

Village of Lake Placid / Town of North Elba

Comprehensive Plan

ADOPTED BY THE TOWN OF NORTH ELBA - JULY 8, 2014

ADOPTED BY THE VILLAGE OF LAKE PLACID - AUGUST 4, 2014



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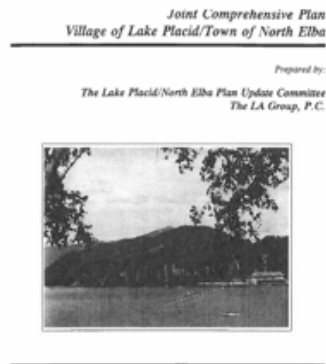
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Introduction

Background

The 1980 Winter Olympics were a watershed moment for the Village of Lake Placid and the Town of North Elba. A new arena, ski jump, bobsled run, and speed skating oval were built, while the skiing facilities at Whiteface Mountain and Van Hoevenberg were expanded. A wave of new residents flooded the community and visitors flocked to see where the "Miracle on Ice" had just occurred. The community also faced an 11 million dollar debt and the question of how to continue using those new facilities.

In the face of these challenges a grass roots community organization began to ask the question, "What do we do now that the Olympics are over?" The group took the name S.T.E.P.P.S. (Solutions Through Elba-Placid Planning) and created a prototype of a Comprehensive Plan. The immediate challenge was how to maintain economic growth. The STEPPS report called for "shoulder season" activities such as conventions, concerts and special events to create a more solid economic base. It also recommended the expansion of recreational opportunities, preservation of open space, and coordination between the existing government structures and the newly created Olympic Regional Development Authority (ORDA).



The development of the region continued. Many residents were now concerned that the community was losing its unique character. At the same time the State of New York provided funding and incentives for communities to develop comprehensive plans. In 1995 the Town of North Elba and the Village of Lake Placid took advantage of the opportunity and appointed a joint steering committee to create the first Comprehensive Plan. They also provided funding for a consultant.

The 1997 Comprehensive Plan adopted many of the initiatives of the STEPPS document. The basic philosophy was not to limit the quantity of development but to insure quality development. It suggested changes in the Land Use Code that included architectural review, storm water management, visual overlays, and sign regulations as a way of working toward that goal. It also called for the consolidation of the Village and Town Review Boards and Zoning Boards of Appeal. A new Land Use Code that incorporated these suggestions was adopted in 2000.

Introduction

The 2000 Land Use Code also created a Joint Planning Commission charged with monitoring community development. Eventually that Commission decided to revise the 2000 Code. The goal was to create a document that integrated the old Village and Town regulations a bit more, recognized that the municipal boundaries were blurred, and also addressed a few new issues such as the proliferation of larger homes, lack of income-based housing, and development encroaching upon ridgelines.

The Joint Code Revision Process started in 2006 and the new, revised Land Use Code was adopted in January of 2011. That code eliminated the Joint Planning Commission and created a new Community Development Board. The mission of the Community Development Board is to coordinate and spearhead community development initiatives and also serve as a resource for the Town and Village Boards. In 2011 the Community Development Board decided that their first action would be to write a new Comprehensive Plan.

The existing Comprehensive Plan was completed in 1997. Since then, many of the proposals from that document have been put into practice. One focus of the Revision Project was to identify and re-examine the goals from the 1997 Plan that remain unrealized. These would include parking and vehicular circulation issues along with a chronic shortage of worker housing and a diversification of economic activities available in the area.

The inventory and statistics associated with the 1997 Plan are also somewhat outdated and may not reflect new challenges facing the community. These involve the creation of a new conference center, marketing of the region, the escalation of land values, and recognition of the emerging role of historic and ecological preservation in sustainable economic development. Other new challenges include the expansion of broadband for commercial use, demographic changes, and a rise of vacation rentals.



Introduction

Community Planning Process

The North Elba - Lake Placid Community Development Board, consisting of 10 volunteers appointed jointly by the Village of Lake Placid and the Town of North Elba, initiated a project designed to renew and revise the existing Joint Comprehensive Plan for the Town of North Elba and Lake Placid Village. The initiative was completed in 3 phases spread over approximately 30 months.

During the first phase of the initiative the Community Development Board created volunteer committees that examined development issues, met with key informants, and drafted subcommittee reports. A Public Forum was held in September of 2011 to create an inventory of issues facing the community and to recruit volunteers. This was followed up by an Orientation meeting in February of 2012 that organized those volunteers into 7 subcommittees. Each subcommittee was charged with developing a report on a different area. All reports included a summary of existing conditions along with goals and implementation measures designed to incorporate the vision of the community that emerged from the Public Forum. Approximately 70 individuals were involved either as working members of a subcommittee or as key informants. The Community Development Board acted as a steering committee. The subcommittee reports were completed in the fall of 2012.

The Community Development Board along with the Town of North Elba and the Village of Lake Placid also contracted with Elan Planning, Design & Landscape Architecture, PLLC, of Saratoga Springs. Some funding was supplied through New York State Department of State, Local Waterfront Revitalization Program under Title 11 of the Environmental Protection Fund. Elan was charged with collating and editing the seven subcommittee reports to create one document. They reviewed the subcommittee reports, requested additional information, and developed a rough draft of the Comprehensive Plan. This was presented to the Community Development Board in the spring of 2013.

The Cornell School of Public Affairs was also involved. Three graduate students were assigned to work with the Community Development Board as part of their master's degree program. The students teleconferenced with the Development Board and focused their work upon areas of mutual concern and interest. The students investigated the issues of invasive species, rental permit systems for vacation rentals, and transportation. They also agreed to develop GIS map files that would be useful in future planning initiatives. In order to accomplish these tasks the students visited Lake Placid in January of 2013 and met with key informants. They presented their report to a Public Forum in May of 2013.

Introduction

In 2014 a second group of students worked with the Community Development Board on creating a GIS geo-database. This database included North Elba and APA Zoning Maps along with environmental features such as watersheds, steep slopes, wetlands, vegetation and soil composition. These maps will be posted on the North Elba Building Office website for public access.

Information from these Cornell initiatives will be used in the implementation phase of the Comprehensive Plan.

