is located off River Road and provides access to the Scofield Flats hand launch and campsites. Detailed maps of the trail network can be found on this website: [Warren County New York Recreation Mapper \(arcgis.com\)](http://WarrenCountyNewYorkRecreationMapper(arcgis.com)).

A new recreational opportunity presents itself to the Town is through the establishment of the First Wilderness Trail developed in 2019 by Warren County. The First Wilderness Trail (FWT) is a companion project to the First Wilderness Heritage Corridor (FWHC), a regional revitalization initiative for nine communities along the Upper Hudson River. FWT seeks to develop a nearly 100-mile-long recreational trail from the Village of Corinth to the hamlet of Tahawus in the Town of Newcomb. The proposed trail will traverse a variety of landscapes as it reconnects the rural and urban communities bordering the Hudson River with hiking, biking and water trails. The factors that determine the route for the FWT were land ownership, existing trail infrastructure, connectivity to local communities, public access, land use regulations, natural features, and trail construction requirements. The Final Layout of the First Wilderness Trail report (<http://www.townofchesterny.org/town-board.html>) outlines a trail through Hadley-Luzerne that moves over the Bridge of Hope, up through Main Street and up the River Road to Warrensburg. Once developed, this regional trail will bring a new set of visitors that are cyclists and hikers to the community.



2.9 Historic and Cultural Resources

Existing Conditions

This history of Lake Luzerne is told through multiple historic sites, museums, and attractions that are centrally located in the “Hamlet of Lake Luzerne.” Together with the Adirondack Folk School, a stand-alone visitor destination, there are four historic buildings in the Lake Luzerne Heritage District open from Independence Day Weekend to Columbus Day Weekend. Weekends in September and October a Heritage Ambassador are available to greet visitors on Saturdays and Sundays at the four sites. The Hadley-Lake Luzerne walking tour brochure provides the locations for visitors who want to experience the historic sites on their own (<https://storymaps.arcgis.com/stories/1c1a06e396a84daaada37aa43035630f>).

Museums include: The Kinnear Museum of Local History; Galley Hill Schoolhouse Museum; and Pagenstecher Pulp Mill Museum. Interpretive signage and historic markers exist throughout the community. The most prominent marker is the Garner Leatherworks Smokestack on Main Street. A brief summary of the historic and cultural resources is found in the narratives below.

Frances Kinnear Museum of Local History

The museum is a Victorian home furnished in the style of the day. Historical artifacts and a permanent exhibit room in the Museum. Managed by the Hadley Luzerne Historical Society, the museum explores the Hadley/Luzerne area’s history of farming, logging, grand hotels, manufacturing, dude ranches, and summer camps. For more information, visit their website: www.kinnearmuseum.blogspot.com/.

Galley Hill Schoolhouse Museum

The Gaily Hill School House Museum is a former one-room schoolhouse from the early days of Lake Luzerne. Artifacts in the museum include antique desks, furniture, historic photos, and the school bell. The schoolhouse served grades one through six from 1865-1937 and was never electrified. It has been restored and moved to the present site on Main Street.

Pagenstecher Pulp Mill Museum

Situated along the banks of Mill Creek in downtown Lake Luzerne the Pagenstecher Pulp Mill Museum is the first pulp mill in the country to use all American equipment. It interprets the remarkable story of Albrecht Pagenstecher and his brothers who came here from Germany to start a paper mill. They brought two pulping machines from their native Germany and had another one built in up in Watertown. Nowhere else in the nation had this American-made approach been incorporated in pulp-making. This mill was the first of thousands that would adopt it in following years.

Hadley Bow Bridge

Just over the bridge to Hadley is the Hadley Bow Bridge, also known as the Old Corinth Road Bridge. It has a two-span iron parabolic truss, was built in 1885 by the Berlin Iron Bridge Company, East Berlin, Connecticut to replace a covered timber bridge that crossed the Sacandaga River. Based on an 1878 patent granted to William O. Douglas of Binghamton, New York, its main span is the only extant half-through truss of the three known to have been built. The bridge represents a period of American bridge building when the shop-fabricated/field-erected metal truss was the dominant structural form of highway crossings in most parts of the country. The bridge was rehabilitated and reopened in 2006.

Luzerne Music Center

Founded in 1980 by Philadelphia Orchestra cellist Bert Phillips and Steinway pianist Toby Blumenthal, Luzerne Music Center has a mission to provide world-class musical instruction for gifted young musicians in a summer camp environment regardless of their financial circumstance. The relationship with the Philadelphia Orchestra continues today with a week-long Philadelphia Orchestra Masterclass Residency. The campus was newly transformed in 2021.

Adirondack Folk School

The Adirondack Folk School celebrates and preserves the cultural heritage of the Adirondacks and promotes creativity and self-reliance by teaching the arts, crafts and traditions that define our legendary region. The Adirondack Folk School (AFS) opened its doors for classes June 2010 and quickly became the heart of revitalization for Lake Luzerne. A new multi-purpose space is planned allowing course offerings to be greatly increased in our children's programs, blacksmithing, boatbuilding, and ceramics areas. An outdoor wood-fired baking oven was also built during the summer and the first Timber Framing class during the fall created a structure surrounding the new oven.

2.10 Natural Resources

Existing Conditions

Lakes and Waterways

The identity of the Town of Lake Luzerne is closely tied to its waters. The confluence of the Hudson and Sacandaga Rivers and the many lakes and streams provide beauty, recreation opportunities, and wildlife habitat. Local waterways include Lake Luzerne, Stewart Lake, Lake Vanare, Lake Forest, Fourth Lake, Third Lake, Second Lake, Keenan Reservoir, Hudson River, Sacandaga River Lake Luzerne, Stewart Lake, Lake Vanare, Lake Forest, Fourth Lake, Third Lake, Second Lake, Keenan Reservoir, Hudson River, and Sacandaga River.

The quality of these waters is variable, with a number of different factors contributing to the health of the waterways. The NYS Department of Environmental Conservation (DEC) defines the quality of the water through the classification of the five classes for inland surface waters (AA, A, B, C, and D) Water quality class. The classification AA or A is assigned to waters used

as a source of drinking water. Classification B indicates a best usage for swimming and other contact recreation, but not for drinking water. Classification C is for waters supporting fisheries and suitable for non – contact activities. The lowest classification D does not support any of the uses listed above. The following outlines the water quality classification for most of the waterbodies in Lake Luzerne. Lake Luzerne-Class B; Second Lake-Class B; Third Lake Class C; Fourth Lake -Class B; Lake Vanare Class B; Forest Lake -Class B; Stewart Lake-Class C; Bullhead Pond-Class C; Upper Hudson River-Class B,C; and Sacandaga River-Class C.

Table 2-4 Lake Characteristics		
	FOURTH LAKE	LAKE LUZERNE
Elevation (feet above sea level)	1,707	623
Surface Area	2,137 acres	111 acres
Shoreline Length	17.8 miles	2.7 miles
Maximum Depth	85 feet	52 feet
Mean Depth	33.5 feet	24 feet
Size of Watershed	unknown	16,349 acres
Lake Tributary	unnamed	Second Lake Outlet
Water Quality Classification	B	B

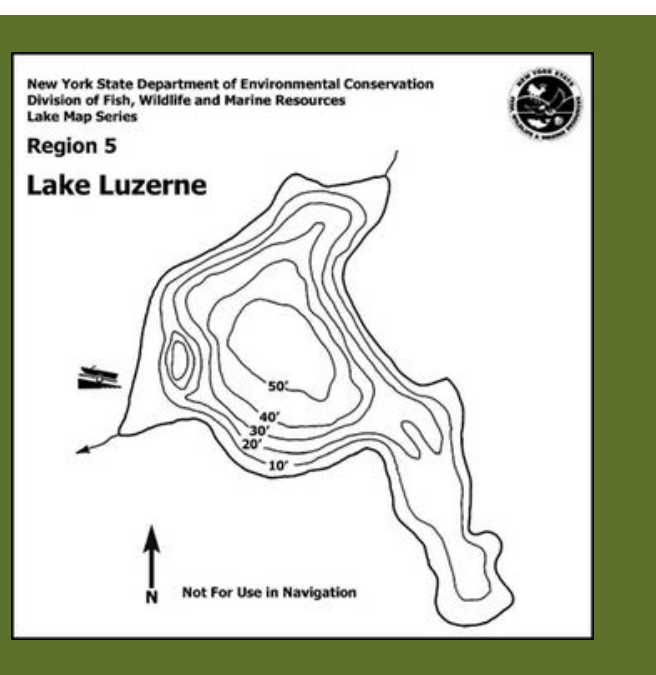
Because the Town of Lake Luzerne and its surrounding areas are so dependent on the waters for tourism and recreation it is crucial that water quality be maintained at the highest level possible. Some factors that contribute to the degradation of lakes and waterways include runoff from nearby roadways, leaking or failing septic systems, fertilization of lawns and landscaping, removing vegetation from shorelines, and erosion of steep slopes due to weathering and development. The waterways in Lake Luzerne are susceptible to all of these issues and should take care in creating regulations and monitoring procedures that work to reduce the impact of the uses surrounding the lakes and river.

Lake Luzerne Conditions

Lake Luzerne is in Warren County, in the Upper Hudson River watershed drainage. The lake itself is encompassed solely within the Town of Lake Luzerne, and its surface area coverage is approximately 114 acres. The lake elevation is 624 feet above mean sea level (msl). The maximum depth of Lake Luzerne is 52 feet, with an average lake depth of approximately 24 feet. The volume of Lake Luzerne is approximately 2,664 acre-feet (acre foot equals the amount of water which would cover an acre to the depth of one foot).With this volume of water, the hydraulic retention time within the lake is approximately one month. In other words, it takes about one month for the lake to flush itself out. The NYS DEC water quality classification of Lake Luzerne is a "B", which is suitable for contact recreation, fishing, and other related uses.

The lake has a well-defined basin that was is a remnant of a kettle lake formation, as well as an S-curve that shows it was a river channel. A kettle lake forms when a large block of ice is buried by sands, gravel (till) and eventually melts leaving a depressed area. The bathymetric map below illustrates the approximate bottom contours of the lake. There is a central basin that is over 50 feet deep. The immediate area around the lake is made up of till that form steep sand and gravel slopes.

The forest surrounding the lake and depth of water in the lake has changed over the last 150 years. Changes in the forest included loss of eastern hemlock that supported the tanneries, American chestnut loss due to the blight, and more agriculture would have been found in the watershed 150 years ago. The dam changed water levels and may have caused fluctuation in the water levels that supported paper production. Areas of the lake that are now shallow water would have been wetlands and marshes prior to construction of the dam. The ratio of watershed to lake is used to describe the amount of land and runoff that is directed towards the lake which indicates that there is a very large watershed that is supporting the lake. Lake with large watersheds tend to be more nutrient rich, yet in the case of Lake Luzerne, the dominance of forest reduces the amount of runoff and nutrient loading.



Aquatic Plant Species

There are two invasive species in the lake – Eurasian watermilfoil and Curly Leaf Pondweed. It is unknown currently if there are any invasive animal species. A fair amount of research has been conducted on Lake Luzerne. Between 1982 and 1990, DEC and the Darrin Freshwater Institute performed evaluations of water quality trends. In 2000, Warren County Soil and Water Conservation District developed a Watershed Assessment. In 2004, the Town participated in the CSLAP program and there does not appear to be water quality testing since that date. EWM was discovered in 1989 and hand harvesting was implemented in 1992. Treatment

included the use of benthic mats and a pilot application of the chemical Renovate® was permitted in a limited area in 2010. Hand and suction harvesting have continued in the years that followed.

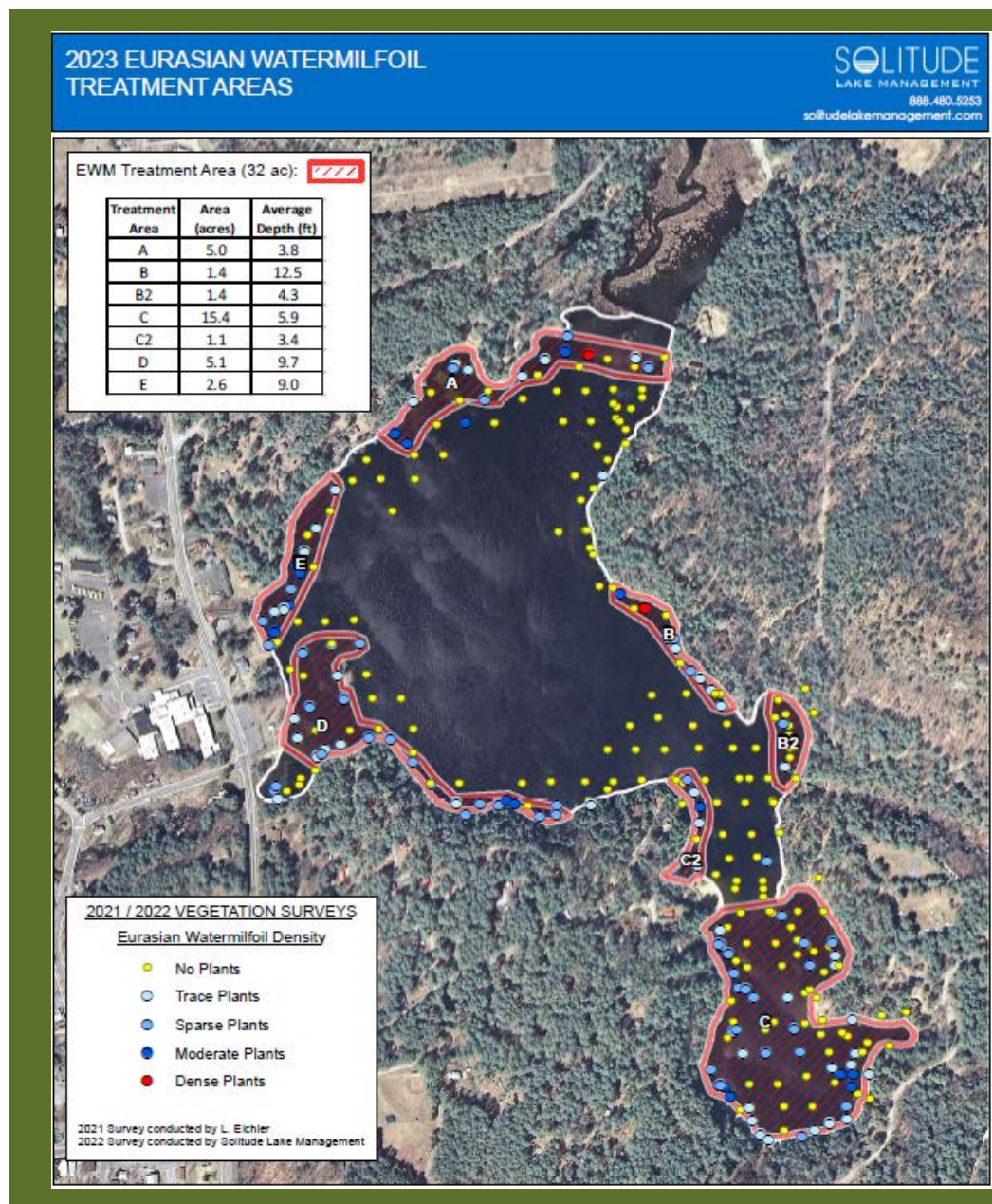
A survey of aquatic plants with a focus on the invasive aquatic Eurasian watermilfoil, was completed in the summer of 2019. The survey consisted of frequency of occurrence of all aquatic plant species for points distributed within the whole lake, and comparison of historical survey results to current conditions, with reference to changes in the relative abundance of Eurasian watermilfoil.

Findings from recent plant surveys include:

- A total of 38 species of aquatic plants were observed. Eurasian watermilfoil was a dominant invasive species found throughout the lake.
- Native species dominate the lake vegetation. The most observed species included Robinson pondweed, Chara-Nitella spp., water nymph, and eastern purple bladderwort.
- Eurasian watermilfoil growth occurs in depths from 3 to 10 feet between the island and the shore.
- Moderate density Eurasian watermilfoil was observed in the southeast bay and in the northwest bay.
- Depth distribution of native species remained like past surveys with rooted aquatic plant growth observed to a maximum depth of 16 feet.
- Macroalgae form a carpet at the outer margin of plant growth, in depths from 16 to 19 feet, interspersed with moss.

The Town APA and DEC approved an application of the herbicide ProcellaCor in Lake Luzerne from the Adirondack Park Agency and DEC for May 2023 season. This treatment will augment the Town's ongoing hand harvesting program. The herbicide, ProcellaCOR EC, will control invasive Eurasian watermilfoil for multiple seasons in the treatment areas, but has minimal impact on native plants. ProcellaCOR EC will be applied at less than 8 parts per billion, which equates approximately to one drop in a large swimming pool, a rate that is significantly less than most traditional herbicides. The application was conducted by licensed biologists and technicians with the lake management

firm Solitude Lake Management. A number of plant surveys will be conducted after the application of the herbicide to measure and monitor the success of the project.



Water Quality Research

Much research has been conducted on Lake Luzerne. Between 1982 and 1990, DEC and the Darrin Freshwater Institute performed evaluations of water quality trends. In 2004, the Town participated in DEC's Citizens Statewide Lake Assessment Program (CSLAP) program where volunteers from the Lake Luzerne Association collected water samples and made observations about the lake every other week between May and October. In 2000, Warren County Soil & Water Conservation District developed an evaluation of the soils, land use and stormwater issues in the watershed. In 2006, the Warren County Soil & Water Conservation District completed an Onsite Wastewater Improvement Project. Under a grant from NYSDEC, the Lake Luzerne Lake Management Plan was completed in 2020. A lakewide aquatic plant survey was conducted by Larry Eichler in 2021, and a plant survey specifically of milfoil species was conducted by Solitude Lake Management in 2022. Lake Luzerne is part of the CSLAP program, and 2021 sampling season results are available on the CSLAP website.

Water Quality Summary

During the summer of 2019 water samples were taken and analyzed to help determine the water quality of the lake. The results were quite positive and include the following findings:

- Water chemistry results from the inlet to the lake show low phosphorus and chlorophyll a readings, which indicate that the quality of the water entering the lake from the Second Lake Outlet is relatively good.
- Water clarity as measured by Secchi depth readings shows very little variation over 37 years. The 1999-2004 average Secchi depth decreased from 13.8 feet while the average in 2019 was slightly less at 12.7 feet.
- Chlorophyll a (Chl-a) is a measurement of green plant pigment found in the water column. This value indicates the amount of algae in the water or how green the water appears. The Chl-a values varied from 0.98 ppb to 13.2 ppb (1982-2004) and an average of 3.4 ppb. The 2019 value was 2.39 ppb in the deep-water area of the lake west of the island and 2.17 ppb at the inlet of the lake. The Chlorophyll a values are consistent over the 37 years.

Watershed Description

The National Land Cover Data set is a collaborative effort of various federal agencies that producing mapping data to develop a standard data set that describe land use and vegetation cover of the United States. The land use and vegetation cover were assembled for both the watershed and the lake sub-watershed. Table 2-5 shows the characteristics of the complete watershed and the immediate lake water shed. This table also shows the land use and vegetation found within the watersheds as a percentage and that the lake watershed and lake sub-watershed are mostly covered by forest.

The immediate lake watershed land use and vegetation shows the dominance of forest cover. The immediate lake watershed is the land that contributes water to the lake in a short period of time, within hours rather than days. The lake watershed is within the complete watershed that covers 16,369 acres and includes ponds and wetlands that flow into multiple other

surface waters prior to entering Lake Luzerne. The immediate lake watershed is 2,136 acres and includes the area where water enters the lake by sheet flow, overland flow, storm drains or small water courses.

Table 2-5 Watershed Land Use and Vegetation Cover

Land Cover & Vegetation	Lake Sub-watershed Acres	Percent	Watershed Acres	Percent
Open water	114.1	5.30	363.8	2.20
Developed Open Space	138.1	6.40	629.0	3.80
Developed Low Intensity	21.1	0.90	65.0	0.33
Developed Medium Intensity	4.6	0.20	12.7	0.07
Developed High Intensity	0.9	0.04	2.2	0.01
Barren Land	5.9	0.20	5.9	0.03
Deciduous Forest	410.7	19.20	5093.9	31.1
Evergreen Forest	765.1	35.80	5485.6	33.5
Mixed Forest	374.0	17.50	3587.4	21.9
Shrub/Scrub	71.4	3.30	325.2	1.90
Herbaceous	64.8	3.00	47.3	0.20
Hay/Pastures	38.8	1.80	38.8	0.20
Cultivated Crops	0.9	0.04	50.3	0.30
Woody Wetlands	112.2	5.20	627.6	3.80
Emergent Wetlands	14.2	0.60	34.9	0.20
Total	2,136		16,369.6	

Wetlands

Wetlands are an important ecological feature and provide a number of valuable environmental benefits. Wetlands recharge ground water supplies and improve water quality by filtering out nutrients, sediments, and pollutants. They provide habitat, protection, and food for many species of flora and fauna and can serve as feeding or resting grounds for migratory birds.

Construction and other disturbances of wetlands are regulated by federal, state, and local authorities, including New York State Department of Environmental Conservation, Adirondack Park Agency, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, and local government. Federal and Adirondack Park Agency classified wetlands in the Town of Lake Luzerne are shown on the Natural Resources Map (Map 5).

Floodplains

Floodplains denote areas that are periodically inundated by floodwaters. There are a number of 100- and 500-year floodplains in the Town of Lake Luzerne. The most considerable floodplain areas are located along the Hudson River, around the Second and Fourth Lake areas, and around the creek running along Glens Falls Mountain Road (See Map 5). Development regulations may apply within these boundaries.

Steep Slopes

Due to the location of Lake Luzerne in the Adirondack Mountains, the Town's topography contains a considerable number of areas with steep slopes. Disturbing the ground and removing trees on land with considerable slope can be harmful to environmental quality by producing high levels of erosion and runoff that can carry sediment and nutrient loads into nearby waterways. Developing on steep slopes can also be very costly and lead to the degradation of valuable scenic viewsheds within a region. The Topography and Soils Map (Map 6) shows the areas of Lake Luzerne that contain steep slopes. This map will be used to highlight areas of the Town that are inappropriate for development. Many of these areas of steep slopes are already zoned for uses that discourage or prohibit development.

Geology

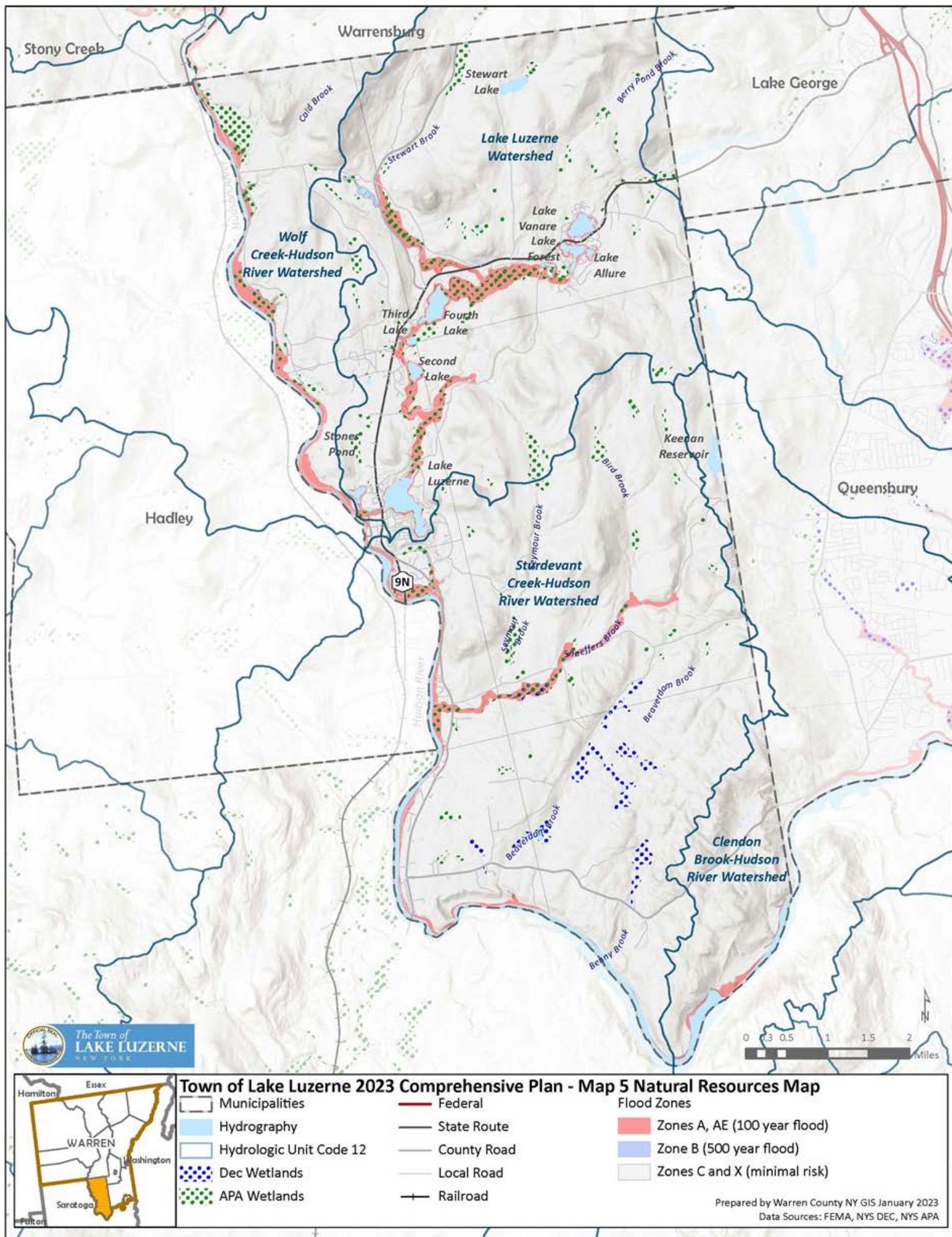
Lake Luzerne is like many lakes in upstate New York, since its formation was the result of glaciers and subsequent erosion. Lake Luzerne is in area of glacial alluvial deposits that were formed approximately 2.5 million years ago with the last glacial period ending between 12,000–14,000 years ago. During the last period when glaciers dominated the region, Lake Warrensburg formed, and it submerged the area from Deadwood in the Schroon River Valley to Corinth. This would have included the Lake Luzerne. Lake Warrensburg was held back by an ice dam that extended from Glens Falls to Saratoga Springs.