The Community Development Board reviewed the draft created by Elan Planning, did some further editing, and produced the Public Review Draft of the new Comprehensive Plan. That draft was the focus of a series of Public Informational Hearing held in September of 2013. Input from those hearings was utilized to create a Comment Draft. The Comment Draft was submitted to the Essex County Community Development Office, the Adirondack Park Agency, and the New York State Department of State. The Community development Board reviewed those suggestions and created the final Comprehensive Plan Update Draft.

That Plan Update was presented to the Town and Village Boards in February, 2014 who then scheduled a joint Public Hearing. As a result of those hearings the Boards passed a negative declaration of SEQR and adopted the new Comprehensive Plan by August 4, 2014 .

The Community Development Board will continue to exist. They will become the lead agency for implementing the Plan and also be responsible for proposing amendments as needed.

Resources Referenced

To gain a better understanding of the existing conditions in Lake Placid/North Elba, the project team conducted an inventory and analysis of the existing land use tools, local and regional planning studies. This analysis, combined with input from the Steering Committee, helped to shape the Lake Placid/North Elba Comprehensive Plan in a manner that meets the community's long-term vision and goals.

Existing Resources

As part of the planning process, the following local and regional planning studies were reviewed. All of these reports are available on the Development Board website or in other locations.

- 21st Century Local Government Report
- Aging in Place Action Plan (Adirondack Mercy Care -2010)
- AIG Report: Part 1 and Part 2 (GIS Study- 200
- Common Ground Alliance- ADK Workshop Report (2011)

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- High Peaks Revitalization Strategy (2010)
- Lake Placid/North Elba Community Development Board Memorandum from Cornell Student Consulting Group (2013)
- LGEC Report of the New York State Commissioner
- Local Government Efficiency and Competitions
- North Elba Statistics
- Solutions to Main Street: Conceptual Study
- Traffic Data
- Parking Garage Data
- Parking Garage Image
- STEPPS: Lake Placid/North Elba Planning Project
- Village of Lake Placid/Town of North Elba Shared Services Study

Comprehensive Plan Contents

The next section of the Plan includes chapters prepared by the following volunteer sub-committees:

1. *Government Structure and Function*
2. *Economy and Tourism*
3. *Community Facilities and Services*
4. *Mobility*
5. *Environment and Natural Resources*
6. *Housing*
7. *Land Use and Design*

GOVERNMENT STRUCTURE AND FUNCTION

Background

The Government Structure and Function subcommittee began their process by reviewing the Government Structure and Function section of the previous Village of Lake Placid/Town of North Elba Joint Comprehensive Plan adopted in 1996. The subcommittee was encouraged by the



progress made by the local political process in achieving the former plan's goals. The previous subcommittee had a strong focus on "land use" in the Village and Town. The goals "to consolidate the Village and Town Comprehensive Plans and Land Use Codes" and "to restructure and consolidate the planning/zone-related entities" were successfully achieved. These accomplishments have played a major role in shaping the Town and Village's future as a leader in government efficiency and economic sustainability as well as making this town a place so beloved and

appreciated by residents, seasonal residents and visitors from around the world.

The Lake Placid/North Elba community is proud of what our elected officials, municipal employees and residents have already accomplished. The subcommittee's new goals aim to keep Lake Placid and North Elba at the forefront of developing policy that is economically sustainable, environmentally-friendly and geared to enhancing all season mountain and lakes resort town living. The subcommittee believes that by increasing the efficiency at which all levels of government function, the costs of government will decrease and in-turn decrease the costs to individual taxpayers. The subcommittee includes suggestions for sharing services and costs, modernizing positions, and streamlining the budget process.

In the past the Town, Village, and School District employed a grant writer. All of the stakeholders with which the current subcommittee spoke mentioned the void that eliminating this position has left. The stakeholders spoke enthusiastically about the infrastructure upgrades and other community projects that were funded utilizing monies secured by the grant writer. By creating the Community Development position, the subcommittee hopes to again have real time access to the grant cycles that can supplement funding, leverage tax dollars to secure grant monies, and bring additional amenities and services that the community might not be able to offer otherwise. All departments will also have the benefits of a staff member who has planning and mapping skills.

GOVERNMENT STRUCTURE AND FUNCTION

Vision for Government Structure & Function

The community is committed to efficiency at all levels of government as a cost saving measure. In addition, the community will strive for energy efficiency and increasing the role of alternative, renewable, self-sufficient energy. The subcommittee sees the Lake Placid area as a model for other all-season mountain resort towns around the world. As a leader in smart growth and sustainable living, the community continues to provide an exceptional way of life for future generations.

Goals, Objectives and Implementation Measures

Goal #1: *To improve the operation of all village and town government departments to optimize efficiency.*

Objective 1: Explore the idea of a “Municipal Manager” position to serve as a liaison between departments and Town and Village boards.

Implementation Measures

- Conduct a feasibility study to identify costs and benefits associated with creation of a Municipal Manager position. Consider local examples such as the Village of Saranac Lake.
- Create a multi-department and multi-board member task force to consider implementing recommendations of the feasibility study.

Objective 2: Create a Community Development position.

Implementation Measures

- Seek funding that would allow for a shared position, possibly outsourced, to prepare and administer grants to advance the Comprehensive Plan including Smart Growth principles and Complete Street practices.

GOVERNMENT STRUCTURE AND FUNCTION

Objective 3: Coordinate 5-year Capital Improvement Plans to better plan for future expenditures.

Implementation Measures:

Continue to prepare 5-year Capital Improvements Plans for both communities.

- Include an Asset Management Plan, which will track depreciation and maintenance costs of equipment in order to keep a replacement cycle / lease purchase plan for town/village property including trucks, police cars, and other equipment.
- Coordinate annually to maximize efficiencies and to reduce duplication of expenditures.

Objective 4: Move toward basing the Town and Village Park maintenance and capital improvements funding on assessed values.

Implementation Measures

- Conduct a Feasibility Study to evaluate a special district created for park maintenance and improvements.

Objective 5: Investigate the possibility of appointing, not electing, the Town Highway Superintendent in an effort to consolidate the Village and Town highway departments.

Implementation Measures

- Review related legislation to determine feasibility.
- Identify key stakeholders to review options.

Objective 6: Consider utilizing County Tax Collector for assessments and collection of all taxes.

Implementation Measures

- Convene meeting between Town Tax Collector and County Tax Collector to determine feasibility.