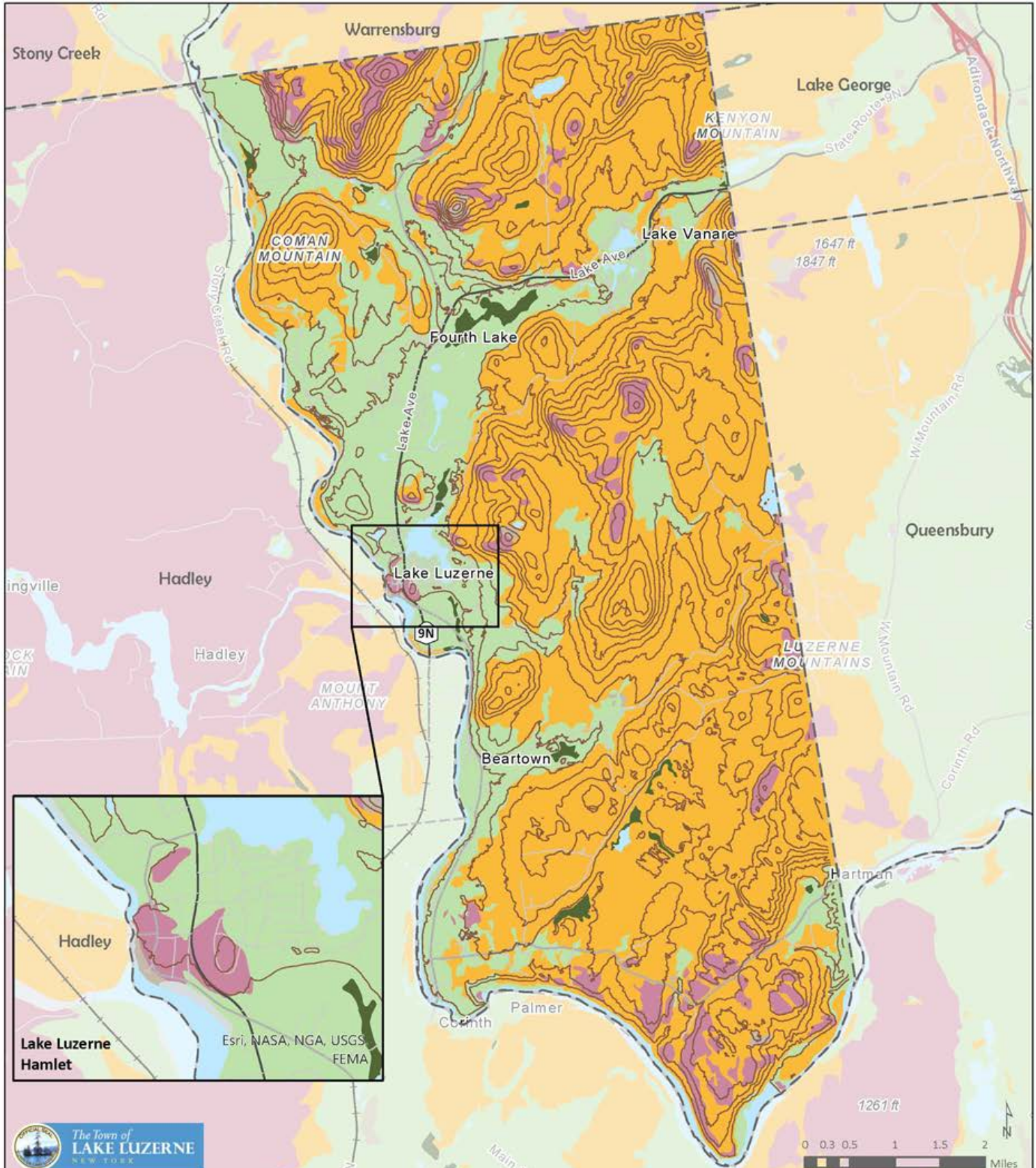
Soils

The hydrological soil groups found around Lake Luzerne is illustrated in Map 6. The hydrological soil group (HSG) has four classes of soils based on the movement of water in the soils. Hydrological group A is an excessively well drained- to well drained soils that allows water to move quickly in the soil profile. HSG B is a well drain to moderately well drained, HSG C is moderately to poorly drained and HSG D is poorly drained or saturated soils found in wetlands.

In 2006 Warren County Soil and Water Conservation Districted completed a program of outreach and septic tank pumping. This work was focus on the area that is identified as HSG A in this report and was identified as Oakville soil in 2006 (Wick D. 2006). The 2006 effort including pump outs of 34 septic tanks and distribution of information packages to homeowners. The analysis in that report identified 101 homes within 200 feet of the lake with bathrooms. Many of the home sites are at elevations of 640–680 feet msl, and well above the lake elevation of 624 feet msl. The Oakville soil is a deep well drain soil with depths of over 60 inches and without boundary layer. The percolation can be too rapid and therefore wastewater may not sufficiently filter. In a low dose system, the excessive percolation rate may not create a problem since the dose is small and will not saturate the soil and continue to move downward in the soil profile.

The lake elevation is 624 feet while the developed lands are at 640–689 msl. The soil profile below the possible septic tank discharges is 10–70 feet deep. This great depth of soil mitigates for some of the high percolation rate in the top 60 inches of the profile described above. The deeper soil profile below the first five feet is a mix till of sand and stone.





Town of Lake Luzerne 2023 Comprehensive Plan - Map 6 Topography and Soils Map

<ul style="list-style-type: none"> Municipalities Federal State Route County Road Local Road 	<ul style="list-style-type: none"> Railroad 100 ft Contours Soils Alfisols Andisols 	<ul style="list-style-type: none"> Aridisols Entisols Gelisols Histosols Inceptisols 	<ul style="list-style-type: none"> Mollisols Oxisols Spodosols Ultisols Vertisols 	<ul style="list-style-type: none"> Bodies of Water No Soil Data Not Available
---	--	---	--	--

Prepared by Warren County NY GIS January 2023
Data Sources: USDA, NYS GIS

CHAPTER 3

STRATEGIC VISION



3.1 Visioning Process

The 2023 Community Vision reflects the spirit of the 2010 vision but is updated to reflect current local and regional conditions.

3.2 2023 Community Vision

Lake Luzerne can be described as a community that has achieved economic success through a stable year-round and seasonal residential base and the support of recreational tourism. The charming hamlet that represents the downtown continues to be the heart of the community by providing essential services and gathering places in a safe walkable setting along the Hudson River. The Town's assets provide an outstanding collection of recreational opportunities that are unique to Lake Luzerne and the immediate region. 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. Luzerne's proximity to Lake George, Saratoga Springs, and the greater Adirondacks provide an even wider opportunity for those seeking more crowded venues. The walkable downtown along with the availability of nearly all basic services sets it apart from most communities of its size.

The community's vision for the future is to protect and enhance the Town's unique character and assets in the face of demographic shifts and changes in the American culture. The Town will be responsive to regional development changes, the conversion of seasonal homes, the proliferation of short-term rentals, and the continuing decline of the year-round population. In the midst of these challenges, the best defense is to be proactive by building a sustainable year-round economy through Luzerne's small-town atmosphere, high quality of life, and strong sense of community.

The vision calls for the development of a unique brand and sustainable marketing approach for the Town of Lake Luzerne. The plan would weave the community's assets into a consistent and compatible strategy that supports a year-round recreation and heritage tourism destination that supports and builds on the successful businesses and facilities that are traditional or newly introduced to Lake Luzerne. It includes stories of the Adirondack Folk School, Luzerne Music Center, Nettle Meadow Farm and Artisanal Cheese, Huttopia, Adirondack Stampede Rodeo, and the many tubing/whitewater companies. The vision should also extend to other nearby businesses that have a direct influence on Lake Luzerne such as the Saratoga Corinth & Hudson Railway and the Revolution Railbike Company both of which have brought new attention to the historic railway along the Hudson River, potentially adding a new visitor base into the Luzerne area.

The success of this marketing approach depends on the Town being able to attract a destination business venue on Main Street that is consistent and compatible with visitor interests. The loss of the Adirondack Mountain Club's Store at Exit 21 could yield an opportunity for a business for outdoor supplies, books and maps, and a café/deli. The potential for cross-marketing with other successful businesses such as the Adirondack Folk Center will ensure the success of a new business downtown that reutilize the several dilapidated buildings along Main Street. A craft beer pub would round out downtown with a new destination for visitors.

The purpose of the Lake Luzerne Comprehensive Plan is therefore to maintain the Town's unique characteristics in the face of regional development pressures, secondary to primary home conversions, and demographic change. As such, the Town must again look to its natural resources to continue to play a pivotal role, by providing the potential to build a sustainable year-round economy which enhances and supports the small-town atmosphere and high quality of life in Lake Luzerne.

To strengthen this goal, the hamlet will continue to play its historic role by providing services and a community gathering place in a unique setting on the Hudson River. The purpose of this Comprehensive Plan includes:

- Maintaining and protecting Lake Luzerne's natural resources and encourage their care and planned use as a focal point of the community.
- Preserving the delicate water resources while maintaining the availability of the Hudson River, lakes, and other waterways for recreation.
- Fostering an economic base focused on a combination of small-scale niche tourism, year-round services, and appropriately scaled local businesses.
- Restoring, improving, and developing the "historic hamlet of Lake Luzerne" as the cultural and social focal point for the community.
- Balancing open space preservation with future development.
- Continuing to meet the needs of a diverse and growing year-round population including housing, social interaction, and recreational resources.



CHAPTER 4

PRIORITY GOALS & ACTIONS



4.1 Top Ten Recommended Actions

The following ten projects and initiatives represent the Town's priority actions to move forward in the next five years. The first recommendation ensures that the plan has a formal path forward. The rest of the order is based on an implementation strategy that is designed to keep the plan active through the excitement and involvement of the community. A few projects are already in motion and will receive a major boost through the support of the plan. The overall strategy is to select projects that have high impact, are financially feasible, and have strong backing from the community. See Map 7, "Actions and Recommendations Map", which graphically summarizes the projects.

- **2023 COMPREHENSIVE PLAN IMPLEMENTATION PROPOSAL**

The Town Board appoints a Comprehensive Plan Implementation Committee, and a leader is appointed. Individuals that were part of the Town Advisory Committee are invited to join the committee plus those expressing interest from the community. The Town Board adds Comprehensive Plan Implementation as a regular agenda item. The chairperson of the Committee or representative reports on project status, funding needs, and potential grant applications. The 2023 Comprehensive Plan is revisited, and Chapter 4 Priority Goals and Actions and Chapter 6 Implementation and Funding are updated every 5 years.

Estimated Cost: None

- **NEW COMMUNITY PLAYGROUND**

Construct a new playground in Butler Park that offers creative equipment that is aimed to be a fun, challenging, and accessible facility intended to retain and attract families with children. Assign a sub-committee of people that will organize and complete this project, identify a funding strategy that targets state, regional, and local grant sources, local fundraising, and volunteer labor, and completes the construction of the project.

Estimated Cost: \$40,000+ (Cost of Site Planning, Site Preparation, and Materials)

- **APPLICATION FOR PERMITS TO TREAT AQUATIC INVASIVE SPECIES IN LAKE LUZERNE**

Hire a lake management firm to develop and submit an application for to the Adirondack Park Agency (APA) and New York State Department of Environmental Conservation (NYSDEC) for permits to use the herbicide ProcellaCOR® to treat aquatic invasive species in Lake Luzerne. Continue to fund the aquatic invasive species management program through the annual fund allocation from the Warren County Occupancy Tax program and other resources as needed and when available.

Estimated Cost: \$40,000 (Permit Fees and Herbicide Application)



- **LAKE LUZERNE WATER DISTRICT SYSTEM REHABILITATION PROJECT**

Construct upgrades in the Lake Luzerne Water District as identified in the 2017 Water System Rehabilitation Project Report. Improvements include replacement of water lines in the Heights Area, Hill Street, Lawrence Street, and Church Steet, and the rehabilitation of the water tank. Hire an engineering firm to prepare the project to be ready for bid. This work would include Geotech Borings: \$13,100 (plus rock coring that could be required in the field); Land Surveying: \$7,750; and Design & Permitting: \$74,500.

Estimated Cost: \$2.5 million (Engineering \$95,000 and Construction \$2.5 million)

- **UPDATED ZONING ORDINANCE, ZONING MAP, AND SUBDIVISION REGULATIONS**

Review, identify, evaluate, and correct barriers to commercial growth, including planning, zoning, and APA compliance. Address zoning inconsistencies between the APA and the Town including density, shoreline setbacks, and the current definitions and contradictions in language that ultimately guides permitting and approvals. Review zoning district lines that split properties to assess whether it makes sense to change to a single district and resolve unclear language in Article 3 of the Zoning Code that explains the treatment of split district properties. Develop supplemental regulations for steep slopes, stormwater management and erosion control. Update the 1983 Official Zoning Map to reflect adopted zoning density changes. Hire a planning consultant to refile a grant application through the NYSDOS/DEC Smart Growth Grant Program through the CFA on July 28, 2023, and allocate the required 10% match funds through Town budget.

Estimated Cost: \$45,000 (Planning Consultant)

- **BUSINESS ATTRACTION AND RETENTION PLAN**

Develop a business attraction strategy that includes a market analysis that will illustrate goods and services that are in demand and complement community goals for future developments. The plan should include actions the Town can take to actively recruit a small-scale mix of retail, restaurants, and services for the downtown business district that expand on existing niches that are unique to Lake Luzerne and will specifically cater to adventure sports and heritage tourism visitors and support the established businesses in the community. Prospecting efforts should include a coffee shop/bakery; small retail and office space; food trucks; outdoor goods, equipment, and services; craft brewery, and regional arts and crafts store. Identify alternatives for the redevelopment of dilapidated, underutilized, and vacant properties on Main Street and Bridge Street. This will include the development of a database of vacant commercial properties with a detailed assessment of the condition, availability, and utilization of each property.

**Estimated Cost: \$30,000
(Consultant Fees)**



- **ROUTE 9N CORRIDOR STUDY**

Hire a planning consultant to develop a study of the entire Route 9N Corridor that utilizes a Complete Streets approach to identify and address transportation needs and improvements for vehicles, pedestrians, bicyclists, and snowmobilers. Include recommendations for wayfinding, regulatory and interpretive signage 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 Hudson River Bridge. Apply for funding through the Adirondack Glens Falls Transportation Council's through their Annual Work Program solicitation. This action involves making a formal request to get on the funding list.

**Estimated Cost: \$50,000
(Traffic/Planning Consultant)**



- **BRANDING AND MARKETING PLAN**

Hire a professional marketing company to develop a branding and marketing roadmap that blends Lake Luzerne's arts, culture, entertainment, and outdoor resources 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. Embrace "Where Friends and Rivers Meet", an interpretive brand developed through the First Wilderness Heritage Corridor Planning Initiative and the Town's brand as "Adventure Row" with plentiful river paddling, tubing, floating, rafting, and canoeing. Coordinate planning with Warren County's 2016 First Wilderness Heritage Corridor Marketing and Promotion Plan that outlines specific marketing actions, corridor events, and the management of social media. Consider the opportunity to apply for an 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.

**Estimated Cost: \$35,000
(Marketing Consultant)**

- **HISTORIC AND CULTURAL INTERPRETIVE STRATEGY**

Tie the museums, landmarks, and other special places together into a cohesive, distinctive interpretive story. Hire an interpretive consultant that will work with local volunteers and pull the existing and new interpretive concepts together. Develop a set of materials, programs, and events that will work together with existing tourism strategies. Consider utilizing funding from Warren County Occupancy Tax.

**Estimated Cost: \$15,000
(Interpretive Planning Consultant)**



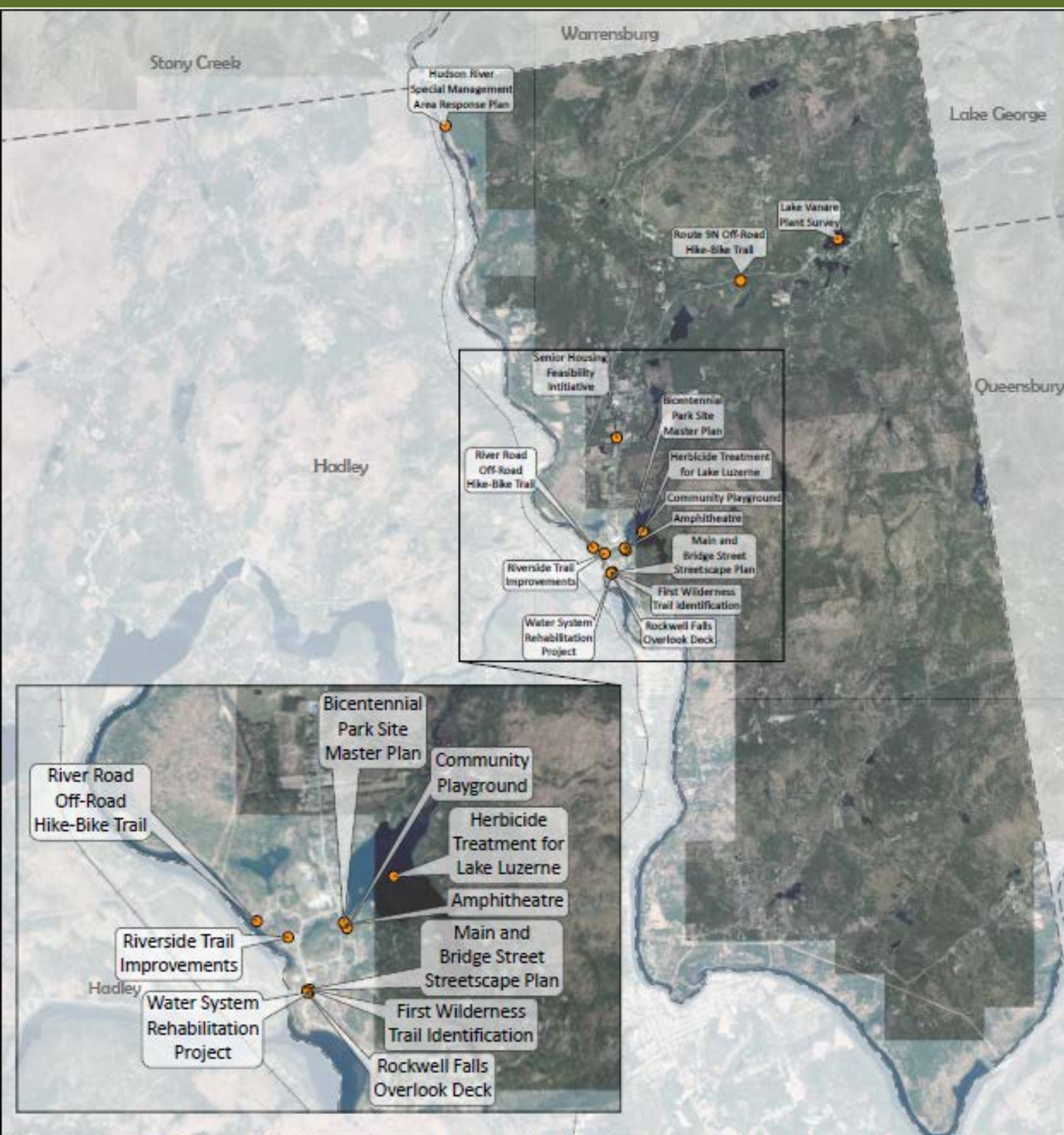


- **COMMUNITY HOUSING NEEDS ASSESSMENT**

Hire a consultant that specializes in housing to 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. In addition, participate in Warren County's Housing Needs Analysis currently being funded under the federal Community Development Block Grant Community Development Block Grant Program and contribute data as requested. The Town should apply for a Community Development Block Grant (CDBG) to establish a local Housing Rehabilitation Program for the residential sector. Pair this program with Affordable Housing Corporation or HOME funds. Incentivize affordable housing development with a PILOT program currently offered by the Warren Washington County IDA. Also seek funding from NY Forward or NY Main Street to encourage owners to renovate commercial and mixed-use buildings. Investigate the potential of applying for USDA Housing Programs to support local housing development efforts.

Estimated Cost: \$35,000 (Housing Consultant)





Town of Lake Luzerne 2023 Comprehensive Plan - Map 7 Actions and Recommendations Map

Recommended Initiatives

- Hamlet Revitalization Strategy
- Branding and Marketing Plan
- Update Zoning Ordinance
- Community Housing Needs Assessment
- Route 9N Corridor Study
- Broadband and Cell Service Improvements
- Townwide Stormwater Improvement Plan
- Townwide Trails Master Plan
- Cultural and Historic Interpretive Plan

● Recommended Projects



4.2 Goals, Objectives and Recommended Actions

4.2.1 Hamlet Business District

Goal: Stimulate Business Development

Objectives:

- *Attract one or more new restaurants that will diversify the range of eateries available in the community.*
- *Repurpose vacant, dilapidated, and underutilized properties.*
- *Continue to support the needs of businesses that are seeking to expand.*
- *Enhance gateways into the historic hamlet area through the use of signage, landscaping, and pedestrian amenities.*
- *Increase accessibility and walkability by making it more pedestrian-friendly during all the seasons.*
- *Address infrastructure issues that may be limiting revitalization and infill development.*
- *Ensure that new construction fits in with the overall historic character of the hamlet.*

Priority Project: BUSINESS ATTRACTION AND RETENTION PLAN

Prepare a business attraction strategy that includes a market analysis that will illustrate goods and services that are in demand and complement community goals for future developments.

- The plan should include specific actions the Town can take to actively recruit a small-scale mix of retail, restaurants, and services for the downtown business district that expand on existing niches that are unique to Lake Luzerne and will specifically cater to adventure sports and heritage tourism visitors and support the established businesses in the community. Prospecting efforts should include a coffee shop/bakery; small retail and office space; food trucks; outdoor goods, equipment, and services; craft brewery, and regional arts and crafts store.
- Identify alternatives for the redevelopment of dilapidated, underutilized, and vacant properties on Main Street and Bridge Street. This will include the development of a database of vacant commercial properties with a detailed assessment of the condition, availability, and utilization of each property.
- Outline actions needed to reach out and convey this information to potential interested parties including publishing on various appropriate social networks and the town, realtors, and chamber websites.
- Identify barriers to commercial growth, including planning, zoning, and APA compliance.
- Link potential business owners with business resources and finance options.

IMPLEMENTATION STRATEGY:

- Hire a person or consultant to carry out the project over a 5-year term.
- Identify funding resources from grants, loans, and technical assistance. Post on town website and provide to interested parties.
- 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 and advice from the Warren County Tourism, Warren County Economic Development Council, Lake Champlain-Lake George Regional Planning Board, and Adirondack Regional Tourism Council.
- Apply for New York Main Street – Technical Assistance funding to develop a Downtown Revitalization Strategy. The strategy will provide property owners with a better understanding of renovation needs and possibilities; provide the Town government with tools to better manage the Hamlet and prepare the Town to apply for New York Main Street Grant for building renovations.
- Apply for funding to assist in the renovation of commercial and mixed-use buildings through the New York Main Street and the NY Forward programs.

Estimated Cost: \$30,000 (Consultant Fees)

Other Recommended Actions:

- 1) Prepare a streetscape plan for Main Street and Bridge Street that is designed around the theme of the great outdoors with a few quality elements that elevate the downtown. Since Main Street is so walkable, design for people while addressing parking needs. Identify locations for public restrooms, pedestrian-level lighting, bike racks, trash receptacles, seasonal decorations, hanging plants and landscaping, and accessible sidewalks and crosswalks.
- 2) 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. Analyze land use, legal, and liability obstacles and identify permitting requirements.
- 3) 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.

4.2.2 Hamlet Business District

Goal: Build a Distinctive and Sustainable Tourism Strategy.

Objectives:

- *Expand/enhance the interpretive story of Lake Luzerne. Tie all museums and landmarks together into a cohesive, distinctive interpretive story.*
- *Coordinate with First Wilderness Heritage Corridor efforts and adjacent communities to promote Hudson River as a recreation and heritage tourism destination.*
- *Focus on attracting travelers that are interested in outdoor recreation, sightseeing and relaxation as an economic development strategy.*

Priority Project: BRANDING AND MARKETING PLAN

Hire a professional marketing company to develop a branding and marketing roadmap that blends Lake Luzerne's arts, culture, entertainment, and outdoor resources 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.
- Embrace "Where Friends and Rivers Meet", an interpretive brand developed through the First Wilderness Heritage Corridor Planning Initiative and the Town's brand as "Adventure Row" with plentiful river paddling, tubing, floating, rafting, and canoeing.
- Coordinate planning with Warren County's 2016 *First Wilderness Heritage Corridor Marketing and Promotion Plan* that outlines specific marketing actions, corridor events, and the management of social media.

IMPLEMENTATION STRATEGY:

- Hire a professional marketing consulting company. Consider the opportunity to apply for an 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.
- Consider the opportunity to apply for an 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.

Estimated Cost: \$35,000 (Marketing Consultant)

Other Recommended Actions:

- 1) 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 on successful events such as art and craft fairs, farmers markets, festivals, outdoor events and competitions, and other historical and cultural celebrations that build off of the existing institutions will breathe new life into the community. Coordinate with adjacent communities on craft fairs so they are regional or coordinated events. Establish joint advertising ventures with Hadley and Corinth to create joint promotional campaigns that would bring additional tourist dollars into both communities.
- 2) Develop a distinctive 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. Incorporate the specialty driving trails of the Hamlet Cultural Heritage Trail, Dude Ranch Trail, Timber and Tanning Trail, and Outdoor Recreation and Adventure. Expand FWHC geocaching program organized on specific trails and used to promote themes on natural history, the arts, environment, and local history. Market a new visitor trail challenge program.
- 3) Expand Bicentennial Park extended/expanded events and expand the variety of food trucks for events on weekday evenings. Utilize the pavilion and consider constructing a performance stage nearby for music and other venues.
- 4) Develop community awareness of Lake Luzerne as an integral part of the First Wilderness Heritage Corridor. Warren County continues to actively promote the region as an a cultural/heritage and outdoor recreation destination through social media presence and other marketing (First Wilderness).
- 5) Work with regional partners Warren County Planning Department, Warren County Tourism Department, and I Love NY to brand Lake Luzerne as a year-round recreation and heritage tourism destination. Coordinate tourism strategies with Warren County's year-round marketing program cultivating the Lake George Area's brand as "The Original Vacation".
- 6) Advance the marketing concepts of the First Wilderness Trail, a regional revitalization initiative for nine communities along the Upper Hudson River. This project seeks to develop a 99.3-mile-long recreational trail from the Village of Corinth to the hamlet of Tahawus in the Town of Newcomb. The trail passes over the Hope Bridge into Lake Luzerne and travels north through Main Street and up the River Road through the Hudson River Special Management Area and into Warrensburg.

- 7) Explore an opportunity to draw visitors from the Saratoga Corinth & Hudson Railway and the Revolution Railbike Company both of which have brought new attention to the historic railway along the Hudson River, potentially adding a new visitor base into the Luzerne area.
- 8) Prepare a wayfinding signage plan to assist visitors navigate the community and find local attractions.

4.2.3 Land Use and Zoning

Goal: Modernize Zoning Code and Remove Unnecessary Obstacles to Growth and Development

Objectives:

- *Clear up code inconsistencies and update with state and county laws.*
- *Remove unnecessary obstacles in the zoning code to encourage the redevelopment of dilapidated and vacant properties.*
- *Protect residential areas from incompatible uses.*
- *Support the use of Planned Development Districts to encourage a higher number of mixed commercial and residential projects.*
- *Support the use of "Opportunity Zones" that targets areas for commercial and residential growth and removes barriers to new construction.*
- *Direct development to existing commercial nodes along Route 9N.*
- *Identify sites that can host light industries without compromising environmental standards.*
- *Identify barriers to commercial growth, including planning, zoning, and APA compliance.*

Priority Project: UPDATED ZONING ORDINANCE, ZONING MAP, AND SUBDIVISION REGULATIONS

- Review, identify, evaluate, and correct barriers to commercial growth, including planning, zoning, and APA compliance.
- Address zoning inconsistencies between the APA and the Town including density, shoreline setbacks, and the current definitions and contradictions in language that ultimately guides permitting and approvals.
- Review zoning district lines that split properties to assess whether it makes sense to change to a single district and resolve unclear language in Article 3 of the Zoning Code that explains the treatment of split district properties.
- Develop supplemental regulations for steep slopes, stormwater management and erosion control.
- Update the 1983 Official Zoning Map to reflect adopted zoning density changes.

IMPLEMENTATION STRATEGY:

Hire a planning consultant to refile a grant application through the NYSDOS/DEC Smart Growth Grant Program through the CFA on July 28, 2023. The Town should allocate the required 10% match funds through 2024 budget.

Estimated Cost: \$45,000 (Planning Consultant)

Other Recommended Actions:

- 1) Adopt the final draft local law regulating short-term rentals when complete. Educate the public and real estate community about the registration process and rules and regulations for the operation of a short-term rental.
- 2) Adopt the Climate Smart Community pledge as a municipal resolution to join the NYSDEC program and become a Registered Climate Smart Community making the Town eligible for additional grant programs.
- 3) Review land use densities and permitted uses in the Hamlet and modify as needed to encourage a diversity of uses and businesses.

4.2.4 Community Services

Goal: Encourage Young Families to Become Residents

Objectives:

- *Protect the existing housing stock for residential growth to the greatest extent possible and address housing needs in the community.*
- *Expand access to broadband and cell service as feasible.*
- *Identify opportunities for the development of additional residential and mixed-use rental units.*
- *Continue to improve community facilities and services as needed.*

Priority Project: COMMUNITY HOUSING NEEDS ASSESSMENT

- 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 administered through NYS Office of Community Renewal.
- Participate in Warren County's Housing Needs Analysis currently being funded under the federal Community Development Block Grant Community Development Block Grant Program and contribute data as requested.
- Apply for a Community Development Block Grant (CDBG) to establish a local Housing Rehabilitation Program for the residential sector. Pair this program 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 the potential of applying for USDA Housing Programs to support local housing development efforts.