GOVERNMENT STRUCTURE AND FUNCTION

Objective 7: Explore the idea of creating a shared “purchasing agent” position to organize joint bids and purchasing in collaboration with other towns, villages, school districts and NYS Olympic Regional Development Authority (ORDA).

Implementation Measures

- Convene a meeting with elected officials, school districts and ORDA to discuss creation of a shared purchasing agent position.

Objective 8: Enhance Efficiency, Transparency, and Access to Municipal Information/Records.

Implementation Measures

- Increase transparency in government by providing “IT” capability at Village and Town Hall for various applications including web-based (GIS) mapping, live streaming of Village and Town Board meetings, meeting minutes and agenda, local laws, etc.
- Re-design meeting rooms with presentation technology.

Goal #2: Decrease Town/Village energy consumption and make existing usage more efficient.

Objective 1: Decrease Town/Village overall energy usage by 10% by the year 2015; 25% by 2020; 40% by 2025.

Implementation Measures

- Work with Superintendent of Electric Department to research the feasibility of these benchmarks.
- Apply for New York State Energy Research and Development Authority (NYSERDA) and New York Power Authority (NYPA) grants that will fund educating all town and village entities including ORDA, LPSD, business owners, and first and second homeowners on ways to decrease energy usage by responsible use and by improving building energy efficiency that will in turn decrease town's total consumption.
- Include a simple, easy-to-read educational pamphlet on responsible, efficient energy usage with Village of Lake Placid Electric Company bills on an annual basis.

GOVERNMENT STRUCTURE AND FUNCTION

- Increase awareness among elected officials and the public regarding the economic development benefits associated with alternative energy, including entrepreneurial opportunities and high paying skilled job opportunities.
- Require and enforce certain standards of energy efficiency in new construction of commercial and residential buildings.

Objective 2: Explore supplementing Lake Placid Electric Company energy sources with local renewable sources of energy including reopening local dams, solar panels, wind turbines, geothermal energy and biomass furnaces for individual school, municipal and ORDA buildings where appropriate.

Implementation Measures

- Conduct an inventory and review of Adirondack Communities who have successfully implemented cost savings measures. Consider the Town of Chester as an example.
- Partner with North County Regional Development Council and the Adirondack North Country Association (ANCA) to identify potential renewable energy funding opportunities.

Objective 3: Increase energy efficiency of school district and ORDA facilities.

Implementation Measures

- Continue to conduct energy efficiency audits of school district buildings, ORDA facilities and transportation systems.

Goal #3: *Continue to foster strong and cost-effective relationships among all government entities including the Village, Town, Lake Placid Central School District, surrounding Towns and Villages, Essex County, ORDA, and New York State*

Objective 1: Move toward sharing school administration positions with Saranac Lake Keene, and Tupper Lake whenever possible.

Implementation Measures

- Encourage talks between school districts to continue.
- Encourage School Board to keep in touch with Community Development Board.

GOVERNMENT STRUCTURE AND FUNCTION

- Have a Community Development Board member attend regularly attend School Board meetings.

Objective 2: Reduce the costs of government employee health care.

Implementation Measures

- Combine health care benefit bargaining of town, village, school district as well as other municipalities and school districts.
- Develop a health care consortium with other municipalities and school districts.
- Adjust ratios of employer/employee cost sharing by offering wellness programs and annually exploring other plans.

Objective 3: Explore reorganizing law enforcement, fire districts, and the judicial system to increase efficiency and reduce cost as per the Center for Governmental Research study.

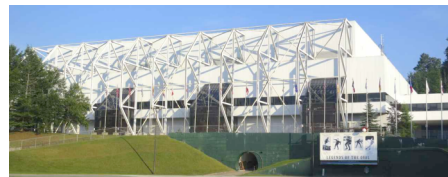
Implementation Measures

- Organize Village Police Department jurisdiction to align with water and sewage district lines. Increased tax base would decrease actual tax totals for all services.
- Consider Lake Placid Police Department becoming branch of Essex County Sheriff's Department.
- Consider the town constable system, which would include Ray Brook and Saranac Lake side of North Elba.
- Investigate the possibility of cost redistribution among Fire Districts.

Objective 4: Create a Community Advisory Committee to partner with ORDA.

Implementation Measures

- Hold quarterly meeting with Supervisor, Mayor, Sports Complex manager, representative from the School District and ORDA management to share information, have open communication, and collaborate on seasonal planning and event details.



GOVERNMENT STRUCTURE AND FUNCTION

Objective 5: Collaborate Between Town, Village and County to Obtain Grant Funding

Implementation Measures

- Partner with Essex County Planning Department to obtain grant funding and land use/planning technical assistance.
- To ensure a competitive grant application, seek opportunities for regional cooperation in obtaining grant funding.



Background

The economy of the Lake Placid / North Elba region, and Adirondack Park as a whole, has been dependent upon tourism since the turn of the 20th Century. During the early 1900's the region



marketed itself as a way to escape urban environments and the heat of summer. After the 1932 and 1980 Olympics, the marketing thrust changed and the emphasis was placed on athletic contests and challenging activities. Today, a primary driving force of tourism is outdoor activities in the Adirondack Park. Most of these activities take place during the summer and winter months. To help fill the void during the off-peak tourist seasons, the Town has been successful in drawing visitors to the region through special events and conventions. While this general strategy remains successful there are societal fluctuations that need to be addressed.

First, populations of the nation and the region are aging. As a result these older, more economically secure visitors tend to demand more value for their experience while at the same time the number of talented young people available to live and work in the community and provide that value decreases.

A second major change involves technology. New marketing tools and technologies allow businesses and areas to communicate and cooperate more effectively. This opens the door to regional and area marketing strategies, allows for penetration into new markets, and gives businesses new methods to reach consumers.

Finally, people have a heightened sense of their impact on the environment. Businesses and products are often promoted as "eco-friendly" and "sustainable." Since many visitors come to the region to enjoy the unspoiled environment this trend provides another challenge and opportunity.



4.3 William H. Chermant's store, c. 1904. Saranac Lake Free Lib.

Vision for Economy and Tourism

Lake Placid / North Elba continue to meet the changing demographics and expectations of today's traveler through enhanced customer services, and the use of new marketing technologies that are provided in an eco-friendly and sustainable way.

The community maintains a thriving economy comprised of small businesses that collaborate and utilize new technologies to provide opportunities for the next generation of entrepreneurs.