IMPLEMENTATION STRATEGY:

- Hire a consultant that specializes in housing to 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. CDBGs are awarded to assist low-to-moderate income families living in substandard housing or needing assistance with essential home repairs.
- Pair the CDBG program with Affordable Housing Corporation or HOME funds if an assessment identifies sufficient need.
- Incentivize the development of affordable housing with a PILOT program (Payment in Lieu of Taxes) currently offered by the Warren Washington County Industrial Development Agency (IDA).
- Seek funding from NY Forward or NY Main Street programs that are designed to encourage property owners to renovate commercial and mixed-use buildings.
- Investigate USDA Federal Housing Programs to support local housing development efforts.

Estimated Cost: \$35,000 (Housing Consultant)

Other Recommended Actions:

- 1) Encourage the development of attainable working-class family housing, including rental units.
- 2) Assess cell and internet service throughout the town and develop a plan to address service gaps. Continue to participate in the ongoing dialogue with elected leaders on the expansion of broadband services in the Adirondacks.
- 3) Conduct a feasibility study to explore the construction of a senior housing project on the rear property of the Town Hall Municipal Center.
- 4) Provide electric vehicle charging stations at the Lake Luzerne Town Hall facility. Investigate funding through the NYSDEC Municipal Rebate Program.
- 5) Approach the leadership of Hudson Headwaters Health Network on the feasibility of recruiting a health center in Lake Luzerne.
- 6) Contact the Southern Adirondack Child Care Network to assess opportunities to increase childcare options in the community. *Child Care Referrals & Training Southern Adirondack Child Care Network (saccn.org)*.
- 7) Maintain a webpage folder or resource to provide information to new and existing residents about regional housing assistance programs.
- 8) Continue to pursue opportunities for the consolidation of services and sharing of resources with other communities.
- 9) Continue to convert outdoor streetlights to energy efficient LED technology.
- 10) Continue to maintain and update the Town's Emergency Management Plan to address emergency situations caused by flooding and related issues.
- 11) Continue to support and innovate the Town's Recycling Program.
- 12) Continue to support the Lake Luzerne Senior Center and associated services.

4.2.5 Infrastructure

Goal: Improve Overall Infrastructure

Objectives:

- *Improve the overall appearance of the Route 9N corridor and provide an improved interface with the downtown area.*
- *Create a distinct identity through the use of signage for the smaller hamlets of Fourth Lake, Lake Vanare, and Hudson Grove.*
- *Continue to improve community facilities and expand or upgrade facilities and services as needed.*
- *Continue to modernize and make water, wastewater, roads, stormwater, internet, and cell service improvements at a level that supports the needs of local businesses and residents.*
- *Continue to provide road and stormwater improvements as needed. Work with NYSDOT to address identified areas of stormwater management concerns on Route 9N.*
- *Address infrastructure issues that may be limiting downtown revitalization and infill development.*

Priority Project 1: LAKE LUZERNE WATER DISTRICT SYSTEM REHABILITATION PROJECT

Construct upgrades in the Lake Luzerne Water District as identified in the 2017 Water System Rehabilitation Project Report. Improvements include replacement of water lines in the Heights Area, Hill Street, Lawrence Street, and Church Steet, and the rehabilitation of the water tank. Hire an engineering firm to prepare the project to be ready for bid. This work would include Geotech Borings: \$13,100 (plus rock coring if needed); Land Surveying: \$7,750; and Design & Permitting: \$74,500.

IMPLEMENTATION STRATEGY:

- Complete the predevelopment costs related to survey, borings, and the design and engineering for the project to allow for a higher ranking for grants.
- Reapply through DEC's Environmental Facilities Corp's Clean Water State Revolving Fund (NYS Water Infrastructure Improvement (WIIA).
- Reapply through DEC's Environmental Facilities Corp's Clean Water State Low Interest Loan Program for gap funding for this project.
- Apply for a grant and low interest loan from the USDA Rural Development's Community Facilities Direct Loan and Grant Program.
- Apply for funds through the Community Project Funding Request program (Federal Earmark Program) available annually from: Congresswoman Stefanik, Senator Schumer, and Senator Gillibrand (completed in February 2023 for the 2024 fiscal year.

- Reach out to Senator Stec and Assemblyman Simpson to request funds from the State and Municipal Facilities Program (SAM) administered through DASNY (Dormitory Authority).
- Request to get the project listed on the Warren County's priority project funding list.

Estimated Cost: \$2.5 million (Engineering \$95,000 and Construction \$2.5 million)

Priority Project 2: ROUTE 9N CORRIDOR STUDY

Conduct a study of the entire Route 9N Corridor that utilizes a Complete Streets approach to identify and address transportation needs and improvements for vehicles, pedestrians, bicyclists, and snowmobilers. Include recommendations for wayfinding, regulatory and interpretive signage 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 Hudson River Bridge.

- 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. Include a site plan and use, management, and maintenance plan for the tourist information pull-off west of Lake Vanare. Identify the feasibility of developing a dedicated bike trail from Lake George. Adopt and incorporate a Complete Streets Policy to provide guidance on pedestrian, bicyclist, and transit improvements to the Route 9 corridor.

IMPLEMENTATION STRATEGY:

- This action involves making a formal request to get on the Adirondack Glens Falls Transportation Council's Annual Work Program solicitation and conduct the corridor study when funding is available.
- Hire a planning consultant to conduct the study.

Estimated Cost: \$50,000 (Traffic/Planning Consultant)

Other Recommended Actions:

- 1) Continue to seek grants and other funding to implement the Town's Water System Rehabilitation Project as identified in the Water System Rehabilitation Project Report (Cedarwood Engineering, 2017). Improvements include Heights Area Replacement; Hill Street, Lawrence Street, and Church Street Replacements; and Water Tank Replacement.

- 2) Develop a long-range Townwide Stormwater Improvement Plan that incorporates green infrastructure concepts. Address needed stormwater improvements at the Wayside Beach, Pierpont Beach, and Sylvan Road as identified by the Warren County Soil & Water Conservation District.
- 3) 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. Identify and permit modern septic system technology as potential alternatives to conventional individual septic systems to encourage the expansion of existing and development of new businesses in the downtown. Include options such as the drip distribution system, aerobic treatment unit, mound systems, recirculating sand filter system, evapotranspiration system, constructed wetland system, and cluster-community system.
- 4) Assess the state of fire and ambulance services and the need for a secondary firehouse. Price and identify financing alternatives for a new ambulance, upgrades to existing firehouse.
- 5) Identify areas that experience or are vulnerable to flooding and investigate the Climate Smart Grant program to fund special mitigation projects.
- 6) Place additional digital speed signs in key locations on Route 9N, particularly on the curve south of the business district.

4.2.6 Parks and Recreation

Goal: Meet the Recreational Needs of Residents and Visitors

Objectives:

- *Develop new resources that encourage the retention and growth of young families, and as a destination for day visitors.*
- *Organize recreational resources into an interactive digital map so that visitors and residents can take full advantage of all the recreational opportunities in the community.*
- *Improve the safety and overall experience for pedestrians and cyclists.*
- *Improve existing trail systems and develop new trails for different user groups with a range of abilities.*
- *Incorporate recreational activities into the Town's tourism strategy.*

Priority Project: NEW COMMUNITY PLAYGROUND

Construct a new playground in Benjamin C. Butler Pavilion Park. This playground should offer creative equipment that is fun, challenging, and accessible facility with the goal of retaining and attracting families with children.

IMPLEMENTATION STRATEGY:

- The Town Board should assign a sub-committee of people that will organize and complete this project, identify a funding strategy that targets state, regional, and local grant sources, local fundraising, and volunteer labor, and completes the construction of the project.
- Identify a funding strategy that would include a range of state, regional, local and private grant sources and supplement with local fundraising. Begin with *The Recreation and Play Funding Guide* published by the PlayCore company.

Estimated Cost: Variable depending on equipment choice and the availability of volunteer labor \$40,000+ (Cost of Site Planning, Site Preparation, and Materials)

Other Recommended Actions:

- 1) Assess the need and feasibility of constructing an amphitheater that would enable the community to expand music and other venues.
- 2) Extend the existing pathway of the Riverside Trail south to connect the picnic area in the park and the parking lot at the Adirondack Folk School. Explore the feasibility of extending the Riverside Trail south to the Hadley Bridge.
- 3) Develop a long-term Master Plan for Benjamin C. Butler Pavilion Park that improves the parking lot, kayak launch, identifies the location for the playground and amphitheater, and provides accessible walkway connections, signage, and amenities including benches and bike racks.
- 4) Develop a Trails Master Plan that will organize information about existing trail systems including location, type, and rules for use. Create individual trail profiles and a series of land and water trail itineraries. Organize by level of difficulty, distance and length of time to traverse, and opportunities to connect to neighboring and regional trail systems. Include a set of consistent signage guidelines for trail areas.

- a. Request Warren County Planning Department to create a townwide trail map in both digital and paper forms, and to update the online trail resource known as the Warren County Recreation Mapper: Warren County New York Recreation Mapper (arcgis.com).
 - b. Incorporate the First Wilderness Trail signage from the Hadley Bridge to the River Road.
 - c. Explore the feasibility of utilizing snowmobile trails for public walking and mountain biking in the non-winter seasons, where permitted in UMPs.
 - d. Develop a formal trail between the Lake Luzerne Town Hall and the Hadley-Luzerne Junior/Senior High School.
 - e. Conduct a feasibility study for a dedicated hike-bike trail along the River Road to Buttermilk Falls.
 - f. Work with partners to develop a dedicated bike trail from Lake George.
- 5) Develop trail adventure itineraries that will draw people to local trails and tie it into resources in adjacent communities to offer people multiple experiences to hike and kayak over one or more days. Incorporate geocaching and expand FWGC letterboxing would be organized on specific trails and used to promote themes on natural history, the arts, environment and local history. This concept would be reinforced through special talks, events and online resources.
- 6) Adopt a pledge to become a Certified Trail Town. This pledge is part of a year-round strategy that welcomes and meets the needs of day hikers, long distance hikers, cyclists, mountain bikers, skiers, and snowmobilers.
- 7) Work with NYSDEC on a workable management, maintenance, and response plan for the Hudson River Special Management Area. Work within the limits of the Volunteer Stewardship Agreement between NYSDEC and the Morgan Duke Conservation Society (HRSMA).
- 8) Explore the need and feasibility of transferring 9 acres of riverfront land from the Open Space Institute to the Town for a pocket park and kayak take out site on River Road.
- 9) Investigate the feasibility of developing a pocket park with a Rockwell Falls overlook platform on town-owned land at the intersection of the northeast side of the bridge.

- 10) Improve access to and from the kayak takeout off the Riverside Trail and add appropriate signage about the location and river safety.
- 11) 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.
- 12) Consider the feasibility of repurposing one or more of the tennis courts to pickleball courts.
- 13) Continue to improve walkability in the hamlet by adding accessible crosswalks, benches, and shade trees throughout the hamlet. Place bike racks at key locations throughout the hamlet.
- 14) Review the feasibility of restoring the Hadley-Luzerne Joint Youth Commission.

4.2.7 Historic and Cultural Resources

Goal: Preserve and Protect the Historic and Cultural Resources in the Community

Objectives:

- *Continue to protect, promote, and enhance all local historic resources and the Hadley-Luzerne Society.*
- *Encourage adaptive re-use of historic structures, utilizing environmentally sustainable materials and technologies where feasible.*
- *Expand/enhance the interpretive story of Lake Luzerne.*

Priority Project: HISTORIC AND CULTURAL INTERPRETIVE STRATEGY

Tie the museums, landmarks, and other special places together into a cohesive, distinctive interpretive story. Develop a set of materials, programs, and events that will work together with existing tourism strategies. Consider utilizing funding from Warren County Occupancy Tax.

IMPLEMENTATION STRATEGY:

- Hire an interpretive consultant that will work with local volunteers and pull the existing and new interpretive concepts together and develop a set of materials, programs, and events that will work together with existing tourism strategies.

Estimated Cost: \$15,000 (Interpretive Planning Consultant)

Other Recommended Actions:

- 1) Continue to support the annual Lake Luzerne History Day.
- 2) Designate the Main Street area as a Heritage District to help protect and draw attention to the Town's unique cultural and historic resources.
- 3) Add a First Wilderness kiosk the Route 9N pullover at Lake Vanare. Interpretation would focus on the Lake Vanare and Fourth Lake history and resources.
- 4) 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. In addition to the inventory and mapping of historic features the recommendations of the survey should outline the strategies for the further identification and management of these town wide assets, the range of governance strategies, and benefits of tax credits and funding alternatives.
- 5) Apply for funding to develop a Certified Local Government Plan where local communities make a commitment to national historic preservation standards and prepare a Historic Preservation Ordinance.
- 6) Continue to build on the successful Ambassador Program, a shared network of volunteers with the Town Hadley that man the museums and host special events.
- 7) Support improvement projects outlined in the Kinnear Museum Renovation Plan especially regarding preservation advocacy.

4.2.8 Natural Resources

Goal: Protect and Improve the Condition of All Lakes, Streams, Rivers, and Forests Throughout the Town

Objective:

- *Continue to assess the condition and needs of the lakes, rivers, and streams and mitigate issues as feasible.*

Priority Project: APPLICATION FOR PERMITS TO TREAT AQUATIC INVASIVE SPECIES IN LAKE LUZERNE

Continue to monitor the outcome of Lake Luzerne's herbicide application. Also, continue to implement the recommendations of the Lake Luzerne Management Plan (2020).

- 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 a two-phase approach has proven to be effective in July with any regrowth material removed at the end of the season.
- Continue to conduct plant surveys as deemed necessary by NYSDEC and APA permit conditions.

IMPLEMENTATION STRATEGY:

- The Town should continue to fund the management program through the annual fund allocation from the Warren County Occupancy Tax program.

Estimated Cost: \$40,000 (Permit Fees and Herbicide Application)

Other Recommended Actions:

- 1) In partnership with the Lake Luzerne Association, the Town should erect more effective signage about the *Clean Drain Dry* program at the launch and encourage self-inspections of all small boats entering Lake Luzerne.
- 2) Authorize a comprehensive plant survey for Lake Vanare should investigate the feasibility of once again removing the islands of lilies that are encroaching lake use. Lake Vanare residents should consider forming a lake association to better organize and communicate ongoing water quality and aquatic vegetation issues regarding. The Lake Luzerne Association should support and provide training for volunteers so they can conduct water quality testing at the beginning and middle of the season to begin building a baseline set of data on Lake Vanare.
- 3) Request the Warren County Soil & Water Conservation District to conduct a study of the Lake Luzerne sub-watershed (above the Second Lake outlet) to determine the potential source of potential pollutants.

- 4) The Lake Luzerne Association should develop a shoreowners' guide to provide guidance on what can be done at a home to reduce excess water runoff from an individual property and reduce direct and indirect water quality impacts.
- 5) Assess the feasibility of adopting a mandatory septic inspection program for waterfront properties and other potentially sensitive lots. Continue to follow the progress of Warren County's draft law and the Lake George Park Commission that may provide an acceptable regulatory framework.
- 6) The Lake Luzerne Association should continue as members of the New York State Federation of Lake Associations (NYSFOLA) and participation in the Citizen's Statewide Lake Assessment Program (CSLAP), a water quality testing program conducted by volunteers. Investigate the feasibility of involving school children as a civics project. The summary of findings of the CSLAP program as assessed and published by NYSDEC should be posted on the Town's website annually.
- 7) Connect Lake Luzerne Association members with the survey and reporting program for invasive species sponsored by [Adirondack Park Invasive Plant Program | Home](#) ([adkinvasives.com](#)) and if there is a Harmful Algal Bloom (HAB) suspected contact <https://www.dec.ny.gov/chemical/77118.html>.

CHAPTER 5

IMPLEMENTATION & FUNDING



5.1 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 resources. 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. These are typically projects described as “low hanging fruit” where there is little controversy, strong support within the community, and known funding sources. 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:

- a. The Town Board assign a small group to serve as the 2023 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.
- b. The Town Board establishes the 2023 Comprehensive Plan as an agenda item. On a regular basis the leader of the Implementation Committee provides progress reports.
- c. The Town Board develops a special line item in the budget, prepares for needed cash matches for projects and grants.

Although every project is well thought considered 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 hard costs.



Securing financing for the improvements will prove a key factor in implementing the 2023 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.

One of the most comprehensive funding sources is the NYS Department of State (DOS) Local Waterfront Revitalization Program. This program has the lowest match requirement (25%) and covers the costs of a wide range of projects. The amount the Town applies for each year would be based on the funds available and the commitment from the Town Board for the required match amount. Since projects often carry over into several years, match funds can be allocated over several budget cycles. There is always an opportunity for the Town Board to minimize the cash match portion by seeking in-kind donations from contributors for materials, equipment, and labor.

5.2 Funding Opportunities

Below is a listing of the main grant programs that would support the implementation of the 2023 Comprehensive Plan. A full list is prepared in chart form at the end of this chapter. Most grants must be applied for through the Consolidated Funding Application (CFA) typically due annually the last Friday in July.

Other Non-Governmental Grants

There are many grant opportunities that will provide supplemental funds for small projects for signage, playground equipment, etc. These resources can be explored as the need arises. There are also many programs and sources of grant funds available specifically for playground and physical fitness equipment with most grants in the range of \$3,000-\$15,000. Playcore's Play and Recreation Funding Guide is a great resource for these small grant opportunities, and can be found online at:

https://www.playandpark.com/uploads/pdf-files/PlayCore_2017_FUNDING_GUIDE-Q3.pdf



TABLE 5-1 SUMMARY LIST OF STATE FUNDING SOURCES

Adirondack Glens Falls Transportation Council
Annual Work Program

Empire State Development
Economic Development Purposes Grant Program
Excelsior Jobs Tax Credit Program
Market NY
Regional Council Capital Fund Program
Start-Up NY Program
Strategic Planning and Feasibility Study Project Grants

NYS Council on the Arts (NYSCA)
Architecture, Planning, and Design Program
Preserve NY Program

NYS Department of Environmental Conservation (DEC)
Climate Smart Communities (CSC) Grant Program
Environmental Restoration Grant Program
Water Quality Improvement Project Program (WQIP)

NYS Energy Research and Development Agency (NYSERDA)
Clean Energy Communities Program

NYS Environmental Facilities Corporation (EFC)
Green Innovation Grant Program (GIGP)
Clean Water State Revolving Fund

NYS Office of Housing and Community Renewal (HCR)
NY Main Street Program

NYS Office of Parks, Recreation and Historic Preservation
Parks Grant Program
Historic Preservation Grant Program

NYS Department of State (DOS)
Local Waterfront Revitalization Program (LWRP)
State Smart Growth Grant Program

NYS Department of Transportation (DOT)
Transportation Enhancement Projects Program (TEP)
Safe Routes to School

NYS Energy Research and Development Agency (NYSERDA)
Clean Energy Communities Program

NYS Environmental Facilities Corporation (EFC)
Green Innovation Grant Program (GIGP)
Clean Water State Revolving Fund

NYS Office of Housing and Community Renewal (HCR)
Community Development Block Grant (CDBG)
NY Main Street Program

NYS Office of Parks, Recreation and Historic Preservation (OPRHP)
Boating Infrastructure Grant Program
Certified Local Government (CLG)
Parks Grant Program
Recreational Trails Grant Program
Historic Preservation Grant Program

Northern Border Regional Commission
State Economic & Infrastructure Development Investment Program (SEID)

USDA Rural Development
Community Facilities Direct Loan & Grant Program

The first two grant programs represent funding through earmarks through the offices of elected officials:

State and Municipal Facilities Program (SAM grants)

Funding assistance through the State Municipal (SAM) grants from local elected government officials. Appeals need to be made directly through NY Representatives for Lake Luzerne: Assemblyman Matt Simpson and Senator Dan Stec.

Community Project Grants (Federal Earmark Program)

Infrastructure and other high impact grants available annually from Senator Schumer and Senator Gillibrand. Applications are open on the individual websites in February with recommendations made to the various Congress Committees at the end of April.



The following grant programs are related to regional, state and federal grant programs:

Adirondack Glens Falls Transportation Council

Annual Work Program

Empire State Development

Economic Development Purposes Grant Program – Funds for economic development initiatives and projects that create or retain jobs, generate increased economic activity, and improve the economic and social viability and vitality of local communities.

Excelsior Jobs Tax Credit Program – Provides job creation and investment incentives to firms in such targeted industries such as biotechnology, pharmaceutical, high-tech, clean-technology, green technology, financial services, agriculture, and manufacturing. Firms in these industries that create and maintain new jobs or make significant financial investment are eligible to apply for up to four new tax credits. The benefit-cost threshold is at least \$10 of investment and new wages for every \$1 of tax credit.

Market NY – Supports regionally themed marketing projects that promote tourism destinations, attractions, and special events, as well as tourism facility capital improvement projects. Additionally, eligible projects include the hosting, coordination, and execution of special events new to New York State, and the promotion of agritourism and craft beverage tourism.

Regional Council Capital Fund Program – Funds for capital-based economic development projects intended to create or retain jobs; prevent, reduce, or eliminate unemployment and underemployment; and/or increase business or economic activity in a community or region.

Start-Up NY Program – Offers new and expanding businesses the opportunity to operate tax-free for 10 years on or near eligible university or college campuses in New York State.



Strategic Planning and Feasibility Study Project Grants – Funds for strategic development plans for a city, county, or municipality or a significant part thereof and feasibility studies for site(s) or facility assessment and planning. Projects should focus on economic development purposes, and preference shall be given to projects located in highly distressed communities.

NYS Council on the Arts (NYSCA)

Architecture, Planning, and Design Program – Grants for the advancement of the arts in 15 discipline-based funding areas. Within each of the 15 discipline-based funding categories NYSCA provides the ability to request funds in a range of varying subcategories, including but not limited to General Operating Support, Project Support and Regrants and Partnerships.

Preserve NY Program – Grants for historic structure reports, building condition reports, cultural landscape reports, and cultural resource surveys.

NYS Department of Environmental Conservation (DEC)

Environmental Restoration Grant Program – Rolling grants that are meant for environment improvement and protection. The grants specifically focus on areas that include water protection, environmental justice, and solid waste.

Water Quality Improvement Project Program (WQIP) – Reimbursement grant program for implementation projects that directly address documented water quality impairments or protect a drinking water source. Eligible projects are identified by priority level and scoring rubric. Funding amounts are dependent on project type.

Climate Smart Communities Program – Provides 50/50 matching grants for eligible climate mitigation and adaptation projects. Funds are available for two broad project categories – implementation and certification. The first project category supports implementation projects related to the reduction of greenhouse gas emissions outside the power sector (transportation, methane, and refrigerants) and climate change adaptation (e.g., reducing flood-risk, increasing natural resiliency, extreme-event preparation, relocation or retrofit of critical infrastructure, and improving emergency preparedness).



NYS Department of State (DOS)

Local Waterfront Revitalization Program (LWRP) – Matching funds for local governments to participate in the State’s Coastal Management Program (CMP) by preparing and adopting a Local Waterfront Revitalization Program (LWRP). A Local Waterfront Revitalization Program consists of a planning document prepared by a community, and the program established to implement the plan. A LWRP may be comprehensive and address all issues that affect a community’s entire waterfront, or it may focus on a critical component. After completing the report, the grantee is eligible to receive funding to implement the entire LWRP or a component.

Applications must be made through the CFA. *There is no minimum or maximum for this grant and the match requirement is 25%.*

State Smart Growth Grant Program – The Department of State (DOS) administers a portion of the State Smart Growth grant program, which is funded annually through the Environmental Protection Fund. DOS and the Department of Environmental Conservation (DEC) designate Smart Growth funding for a variety of purposes. DEC applies funds exclusively to Smart Growth planning and projects in the Adirondack and Catskill Parks; DOS uses funds for a variety of purposes related to community planning and development.

NYS Department of Transportation (DOT)

Transportation Enhancement Projects Program (TEP) – Funding for transportation projects of cultural, aesthetic, historic and environmental significance. Eligible projects must fall into one or more categories established by the Federal Highway Administration (FHWA) and must have a total project cost of at least \$200,000.

Safe Routes to School – SRTS is a national, evidence-based program that promotes walking and biking to school as a means of promoting more physical activity among school children. Among other things, SRTS aims to make walking/biking to school safer through improvements to the physical infrastructure around the school and in the community (e.g., more sidewalks, remodeling unsafe intersections, traffic calming measures, etc.). *The funding is \$250,000 minimum to \$5 million. There is a 20% local match requirement (\$62,500 to \$1.25 million)**

NYS Energy Research and Development Agency (NYSERDA)

Clean Energy Communities Program – Grants offered for clean energy projects after completing four of the ten NYSERDA high-impact actions designed to save money, create jobs, and improve the environment. Also provides tools, resources, and technical assistance.

NYS Environmental Facilities Corporation (EFC)

Green Innovation Grant Program (GIGP) – Competitive grants to projects that improve water quality and demonstrate green stormwater infrastructure. Selected projects maximize opportunities to leverage the multiple benefits of green infrastructure, spur innovation in the field of stormwater management, build capacity to construct and maintain green infrastructure, and/or facilitate the transfer of new technologies and practices to other areas across the state.

Clean Water State Revolving Fund – Interest-free or low-interest rate short-term and long-term financing for wastewater and water quality improvement projects. Eligible projects include any traditional, "non-traditional", point source, or land acquisition projects clearly related to the preservation, improvement, or protection of water quality.

NYS Office of Housing and Community Renewal (HCR)

Community Development Block Grant (CDBG) – A federal program funded by the Department of Housing and Urban Development (HUD) administered in the State of New York through Homes and Community Renewal (HCR). The program provides financial assistance to eligible cities, towns, and villages with populations under 50,000 and counties with an area population under 200,000. Eligible communities can apply through the New York State Consolidated Funding Application (CFA) for any three programs: "Microenterprise"; "Public Facilities & Public Infrastructure"; and "Community Planning". Funding for "Economic Development" and "Small Business" grants are available in open round applications. Projects that benefit low- and moderate-income families and are supported by the relevant regional economic development council (REDC) will be given priority.

NY Main Street Program – A comprehensive grant program that provides funds and technical assistance for façade renovations, interior renovations, and streetscape enhancements for properties located in established mixed-use (commercial, civic, and residential) "Main Street" or downtown retail districts that are pedestrian-oriented and comprised of traditional mixed-use buildings. Funds cannot be used for demolition or new construction. The program has four components:

1. **Downtown Anchor** – Funds to support a standalone, single site, "shovel ready" renovation project.
2. **Target Area Building Renovations** – Matching grants for exterior facade and storefront renovations or interior renovations for commercial or residential units.
3. **Streetscape Enhancement** – Funds to complement a Target Area Building Renovation. May be used for activities such as: planting trees; installing street furniture and trash receptacles; providing appropriate signs; and performing other activities to enhance the Target Area.
4. **Technical Assistance** – Funds to assist projects that will directly improve a community's capacity or readiness to administer a future New York Main Street building renovation program.



NYS Office of Parks, Recreation and Historic Preservation (OPRHP)

Boating Infrastructure Grant Program – Grants to construct, renovate, and maintain either publicly or privately-owned boating infrastructure with public access. May apply funds to grant administration, preliminary costs, and information and education materials as well.

Certified Local Government (CLG) – Funds for training for municipal officials; public education programs, surveys and designations undertaken as part of a comprehensive plan; correction of deficiencies in CLG performance; and demonstration projects on critical issues, such as compliance with state building and fire codes.

Parks Grant Program – Matching grant for the acquisition, development and planning of parks and recreational facilities to preserve, rehabilitate or restore lands, waters or structures for park, recreation, or conservation purposes and for structural assessments and/or planning for such projects.

Recreational Trails Grant Program – Grants for the maintenance and restoration of existing recreational trails, development and rehabilitation of trailside and trailhead facilities and trail linkages for recreational trails, purchase and lease of recreational trail construction and maintenance equipment, construction of new recreational trails, acquisition of easements and fee simple title to property for recreational trails or recreational trail corridors, and assessment of trail conditions for accessibility and maintenance.