Goals, Objectives and Implementation Measures

Goal #1: *Enhance the customer and visitor experience by creating an educated workforce capable of meeting/exceeding our customers' expectations.*

Objective 1: Identify community-wide customer service training resources and needs.

Implementation Measures

- Create a *Tourism Readiness Committee* comprised of key stakeholders to conduct an assessment of existing customer service training.
 - Develop an inventory of public and private customer service training resources.
 - Identify gaps in existing inventory.

Objective 2: Implement recommendations of the Tourism Readiness Committee.

Implementation Measures

- Seek funding to establish a community-wide customer service training program.
- Create a Tourism Readiness Committee that develops and promotes a certification program for successful completion of training. Each business can create and implement a customized training program/package resulting in an enhanced employee resume.

Objective 3: Educate front line, customer service personnel with seasonal training relating to area experiences/activities/offerings, and training on how to access this information.

Implementation Measures

- *Tourism Readiness Committee* facilitates:
 - Bi-annual/seasonal events to inform front line service personnel of upcoming activities and community events.
 - Bi-annual/seasonal events to inform the community at large of upcoming activities and community events. Consider new marketing technologies such as social media.
 - Awareness about where and how to get information community-wide.

Goal #2: Continue to promote Lake Placid and the surrounding area as an eco-friendly residential, business, and tourism destination.

Objective 1: Enhance, promote and increase awareness of the eco-friendly offerings in the area.

Implementation Measures

- Educate businesses, residents and visitors on ways to implement eco-friendly practices and services.
- Acknowledge, promote and reward area businesses implementing green practices.
- Enhance waterfront access and run water-based tourism that coordinate with environmental concerns (See Environment - section 7)

Objective 2: Increase visitor awareness of area events, information and activities.

Implementation Measure

ECONOMY AND TOURISM

- Promote the destination website (<http://www.lakeplacid.com>) through local marketing campaign within Lake Placid area, reminding visitors and residents of where to find event/activity information.
- Utilize social media to promote area events and activities.
- Develop an "Master Plan for Marketing" that creates an integrated, efficient approach that establishes a cohesive message among all parts of the community.

Objective 3: Increase internet connection/access to encompass Lake Placid by 2015.

Implementation Measures

- Assemble a committee to assess the availability and scope of area to be covered.
- Assess costs and affordability involved. Research/seek sponsorships, grants, paid advertising and using Lake Placid as an Olympic destination should be considered.

Goal #3: Grow and sustain our workforce focusing on all ages and abilities.

Objective 1: Encourage the creation of new business start-ups and/or the continuation of existing businesses.

Implementation Measures

- Build ownership of community by encouraging "under 40" age group to participate in community projects, attend town meetings, and participate on committees.
- Involve local education institutions, colleges, workforce boards, Lake Placid Business Association and career training centers to implement, ensure awareness, and encourage entrepreneurial training courses and mentoring programs.
- Partner with local employers to identify specific training needs of potential employees at all levels, and tailor educational offerings to meet those needs.

Goal #4: Help small businesses to develop and grow..

Objective 1: Enhance small business growth through increased connections, cross promotion and marketing.

Implementation Measures

- Establish an *Economic Development Committee* to advance Business to Business (B2B) communications, promotion of local businesses, organize events, and develop resources.
 - Implement a campaign to promote local small businesses - encourage buying locally in support of the community.
 - Develop, plan and execute a business-to-business expo promoting a community-wide awareness benefits.
 - Encourage cross promotion through social media and email blasts.
 - Develop a master directory of local businesses, including contact information, services offered and/or products available. Distribute to every home and business.
 - Promote and market the current availability of technological resources to the businesses and communities of Lake Placid and surrounding areas.
 - Continue to host educational seminars on how to use/increase awareness and availability of new and existing technological resources.
 - Determine product and service needs that can be shared and discounts offered to increase profits by buying in bulk.

ECONOMY AND TOURISM

- Promote benefits of being self-employed, but working outside the home.

Goal #5: Maintain a dynamic downtown business district and adjacent commercial areas.

Objective 1: Increase business and commercial activity along Main Street in the Central Business District (see Appendix 1).

Implementation Measures

- Work with business owners to explore establishing a Business Improvement District (BID).
- Create and maintain the cleanliness of public restrooms and other amenities.

Objective 2: Increase appropriate commercial development to extended business areas outside of Main Street – Saranac Ave, Mill Hill, and Sentinel Road.

Implementation Measures

- Encourage merchants in the various areas to continue to meet and discuss common concerns.
- Consider business and commercial activity that complement the central business district.

Objective 3: Encourage cooperation between commercial businesses located along Main Street and adjacent commercial areas.

Implementation Measures

- Encourage cross-promotion activities and events.



Goal #6: Promote sharing of services and office space to increase efficiency, productivity and success.

Objective 1: Utilize available empty real estate space to unite small business owners, entrepreneurs and/or visitors in need of temporary and/or 'away from home' work space.

Implementation Measures

- Create an Economic Development Committee to assess interest and opportunity to create a 'co-op' office space or utilize existing space for small businesses to share 'like' office needs.
- Identify and pursue underutilized existing sites with usage potential.
- Present opportunity of spending money to save money as a 'win-win' for both the private business owner, and the small business community.



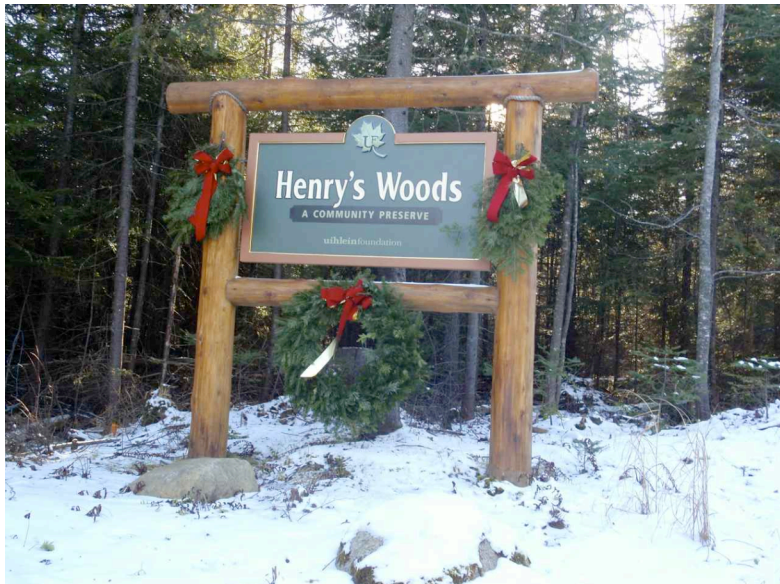
COMMUNITY FACILITIES AND SERVICES

Background

The Village of Lake Placid and the Town of North Elba, while perhaps viewed as rather static from an outsider's standpoint, are changing. Trends indicate that the population is aging, transportation needs have increased, affordable housing is becoming less prevalent, and the number of second homes is on the rise. Less visible and more subtle changes include an aging infrastructure, an eroding of basic services and the demand for new and improved technology to meet these changes.