Historic Preservation Grant Program – Grant to improve, protect, preserve, rehabilitate, restore, or acquire properties listed on the State or National Registers of Historic Places and for structural assessments and/or planning for such projects.



Northern Border Regional Commission

State Economic & Infrastructure Development Investment Program (SEID) – The maximum grant amount for 2022 was \$1,000,000 for construction in support of "infrastructure" as it relates directly to job creation and economic development. Congress requires NBRC to award 40% of all funds to public infrastructure projects. For all other non-infrastructure applications such as business and workforce development; basic health care; resource conservation, tourism, and recreation, the maximum amount is \$350,000.

USDA Rural Development

Community Facilities Direct Loan & Grant Program – grants and low interest direct loans to purchase, construct, and / or improve essential community facilities, purchase equipment, and pay related project expenses. Examples of essential community facilities include:

- Health care facilities such as hospitals, medical clinics, dental clinics, nursing homes or assisted living facilities.
- Public facilities such as town halls, courthouses, airport hangars or street improvements
- Community support services such as childcare centers, community centers, fairgrounds, or transitional housing
- Public safety services such as fire departments, police stations, prisons, police vehicles, fire trucks, public works vehicles or equipment
- Educational services such as museums, libraries, or private schools
- Utility services such as telemedicine or distance learning equipment

Local food systems such as community gardens, food pantries, community kitchens, food banks, food hubs or greenhouses





APPENDICES



A SUMMARY OF SURVEY RESPONSES

B PUBLIC MEETING SUMMARIES

APPENDIX A SUMMARY OF SURVEY RESPONSES



Community Survey: Summary of Results

In October and November of 2022, a survey was conducted to assess priorities and feelings towards the Lake Luzerne community as a part of the comprehensive planning process. The questions were formed from a public presentation and distributed digitally to encourage citizen participation. The survey yielded nearly 300 responses that came in the form of multiple choice questions and written comments. Comments gathered during the public meeting and through the survey were used to inform the comprehensive planning committee and the goals and priorities proposed.

An assessment of the data yielded the following conclusions:

- An overwhelming majority of respondents believe that Lake Luzerne is a good place to live, it is friendly, affordable, and distinctive with a strong sense of place. It has adequate emergency, senior, and education services. However, there are questions about how welcoming residents are to new residents or visitors, as well as what is described as "cultural decay" owing to a lack of identity and community culture.
- Most respondents do not believe that the local economy is currently stable. They cite a lack of business, fewer jobs, and –most notably– a lack of local restaurants, which is a prevalent theme through all the comments.
- The survey did not reveal significant needs for infrastructure improvements other than improved roadways and cellular and internet service. A majority of respondents did not feel that the municipality needed improved water, sewer, or stormwater collection.
- Responses are deeply divided over the role of tourism in the local economy. There seems to be a majority of respondents feel that the local economy depends on tourism and that tourism facilities and services could be updated, but concerns remain about the manner in which tourism impacts the quality of life and environment for year-round residents.
- Housing was another area of dispute among respondents. While some cite the exodus of young people and few attainable housing options for young families, others are reluctant to see new housing developments. However, there is a consensus that there is a need to improve existing housing stock through housing rehabilitation and/or mobile and manufactured home replacement.
- Respondents were equally divided on the role of zoning in their community. They were mostly split on whether zoning responds to changing conditions, and if zoning needs to be revised to encourage commercial or residential development. A majority did feel that revised zoning should be directed to certain areas along Route 9N.
- A majority of respondents did feel that protection of natural resources and open space is strong enough and did not feel that flooding issues related to climate change need to be addressed. The majority felt that Lake Luzerne water quality is exceptional or adequate, but additional measures are needed to prevent the spread of aquatic invasive species.

APPENDIX B MEETING SUMMARIES



Lake Luzerne Comprehensive Plan Update

DRAFT Summary Meeting Notes from Public Open House 9.1.22

1. Welcome and Introductions: Attended by approximately 70 persons including those on Zoom.
2. Project Description: Tracey described the parts and pieces of the comp plan update, the process of developing the plan, and the end product.
3. Creating a Vision: A discussion was held about the following questions in order to begin to establish the foundation for a long-term vision for the community.
 - Described how the vision for the community is developed.
 - Can the Town adjust to demographic changes while staying economically viable and true to their character?
 - Does Lake Luzerne have a strong sense of place?
 - Which characteristics do you relate to Luzerne?
 - Is there a community would you like to be more like?
 - What distinguishes and differentiates Lake Luzerne from these other places?
 - What is the story of Lake Luzerne you want to tell?

Tracey described the major assets of the community and how they could be spun together to develop a modern brand for Lake Luzerne with the goal of growing the year-round residential community and attracting visitors for outdoor recreation. What are the activities and places that visitors to the Adirondack Folk School, Luzerne Music Camp, Nettle Meadow, Huttopia, and other places want to go and want to do? Build on these success stories and develop a unique brand for Luzerne that can be marketed by Warren County Tourism and I Love NY.

4. Poster Review and Comments: The group reviewed the posters and provided good verbal responses. A limited number of responses were collected on the posters themselves. The verbal and written comments are outlined below:

QUALITY OF LIFE

Questions:

1. Is Lake Luzerne a good place to live? **Yes-3**
2. Are services adequate for:
 - Basic health care? **Yes-2**
 - Emergency & fire response? **Yes-2**
 - Senior services? **Yes-1**
 - Youth Services? **Yes-1, No-2**
 - Childcare? **No-1**
 - Education? **Yes-1**

Public Comments:

- Need reliable internet throughout Luzerne to round out community.
- The 2010 Plan was good but not much was done – will this happen again?
- How attract young people to community: add/market Revolution Bikes, Potash Trail, and other active outdoor recreation from region.
- “We only need everybody”

TOURISM

Questions:

1. Is Lake Luzerne a good place to visit? **Yes-1**
2. Families? Yes-1 Singles? Young People? Retirees? **Yes-1**
3. Do visitor destinations, amenities, or services need improvement? **Yes-1**
4. What do visitors need to come or stay longer on a regular basis? **Yes-1**
5. How can the seasonal workforce be bolstered?
6. Is the community “welcoming”? **Yes-1**

Public Comments:

- Ambassador Program is a great welcoming tool.
- Could use welcome wagon committee.
- Hotels/motels needed.
- Restaurants , small businesses, and stores needed.
- Need to modernize the way we do tourism through social networking, wayside information, and a welcome center.
- Stay in Luzerne and tie the experience to the outdoor opportunities of the Region

RECREATION, HISTORY, CULTURE

Questions:

1. Is the community recreation-friendly? **Yes-1**
2. Are there enough places for all ages and abilities to recreate? **Yes-1, No-1**
3. Is the Town a year-round visitor destination for recreation? **Yes-1**
4. Do the museums & interpretive signage tell the story of Lake Luzerne effectively? **No-2**
5. How can this story be improved for visitors & residents?

Public Comments:

- Permanent high-resolution photos of interpretive signs
- Get the Schoolhouse on the National Historic Register
- Add an overlook to Rockwell Falls
- More interpretive signage is needed
- Utilize old postcards in interpretive messaging
- Develop a Timeline Poster that describes and illustrates how the town developed
- Decide how to tell the stories of places that are no longer physically there
- The Tannery and Schoolhouse need interpretive signage
- Need a trails map with potential challenge sites

LOCAL ECONOMY, COMMERCIAL OPPORTUNITIES

Questions:

1. Is the local economy currently stable?
2. What kinds of businesses should the Town try to attract?
3. What is preventing business owners from starting up a new business in Town? **No-1**
4. Should the Town invest in the revitalization of the downtown area? **Yes-2**
5. Is the community business friendly? **No-1, Yes-2**
6. What are the new business start-ups?
7. Are they consistent with the rest of the business community?

Public Comments:

- State regulations need tax credit for start-up businesses.
- Need of a breakfast, lunch, and dinner year-round restaurant with menu and pricing that suits both residents and visitors.

HAMLET IMPROVEMENTS

Questions:

1. Does the streetscape along Main Street need improvements?
2. Suggestions:
3. Does the Route 9N streetscape need improvements? **Yes-1**
4. Does the walkability in the hamlet need to be improved? **Yes-2**
5. Does the community provide reasonable access to buildings and crosswalks for the physically challenged? **Yes-1, No-2**
6. Are there known issues with the retaining walls?

Public Comments:

CAPITAL IMPROVEMENTS

Questions:

1. Do town roads need improvements? Specific roads? **No-1**
2. Are improvements required for municipal water service?
3. Is there a need for a municipal sewer? **No-1**
4. Are there problems with stormwater collection or flooding basements?
5. Does cell service need improvement? **Yes-2**
6. Is the Internet available throughout the community? **Yes-1**

Public Comments:

- Very little to no growth can happen without cell & internet . We need to pressure the state and private funding.
- Cell & internet needs improvement throughout the town.
- I just spent last 3 weeks waiting for service for residential internet.
- Improvements in the system are driven by number of users or potential users
- Are there grants available?
- Is there a strategy to get the utilities to pay attention to the town's cell & Internet needs?

NATURAL RESOURCES

Questions:

1. Is protection of natural resources and open spaces strong enough? **No-1**
2. Where is better protection needed?
3. Are there flooding issues related to climate change that need to be addressed?
4. Is there a need to improve the control of invasive species? **Yes-1**
5. The water quality of local lakes is:
 - Exceptional – **Yes-2**

Public Comments:

- All lakes in town should be working together.
- People accessing the river with kids behind tennis courts.
- Signage needed for dangerous currents to help control those jumping off the bridge for a thrill

LAND USE AND ZONING

Questions:

1. Does current zoning respond to changing conditions? **No-1**
2. Is there a need to revise zoning to encourage more commercial development? **No-1**
3. Should it be directed to certain areas along Route 9N?
4. Is there a need to revise zoning to encourage residential development? **Yes-1, No-1**

Public Comments:

- There should be a designated Heritage District.
- Zoning is too restrictive for restaurants
 - Address the management of short-term rentals
 - Address the management of RVs and campers on residential properties

HOUSING

Questions

1. Are there enough housing choices for all ages and financial abilities? **Yes-1, No-1**
2. Would the Town benefit from a publicly funded program to assist homeowners with home improvements? **Yes-1**
3. Would the Town benefit from a Mobile Home Replacement Program? **Yes-1**
4. Are there seniors or disabled residents that need accessibility improvements? **Yes-1**
5. Where should new housing be located?
6. Is an increasing short-term rental market (Air BnB, etc.) reducing permanent residential housing options? **No-1**

Public Comments

- Air BB allows too many people who have no investment in keeping Luzerne clean in body and soul.
- Address and market programs for first time homebuyers
- Address the management of short-term rentals
- Need of senior housing. Review of plans to construct behind Town Hall

Summary Meeting Notes from Public Open House 2.7.23

1. Welcome and Introductions: Attended by approximately 28 persons including those participating on Zoom. Warren County was thanked for their development of the 7 maps for the Comprehensive Plan through the GIS department.
2. A PowerPoint presentation was made to present the project and the main recommendations in the plan. The description outlined the following points:
 - 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.
3. Some of the positive and exciting new businesses and projects were outlined including the construction of a New Program Building at the Adirondack Folk School; many improvements including a new Museum and Recital Hall at the Luzerne Music Center; Huttopia, a new Overnight Destination; and Nettle Meadow Artisan Cheese and Hitching Post Pub.
4. The Community Vision and project goals were outlined:

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.

- 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

5. The primary recommended projects were described. They include:

- 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.
- Conduct an update of the Town's Zoning Ordinance, Zoning Map, and Subdivision Regulations.
- 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.
- 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.
- 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.
- 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.
- Develop a Historic and Cultural Interpretive Plan that ties the museums, landmarks, and other special places together into a cohesive, distinctive interpretive story.
- 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.

6. Next steps to complete and approve the plan were outlined:

- Final Committee Meeting is scheduled for Tuesday, February 28th at 6pm.
- 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 and SEQR Forms are approved.
- Town Board appoints a Comprehensive Plan Implementation Committee.
- Town Board selects the first priority project to begin implementation.

7. Public Comments received through the survey, at the public meetings and immediately after the meeting via email:

PLAN DEVELOPMENT AND PROJECTS

- My review of the 2010 Plan was interesting. I think the majority of that plan are still what's important to the Town today for the new Plan with some minor tweaking. I would suggest you may want to go back and do edits to that plan instead of a bottoms-up review and rewrite of a new Plan. If the document is to provide the guiding principles to the town, it should be a living document and an actionable plan should be in place. As a summer resident, I follow many of the goings on of the different department meetings online and the "big picture" isn't always evident when incremental issues are being discussed.
- Request that estimated costs be added to priority projects.

DEMOGRAPHICS AND QUALITY OF LIFE

- An overwhelming majority of respondents believe that Lake Luzerne is a good place to live, it is friendly, affordable, and distinctive with a strong sense of place. It has adequate emergency, senior, and education services. However, there are questions about how welcoming residents are to new residents or visitors, as well as what is described as "cultural decay" owing to a lack of identity and community culture.
- Fewer children per family. Yes, birth rates dropped nationwide from 4.1 mill to 3.7 mill from 1990 to 2019, and then again reduced by 4% from 2019 to 2020. This is not a "problem" exclusive to our Town.
- During COVID and as a result of the current poor economy, let's be sure not to dwell on the past couple years. Lake George, for instance, is feeling the same effect. Can we adjust demographically and stay true to character? Yes, if done focusing on tourism and remaining quaint.
- I disagree with the affirmative mumblings that we are not inclusive or diverse. No, we do not necessarily have a very diverse population normally, but the summer visitors and business patrons we welcome are immensely diverse. Welcoming them, by default, makes us inclusive of them.
- Luzerne is a wonderful place to live and if we asked around, most would tell you they live here because it is the way it is now.

JOB, TOURISM, AND LOCAL ECONOMY

- Most survey respondents do not believe that the local economy is currently stable. They cite a lack of business, fewer jobs, and –most notably– a lack of local restaurants, which is a prevalent theme through all the comments.
- Responses are deeply divided over the role of tourism in the local economy. There seems to be a majority of respondents feel that the local economy depends on tourism and that tourism facilities and services could be updated, but concerns remain about the manner in which tourism impacts the quality of life and environment for year-round residents.
- We really need a new restaurant in town. Losing the Waterhouse, Upriver, and Saratoga Rose (Hadley) have really hurt the town. I hope the new Cheese/Tavern is doing well.