These changes require the Village and Town to constantly reevaluate their approaches and vision directed toward these changes. Thus, the Comprehensive Plan.

In viewing those significant community facilities and services, an effort was made to evaluate past and present goals and objectives, establish their relevancy, describe present and future needs and offer approaches to meeting those needs. This vision helps provide some direction for the leadership of the Village and the Town.



Vision for Community Facilities & Services

By the year 2020, the Village of Lake Placid / Town of North Elba will further develop its Community Facilities and Services for people of all ages and abilities by:

- (a) Developing adequate and affordable utility services to position the community for present and future development in keeping with its regional and community character;
- (b) Providing adequate public safety services to protect residents and visitors;
- (c) Enhancing transportation services for those residing in or visiting the Community;
- (d) Offering intergenerational recreational, cultural, and artistic opportunities;

COMMUNITY FACILITIES AND SERVICES

- (e) Having an integrated system of health and community services to help people stay well, active, and civically engaged in the community throughout their lifespan;
- (f) Having available at all times a full complement of basic health care services and access to advanced care;
- (g) Offering excellence in its public education system and serving as home to a number of private educational and nonprofit institutions; and,
- (h) Promoting the concept and feasibility of a zero waste community through recycling, composting and reuse of building materials.

Goals, Objectives and Implementation Measures

Goal #1: Continue to ensure the efficient high quality operation and maintenance of the public water and sewer system.

Objective 1: Upgrade distribution systems.

Implementation Measures

- Replace trunk lines under Mill Pond.
- Upgrade the sewer lines under Main Street/Mirror Lake.

Objective 2: Develop a Preventative Maintenance Plan of Water and Sewer System.

Implementation Measures

- Explore funding possibilities for GIS mapping of water/sewer with a record of upgrades and priority projects.
- Continue to develop biodigester capabilities.

Objective 3: Continue to improve diversion and infiltration of storm water.

Implementation Measures

- Establish a system to monitor run off during rainy and melt run off times of the year.
- Main Street and Mirror Lake Drive should receive special attention due to proximity to and effect on Mirror Lake.

COMMUNITY FACILITIES AND SERVICES

- Promote emerging green infrastructure technology to absorb stormwater at the source

Objective 4: Continue to explore alternative uses for wastewater effluent.

Implementation Measures

- Establish an appropriate group to examine how Olympic Regional Development Authority (ORDA) venues, Horseshow Grounds, North Elba athletic fields, golf courses can make use of wastewater effluent.

Goal #2: Continue steady, cost efficient municipal electric for commercial and residential and anticipate future needs.

Objective 1: Develop Preventative Maintenance Plan of utility lines and components.

Implementation Measures

- Research and secure funding to map utility lines, including record of upgrades and priority projects, using Geographic Information System (GIS) technology.

Goal #3: Continue to improve visual impacts of utility lines and other components.

Objective 1: Require utility lines associated with new construction/development and/or located in sensitive view sheds to be buried as well as screening all electric meters.

Implementation Measures

- Monitor effectiveness of zoning changes that require burying utility lines and screening electric meters.
- Amend building permits to include these requirements.
- Assess present conditions of utility lines and electric meters and urge compliance by property owners.
- Offer partial subsidies to private property owners to offset some of the expenses.
- Explore grant funding for these expenses.
- Investigate use of right of way on Mirror Lake Drive to bury utility lines.

COMMUNITY FACILITIES AND SERVICES

Goal #4: To provide quality and reliable protective services to area residents and visitors while ensuring the safety and security of those providing the services.

Objective 1: Upgrade the Village Police Department facility to accommodate staff and storage needs.

Implementation Measures

- Explore feasibility of consolidating the facilities of Village of Lake Placid Police Department with the Town of North Elba Fire Department.
- Explore options to relocate or expand the Police Department facility within the Village Center.

Objective 2: Support the requirements of the Lake Placid Fire Department in providing necessary services to the village and town.

Implementation Measures

- Compare requirements and services of other similar sized towns and villages in the North Country, especially those with considerable visitor populations.
- Establish a “best case” requirements as an objective and work toward meeting these requirements.

COMMUNITY FACILITIES AND SERVICES

Goal #5: Lake Placid's recreational facilities and sports venues will be of the quality, quantity and design to serve national and international competitions along with athletes in training, residents, and visitors of all ages throughout the year and support a healthy, vigorous lifestyle in the community.

Objective 1: Ensure that the Olympic Facilities and Sports Venues are maintained and continually updated to meet the highest international standards in order to attract year-round training and competitions

Implementation Measures

- Continue to apply for Regional Economic Development Grants for funding to plan and implement the updating of all Olympic Facilities
- Establish a delegation of key stakeholders (local government officials, ORDA executives, OTC management, NYSEF and school officials) to advocate for funding and support from the state and federal governments, corporations, and non-profits

Objective 2: Sustain Lake Placid recreational facilities and services for residents and visitors of all ages.

Implementation Measures

- Coordinate the efforts of local, state and federal entities to fund the upkeep, improvement and promotion of recreational areas and venues.
- Investigate the establishment of a *Recreation Committee* comprised of volunteers to serve in an advisory capacity to the North Elba Park and Playground District Director.
- Continue to support and strengthen partnerships with the parks and service organizations within the Park District for the sponsorship and improvement of neighborhood parks.
- Hire or appoint a Recreation Program Specialist to coordinate programs for people of all ages and develop health and wellness programming.
- Support alternative non-sport recreation opportunities in the community – art, music, continued learning services, etc.
- Enhance waterfront access and water-based recreational opportunities.

COMMUNITY FACILITIES AND SERVICES



Objective 3: Expand use and offerings at ORDA and North Elba town venues to include festivals, concerts, educational, sporting, artistic and other programs that engage large groups of residents and visitors.

Implementation Measures

- Hire or appoint a staff member responsible for soliciting and engaging appropriate individual and group organizations and performers.
- Revive the ORDA Advisory Board.
- Support and market artistic programs, activities and events

Objective 4: Ensure that every neighborhood and lodging facility is accessible (10-20 minute walk) to a trail.

Implementation Measures

- Identify and promote walking routes both into and out of the Village.
- Design an up-to-date mapping system that outlines routes and access points.
- Put into effect and publicize the existing Chub River Trail plan.
- Actively support the development of the railroad recreation path.
- Acquire funding through grants and legislative appropriations.

COMMUNITY FACILITIES AND SERVICES

Objective 5: Continue to offer year-round recreational services to the local youth that support lifelong healthy recreational options.

Implementation Measures

- Maintain and explore alternative recreational opportunities such as a skateboard park, hockey box, etc.
- Develop partnerships with local organizations offering alternative recreation opportunities (i.e. Lake Placid Outing Club, LPCA Arts Camps, LP Fish & Game Club, NYSEF, LP Ski Club, PeeWee Association, the Skating Club).

Goal #6: Develop Lake Placid as a friendly community for residents and visitors of all ages and abilities across the lifespan.

Objective 1: Develop and promote Lake Placid as a place where residents can age in place successfully.

Implementation Measures

- Encourage new housing development projects to incorporate universal design principles. (See Housing - section 8)
- Explore programs to help seniors to stay in their own homes.
- Partner with local non-profits and agencies serving the senior population to enhance services through grants and legislative appropriations.

Objective 2: Integrate youth and senior services where appropriate to create intergenerational engagement opportunities.

Implementation Measures

- Identify opportunities for intergenerational engagement (i.e. coordinate community service requirements of schools and judiciary with community needs).

COMMUNITY FACILITIES AND SERVICES

Objective 3: Develop a Community Center to accommodate and engage people of all ages and abilities across the lifespan.

Implementation Measures

- Explore the feasibility of using the Mirror Lake Boat House as a Community Center.

Goal #7: To have available at all times a full complement of basic emergency and health care services and access to advanced care.

Objective 1: Provide emergency care, basic health services, rehabilitation services, nursing care beds and assisted living care in Lake Placid.

Implementation Measures

- Support Adirondack Health in providing the highest quality emergency and health care possible in Lake Placid.

Objective 2: Continue the operation of an ambulance service and access to advanced care.

Implementation Measures

- Support the Lake Placid Volunteer Ambulance Service and North Country Life Country Life Flight Services.

Goal #8: Maintain excellence in the public education system and serve as home to private educational and nonprofit institutions.

Objective 1: Increase and enhance offerings for continued learning and job opportunities.

Implementation Measures

- Establish continuing education programs during non-school hours offering short courses/experiences of cultural, career, and lifestyle natures.

COMMUNITY FACILITIES AND SERVICES

Goal #9: Lake Placid will strive to be a zero waste community through recycling, composting and reuse of building materials.

Objective 1: Expand recycling opportunities.

Implementation Measures

- Continue to explore the feasibility and methods of composting all food waste from households and commercial establishments (Anaerobic Biodigester).
- Explore the feasibility of a NO SORT system for recyclable glass, plastic, paper and metal materials for residential units, community facilities and special events as a community-wide service in selected locations.
- Determine stable markets for paper, glass, plastics, metals, electronics, etc.

Objective 2: Provide a system for reuse or recycling of used and new building materials.

Implementation Measures

- Establish a local warehouse to accept, store and distribute/sell usable building materials to residents as needed.

Objective 3: Educate, mandate and enforce the practice of Reduce, Reuse and Recycle.

Implementation Measures

- Develop a set of guidelines for residential households and commercial properties and public departments.
- Require recycling and waste reduction plans for all large events.
- Require recycling and waste reduction plans for all public buildings, facilities and government departments.

Goal #10: Develop a Master Plan for utilizing and sustaining the Landfill and Transfer Station property to its most optimum potential.

COMMUNITY FACILITIES AND SERVICES

Objective 1: Engage a professional assessment of the overall state of the property and plan for the future waste disposal needs of Lake Placid.

Implementation Measure

- Solicit grant funding to provide for assessment and development of a plan.

Goal #11: Provide healthy options by way of Community Gardens in residential neighborhoods.

Objective 1: Establish community gardens in residential neighborhoods to provide healthy food and lifestyle recreation opportunities for residents.

Implementation Measures

- Identify potential garden locations in residential neighborhoods.
- Explore funding possibilities for GIS mapping of potential locations and establishment of community gardens in residential neighborhoods on village/town lands.
- Develop a local model for sustainable community gardens that combines village land and services with residential needs.

Goal #12: Positively engage local residents.

Objective 1: Advance volunteer efforts in the Lake Placid community.

Implementation Measures

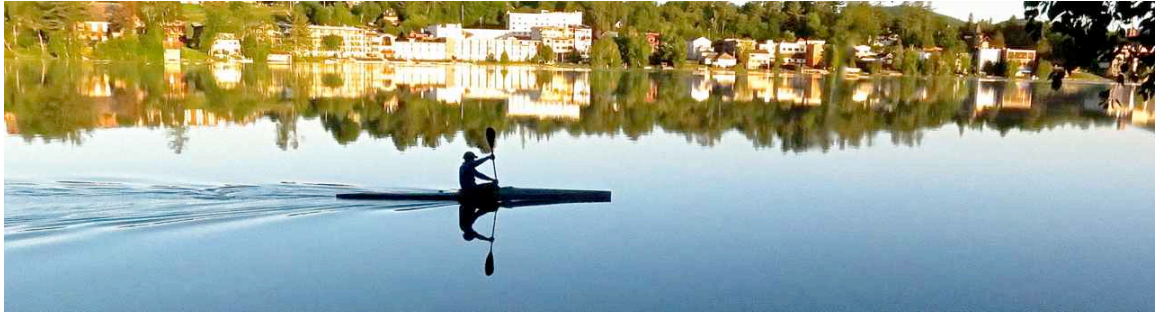
- Create a management plan to incorporate and engage volunteers in the local community.
- Seek to hire a Volunteer Coordinator to increase volunteer and expert services. The Volunteer Coordinator should work closely with the existing Events Coordinator position.
- Work with volunteers to identify potential projects, coordinate logistics, promote and market events to the media.
- Coordinate with existing volunteer organizations including the Rotary Club and the Key Club.
- Establish a program to officially recognize volunteer efforts.