- The two houses downtown should be bought by the town or somehow developed. I understand the septic issues and the limitations this poses but that would change the look of downtown. Attracting a destination facility like you mentioned would be a huge plus.
- I know that the old Town Court is not in use but that would make a nice restaurant with lots of parking.
- The Catholic Church is for sale. That again is a large parcel with lots of parking. A Hotel, Bed and Breakfast or a restaurant would be nice additions if someone could be attracted to buy the property.
- People of all ages and family types enjoy coming to Luzerne for rafting, hiking, snowmobiling, Christmas activities, etc. From working in a retail establishment this summer, I can tell you we are very welcoming. However, the majority of residents AND business owners still exhale a sign of relief after Labor Day. Visitors may stay longer if we had more room options; not Airbnb's, but motels. Not everyone wants to stay a whole week like many house rentals require or can afford it.
- What will keep people here is a place to stay and places to get something to eat besides pizza or subs. For dinner, we have the new Rockwell Diner, Nettle Meadow, Painted Pony Rodeo BBQ, and Painted Pony Kitchen. However, Nettle Meadow is not open every day, and the Painted Pony options are seasonal. The options need to have a menu and pricing that will be supported during the off season by residents. There are several breakfast/lunch options, don't need more of those.
- Some ideas to draw visitors to the Town – attach to the ever-growing arts community in Lake George. They have art shows, music fest quartets practicing, and kids crafts available to all in the library, jazz fest, concerts, children's theatre, farmers market, street fair, craft fairs, food trucks, etc. These are all things that can be done in spots around town and especially at the pavilion.
- Has anyone looked at tourism grants? Check out ESD.NY.gov.
- Summer workforce availability is a problem everywhere currently. J1's are an option but come with their own set of problems as they need a sponsor and a sponsor approved place to live. There is a reputable organization that places primarily students around the world in temporary "work for board" environments. I can't remember the name of it but could find out.
- The center of Town is always buzzing when I am there. Businesses would be more attracted, even if they are only seasonal, if we had more to keep people here at least for the day such as music, arts, dining options, etc. The businesses we have provide necessities but need more browsing type stores.
- Double H reports 80,000 campers have attended over their 30-year history. Most of them are from out of town. If it doesn't exist already, we should team with them to provide what tourist resources are available to the families when they drop off their kids at this wonderful neighboring resource.
- The streetscape and walkability seem fine to me. Access for physically challenged could be improved.

- Improve the flower displays in the downtown area. Go back to hanging flower displays in the summer. Lake George and some other local towns have beautiful displays. The conversion to planters in whiskey barrels this year look cheap and underwhelming. We should want to make a positive impression and it doesn't cost much more to accomplish it.

ROUTE 9N CORRIDOR

- In terms of corridor plans, assuming there is a transportation focus to the scope, A/GFTC would consider an application the Town made could provide assistance through our Annual Work Program solicitation, which is usually sent out in late October or November. Solicitation announcements are sent directly to the Town Supervisor for that program. There is a match component but it is usually fulfilled by in-kind services, i.e. participation by Town officials in the process, rather than a cash match.
- The town of Luzerne has two entrance corridors. The northern one spans from Ciro's to the Hitching Post, and the southern one from the fire house to Stewart's. I'm writing to suggest that these two areas become official entrance corridors with design guidelines for buildings and signage.
- The northern corridor speaks for itself regarding architecture guidelines: maximum of two story, rustic, wood clapboard/wood clapboard-look, log cabin-style architecture. Signage steers toward limited height (think Hitching Post), wood, with exterior lighting.
- The southern corridor has the potential for new construction on the large piece of land currently for sale in that area—Waterhouse's Restaurant combined with the trailer park. And, because Stewart's recently renovated, it's possible that Cumberland Farms considers doing the same. The opportunity is ripe for the town to create design guidelines that would encompass these large parcels which are major contributors to the look of the southern corridor. Luzerne is very fortunate that Stewart's is a responsible steward locally and did a beautiful job designing a thoughtful, Adirondack-appropriate design for their recently renovated property. Not every developer will have the community in mind, especially when given a blank slate.
- The southern corridor architecture could be maxed at two stories. Most existing buildings are more vernacular in style, so allowing for a mix of styles could be appropriate here, such as Adirondack, rustic, "modern farmhouse", log cabin. High style is not necessary.
- Preferable materials could include wood/wood-look shingle and clapboard, river rock, stone, logs, slate. Signage is a bit taller through this corridor than in the north, but guidelines could be focused toward lowering to match the north. Exterior lit signage. Locating signage directly on the buildings could also be appropriate here.
- Parking lot guidelines in this corridor would help to alleviate future additional congestion from vehicles backing up onto 9N. Requiring side or rear parking for new construction would be ideal if there is not ample space to fully turn around in the front of a planned business.

- There are a number of businesses in the southern corridor that are currently in serious need of building repair. To prevent any design guidelines from being cost-prohibitive to existing business owners, it could be prudent to add the clause that owners of existing structures have the option of simply replacing materials in kind when doing repairs. All new construction would adhere to the design guidelines.

LAND USE AND ZONING REGULATIONS

- Concern was raised about commercial growth in the Lake Vanare "historic hamlet", and they hoped that this would be addressed through zoning updates. Response: There was no consensus to move forward on this issue to recommend a change to the zoning west of Lake Vanare. There are several areas in the community that may benefit from a broader look at district changes, and it was decided to include it into the zoning update recommendation.
- Survey respondents were equally divided on the role of zoning in their community. They were mostly split on whether zoning responds to changing conditions, and if zoning needs to be revised to encourage commercial or residential development. A majority did feel that revised zoning should be directed to certain areas along Route 9N.
- We cannot expect to stabilize neighborhoods AND attract young families to buy in Hamlet-Residential neighborhoods, if short-term-rental are allowed in these same neighborhoods. This has been proven in countless communities throughout the country where Airbnb and VRBO has been operating. That said, we should certainly allow STRs in all other zones which will indeed encourage tourism and commerce. I would hope that the Comprehensive Plan Committee will recommend this plan to allow STRs in all zones except Hamlet-Residential.
- The Town character needs to be considered. Commercial development zoning could be positive, but only if we don't end up with a string of horrid retail stores that ruin the visual lines of the Town for the entire length of 9N, from Lake George on through, not just in the Town Center.
- I encourage you to listen to the You Tube recording of a public hearing held on 4/19/22 ("Town of Lake Luzerne's APA Map Amendment Meeting..."). This will help you understand how residents feel about an attempt at having an APA application submitted to change APA classification from 8.5 acres per home to 1.3 acres per home. There are 11,243 acres of rural use land within both the Town and APA, or 53.68% of the total acreage. Targeting this type of land for reclassification opens the door to massive development, totally out of character to the Town. At the time of the meeting, it was mentioned there were no houses available for sale so basically (paraphrase) we need more. I don't remember the exact number of homes for sale, but I looked it up on-line and there may have been 20. Not 100% sure, but that is pretty close.
- I think the discussion regarding short term rentals is related to tourism as well as zoning. My wife and I spend all summer in the Heights and daily walk our dogs in the area. Many of the camps in the area are only inhabited a week or two over the summer or sporadic weekends. With rules that control unacceptable behavior, we should welcome families

here with short term rentals. Sitting around a campfire enjoying our natural beauty will leave a lasting impression and may influence tourists to return. I listen to some of the discussions online and the punitive nature of some of the comments will not help establish a workable solution.

- Mobile home parks also make an impression. Replacement of old structures and or tasteful screening of the existing parks should be explored.
- Property maintenance codes for neighborhoods should be investigated. I live in the Heights and the first two properties on Village View are an example of unacceptable yards.
- Enthusiastic about zoning updates, but skeptical about the availability of public funding to assist in the process.
- I listened to the discussion regarding the two eyesore houses / buildings downtown. Someone should inquire what the owners are thinking for those structures. If it's not a positive response something should be done to make them to clean them up, sell, or let the town take them over.
- A push to increase restaurants here should be prioritized. When moved here 4 years ago and mentioned Lake Luzerne to anyone, they usually had been here to eat at Up River Cafe. A destination restaurant or two would be an attractive draw to the area.
- Programs that would fund improvements and or replacement of the mobile home parks should be part of the Plan. Just as the town signs are meant to welcome visitors to our town, the view of the dated.

HOUSING

- Housing was another area of dispute among respondents. While some cite the exodus of young people and few attainable housing options for young families, others are reluctant to see new housing developments. However, there is a consensus that there is a need to improve existing housing stock through housing rehabilitation and/or mobile and manufactured home replacement.
- I would love to see a program to help homeowners with improvements, which may even improve resident retention. Some sort of housing for seniors would be nice but only if they had access to Town Center or transportation to same. Yes, short-term rentals do impact availability of permanent housing.

COMMUNITY SERVICES

- Health care adequacy? We are no different than any other small Adirondack town. It would be difficult to find a health center to set up shop when there are two (?) doctors in Corinth, plus the Corinth Community Health Center. Hudson Headwater mobile unit is at Town Hall twice a month, and 20–30 minutes away are Glens Falls Hospital, Saratoga Hospital, and a growing conglomerate of Hudson Headwaters facilities.
- EMS and Fire staff are amazing. They cover a huge area and, personally, I have had wonderful experience with them when called for my family.
- I think Barb Mitchell does a great job with Senior Services. Although transportation is always a struggle for seniors in any rural town.

- Youth services are provided by church groups and there are many after school activities. The school district covers such a vast geographic area, I am not sure where a youth activity center would go, or how children would easily get there.
- Childcare – has anyone looked into the “Invest in New York – Child Care Deserts Grant for New Providers”?
- Education opportunities have changed over the past couple years. Most colleges offer full curriculums remotely. SUNY Adirondack is close by with an outpost in Saratoga and have on-line classes as well.

ARTS, HISTORY AND ENTERTAINMENT

- Consider developing a community theatre that would support a performance stage in Butler Park.
- The music camp is being totally renovated. It is not being used most of the year. I don't know how that could be incorporated into any activities, but it is a great facility. Even during the summer, the amount of people that attend the free concerts is small. It just seems that it is such a gem and the talent that goes there during the summer is really quite something.

INFRASTRUCTURE

- The survey did not reveal significant needs for infrastructure improvements other than improved roadways and cellular and internet service. A majority of respondents did not feel that the municipality needed improved water, sewer, or stormwater collection.
- I would like to suggest a project to improve our overall infrastructure. It is long past time to repave School Street. Almost everyone who lives in Luzerne visits the Post Office. There are potholes in front of the building and places on the pavement that just are no longer there a bit up the hill.
- There are few new businesses/restaurants through downtown Luzerne because of the lack of a public sewer system. Most of downtown is located on bedrock which would make this option for new businesses near impossible. This is likely the reason that the two beautiful historic buildings across from the Market remain unused, among others.
- Protection of natural resources and open spaces is not strong enough. These should be protected to keep the character of the Town intact and can also be used for hiking and x-country ski trails potentially. The lake water quality is being monitored very well by a team that has been very active this year.

NATURAL RESOURCES

- A majority of respondents did feel that protection of natural resources and open space is strong enough and did not feel that flooding issues related to climate change need to be addressed. The majority felt that Lake Luzerne water quality is exceptional or adequate, but additional measures are needed to prevent the spread of aquatic invasive species.
- Resident is concerned that he is seeing no mussels in the lake. He said he always remembers seeing lots of them (his family has been coming here since 1948) and he is worried something is wrong with the lake. He said he remembers seeing lots of mussels

last year and noted that he has seen some open shells this year and thinks a muskrat might be eating them.

- While I am encouraged that we are aiming for the ProcellaCOR application, I would look forward to our making certain that all shareholders will be aware of other important actions that will be necessary to maintain a healthy lake....boat washing, eliminating erosion, restricting new lakefront construction, and enforcing APA regulations around our already overburdened lake. I was glad to see you mentioning that the waterfront property owners need to be especially involved in order to understand their key role in protecting our lake, and an informational campaign targeting this particular audience will be critical. I look forward to voluntarily working on this with the Lake Luzerne Association.
- Protection of natural resources and open spaces is not strong enough. These should be protected to keep the character of the Town intact and can also be used for hiking and x-country ski trails potentially. The lake water quality is being monitored very well by a team that has been very active this year.
- Septic system monitoring and improvements for lakeside and riverside properties should be implemented. There's enough effort in the neighboring areas should provide enough information to come up with a plan. Researching programs for funding should be a priority.

PARKS AND RECREATION

- The group was very enthusiastic about installing a playground as a top priority. Volunteers will be sought to build the playground.
- We discussed a trail map of all of the available trails in town. I think this would be an inexpensive but appreciated addition.
- Use tourism funding to work on a water connection between Lake Luzerne and Fourth Lake.
- Recreation, History, Culture: What we do offer are age-friendly; rafting, rodeo, hiking, swimming, museums. To be a more year-round destination, market us as a stay over point for bus companies on fall foliage tours, create x-country ski trails (they used to run near the snowmobile trails), and we need a visitor center sign out on 9N. The playground idea is great, but I think it needs to be near the Pavilion. Imagine spending a day in Town at the beach, then a BBQ, and completing the day at a playground you don't have to drive to. It would be easily accessible for summer youth programs also.
- Having a trail along the river in town should be explored more. The land behind what was Up River Cafe should be exploited for tourists and towns people. It would make a great picnic area as well. The usage of the tennis courts should be reviewed. If they are underutilized, they could be converted to pickle ball, which seems too very popular now.
- Invest in a new year-round pavilion at Butler Park that could be used as a farmers' market or for public performances.
- Trails are underutilized for horseback riding, snowmobiling, and walking/hiking. They are under advertised. They could draw more tourist as well as provide benefits for our local people.

- A sidewalk that ran along 9N from Lake Luzerne to Lake George would be nice. However, that would also be very expensive. I have attached to this email a map of some alternative "paths" (marked in red) for cyclists/pedestrians. The majority of these "paths" are already back roads. However, there is a major trail connection at the top of Hall Hill Road that would need to be made going through the Upper Hudson Woodlands ATP parcels connecting 2 major sections of state-owned parcels that would need unpaved trails to be made.