COMMUNITY FACILITIES AND SERVICES

- Continually monitor volunteer efforts for efficiency and effectiveness.

Objective 2: Promote a positive, welcoming community atmosphere

- Create a "Welcome Wagon" program that greets new residents
- Create campaigns that encourages a welcoming and friendly attitude among visitors and residents



Background

After the 1980 Olympics, the Lake Placid/North Elba community adopted an economic strategy of developing and marketing events to increase area tourism. This strategy has been very successful. Over recent years the volume of visitors has increased, and the length of the "shoulder seasons" has decreased. More and more visitors attend events like the Lake Placid Ironman Triathlon; rugby, lacrosse and soccer weekends; hockey tournaments; skating events; and various other competitions. A byproduct of this success though is an increased strain on the transportation infrastructure, as larger numbers of people use a limited number of roadways and parking areas, usually in concentrated intervals. This makes it difficult for both locals and visitors to move about the region.

Frustrations with parking and circulation in the community are certainly not new. The 1997 Comprehensive Plan envisioned a circulation network which would invite residents and visitors of all ages and abilities to walk and bicycle to and from commercial districts, residential areas, recreational and cultural facilities, and special event venues. The Town and Village subsequently developed satellite parking with free trolley and shuttle services. While considerable progress has been made by the Town and Village in improving and expanding the pedestrian and bicycle network since then, it requires constant revision and improvement. This plan aims to continue that progress.



As indicated, bicycling and walking are increasingly popular activities in the community of North Elba/Lake Placid, whether for recreation, fitness, or transportation. Residents and visitors of all ages and abilities bike, walk, and/or run on our roadways alongside world-class athletes who gravitate to the area to train for competitive events like the Ironman Triathlon. With more vehicles and bicyclists on area roadways, the safety of all users has become an increasingly important mobility concern. In addition, while the community is generally very pedestrian-friendly, it remains difficult to walk from the outskirts of town into the central business district, and older adults and people with disabilities still face barriers when using the pedestrian network and public transportation.

MOBILITY

Vision for Mobility

Lake Placid/North Elba envisions a community with a transportation system that encourages healthy, active living, promotes all transportation options and independent mobility, and reduces environmental impacts. The community intends to achieve greater social interaction and community identity by providing safe and convenient travel options along and across roadways through a comprehensive, integrated transportation network for pedestrians, bicyclists, public transportation users, and motorists. Intended users include people of all ages and abilities, including children, families, older adults, and individuals with disabilities.



Goals, Objectives and Implementation Measures

Pedestrian and Bicycle Circulation/Complete Streets

Goal #1: To plan and establish a comprehensive, safe, and accessible network of pedestrian and bicycle facilities that is incorporated into existing and proposed facilities, and links residential areas; commercial business districts; educational, cultural and recreational facilities; and community services.

Objective 1: To identify opportunities to improve and expand the existing network of pedestrian/bicycle facilities, in coordination with road repair/reconstruction/construction efforts on Village, Town, County and State roadways.

Implementation Measures

- Create a Pedestrian/Bicycle Master Plan for the Village and Town areas, to identify gaps and needed improvements in sidewalks, paved shoulders, trails, and other pedestrian/bicycle facilities.
- Develop a “Complete Streets” Policy that directs transportation planners and engineers to routinely design and operate the entire right of way, to enable safe access for all users regardless of age, ability, or mode of transportation.
- Establish a pedestrian and bicycle advisory committee to coordinate with the Essex County Department of Public Works (DPW) and the New York State Department of Transportation (NYSDOT), to ensure that pedestrian/bicycle connectivity is a priority, and will be given equal consideration to other infrastructure investments.
 - Consider developing a GIS map of existing trail ways, walk ways, and bike ways.
 - Ensure that sidewalks in and out of the business district are maintained.

Objective 2: To create safe and convenient pedestrian connections between key destinations.

Implementation Measures

- Conduct an assessment and inventory of the existing pedestrian network, to evaluate existing conditions and identify and prioritize proposed improvements to pedestrian facilities.

- Evaluate opportunities to link pedestrian facilities to the following trailheads that are within walking distance of the hamlet area.
 - Jackrabbit Trail
 - Henry's Woods
 - Lussi Trails (behind golf course)
 - Peninsula Trails
 - Evaluate opportunities to link the following areas: Cascade Acres to the existing sidewalk on Sentinel Road/NYS 73, where it terminates at the intersection with Newman Road.
 - Sentinel Road with Old Military Road by constructing a sidewalk on Newman Road.
- Investigate the feasibility of using "Access Management" designs to improve pedestrian safety on Saranac Avenue/NYS 86 between the intersection with Wes Valley Road and the entrance to Price Chopper and on West Valley Road.
 - Clearly define entrances and reduce the amount of pavement immediately adjacent to the roadway.
 - Design and construct commercial driveways that cross sidewalks so that the sidewalk continues across the driveway at the same elevation, and the driveway apron does not go through the sidewalk.
 - Seek ways to provide fewer driveways and narrower driveway crossings to improve pedestrian safety, especially in busy commercial areas.
- Approach the Department of Public Works about considering the following possibilities:
 - Whenever feasible, construct new sidewalks to be a minimum of 5 feet wide.
 - Install high-visibility ladder-style crosswalks at mid-block crossings and all intersections where sidewalks or paved shoulders are provided for pedestrians.
 - Install in-street crosswalk signs at un-signalized crossings, to make the crosswalk more visible and increase driver yielding.
 - Where appropriate, shorten crossing distances by using small corner radii on corners where truck traffic is not a concern, and by installing curb extensions where parking is allowed on local streets.
 - Restrict curb parking at specific crossing points to provide greater visibility for pedestrians and drivers.
 - Use traffic calming measures to slow motor vehicle traffic in areas with high pedestrian traffic, particularly residential, school, and shopping areas.
- Coordinate with local and state police to ensure that the following traffic laws pertaining to motorists and pedestrians are being obeyed and enforced.
 - Speeding Laws
 - Require drivers to STOP, not just YIELD, for pedestrians in a crosswalk.
 - Laws pertaining to pedestrian travel in roadways without sidewalks.

Objective 3: To create safe and convenient bicycle connections between key destinations.

Implementation Measures

- Conduct an assessment of the existing bicycle network to evaluate existing conditions and to identify and prioritize proposed improvements to bicycle facilities.
- Coordinate with local and state police to ensure that the following traffic laws pertaining to motorists and bicyclists are being obeyed and enforced.
 - Speeding Laws
 - Safe Passing Laws
 - Laws pertaining to the operation
- Coordinate with local businesses, community organizations, law enforcement, and volunteers to conduct education efforts on bicycle safety in the community.
 - Place special emphasis on Lake Placid Ironman Triathlon organizers and participants, in order to minimize conflicts during the spring and summer months.
- Encourage Village DPW, Town Highway Department, County DPW, and NYSDOT to provide appropriate on-road facilities for bicyclists that reflect Complete Streets design principles, including:
 - Regularly scheduled road maintenance, including sweeping of debris and pavement repairs.
 - Paved shoulders, 4-6 ft width is preferable.
 - Bicycle access to public transit (bike racks on buses/trolleys; bike parking at key stops).
 - Designated bicycle lanes (where appropriate and feasible).
 - Secure bicycle parking at key destinations.
 - Installing “shared roadway” and/or “share the road” signage along popular bicycling routes to alert motorists to the presence of bicyclists.
 - Shared Lane pavement markings on roadways (also called “sharrows”) to indicate that bicycle traffic is common. Shared Lane markings are useful where bike lanes and/or paved shoulders are not an option due to street width or other factors, and can be helpful for linking bicycle routes together to form a comprehensive bicycle network. Where cars are allowed to park on the shoulder, Shared Lane markings can help reduce the chance of a bicyclist impacting the door of a parked car. They should only be used on roadways where the speed limit is less than or equal to 35mph.

MOBILITY

- Coordinate with the Scenic Railroad to provide “bike cars” that accommodate bicycles on one-way trips between villages. Also consider providing rail stops for passengers to disembark on more remote roads, and continue walking/cycling.
- Examine the possibility of creating a bicycle lane on Main Street.

Objective 4: To develop a pedestrian network that is accessible to and usable by persons with disabilities.

Implementation Measures

- Coordinate with NYSDOT to integrate Lake Placid/Town of Elba into the NYSDOT’s Americans with Disabilities Act (ADA) Transition Plan for Region 1.
 - An ADA Transition Plan should include an inventory and assessment of the accessibility of pedestrian facilities (including sidewalks, curb ramps, paved shoulders, and their interface with parks, recreation facilities, parking lots, and other public spaces), and identify and prioritize improvements that remove barriers to accessibility.
- The DRAFT Public Rights-of-Way Accessibility Guidelines (PROWAG) should be used as guidance when planning, designing, constructing, and maintaining pedestrian facilities on local roads.



Goal #2: To encourage and promote the use of the pedestrian/bicycle network.

Objective 1: To establish a community-wide Wayfinding Signage Plan to help residents and visitors navigate the community by foot and/or bicycle.

Implementation Measures

- Determine where signs should be located along existing and planned pedestrian and bicycle routes in accordance with the Bicycle and Pedestrian Master Plan.
- Determine sign standards to ensure consistency, including the following:
 - Uniform sign design
 - What information to include on the signs.
- Determine information to be placed on signs, including the following:
 - Identify destinations that signs will identify.
 - Identify approximate distance and walking/riding time to each destination.
- Manufacture and install signs.
- Consider converting information into a map of pedestrian and bicycle routes through the area; distribute as a pamphlet.

Objective 2: To provide a comprehensive system of bicycle parking facilities for residents and visitors.

Implementation Measures

- Conduct an inventory and assessment of existing bicycle parking facilities; identify and prioritize locations for new short-term bicycle parking racks.
- Identify potential locations and procedures for replacing car parking spaces with bicycle parking.
- Identify examples of bicycle rack cost-sharing programs, for potential partnership with local businesses and community organizations.

Objective 3: To promote and market Lake Placid/North Elba as a pedestrian and bicycle-friendly community.

Implementation Measures

- Apply for recognition from the League of American Bicyclists as a “Bicycle Friendly Community.” The Bicycle Friendly Community Program provides incentives, hands-on technical assistance, and awards recognition to communities that actively support bicycling.

Goal #3: Improve the life of residents of Lake Placid and North Elba by supporting enhanced county-wide public transportation.

Objective 1: Enhance public transportation services for Lake Placid and North Elba residents.

Implementation Measures

- Convene a meeting of organizations that provide transportation assistance to identify existing service routes.
- Work with Essex and Franklin counties to ensure that bus service is operating as needed for local residents and businesses. Consider county budgets, route planning, and service advertisements.
- Develop coordinated marketing/education programs to increase awareness of existing transportation services.
- Consider developing a low cost personal transportation service, similar to the Gadabout service of Ithaca and Franklin Counties.
- Explore the feasibility of providing a limited shuttle to the Van Hoevenberg area for all-season recreation access.
- Consider partnering with the Adirondack Mountain Club to explore the implementation of a fee-based shuttle, similar to the one provided in the White Mountains of New Hampshire by the Appalachian Mountain Club.

Goal #4: Improve trolley operation to reduce congestion on Main Street, improve downtown parking, and improve around-town transportation for tourists and for those without personal vehicles.

Objective 1: Increase the efficiency of trolley operation.

Implementation Measures

- Reevaluate the trolley's route, determining stops that will best serve local residents and visitors.
- Ensure that the trolley serves remote parking areas to encourage visitor parking away from the immediate downtown area.
- Prominently mark trolley stops. At each stop post the schedule (indicating seasonal and special event changes), as well as a map of the route.
- Provide trolley schedules and maps to hotels/motels, village/town offices, and churches; for publication in tourist literature; and for posting on the internet.
- Conduct a "Ride the Trolley" campaign to announce the new, improved service.
- Consider the adoption of a phone app that tracks the trolley on its route.

Goal #5: Increase connectivity and transportation options to Lake Placid.

Objective 1: Coordinate activities between train stations, bus stations, and airports to Lake Placid and its various destinations.

Implementation Measures

- Inventory existing public transportation options between transportation hubs and Lake Placid.
- Conduct a gap analysis.
- Market public transportation connection options for those without a private vehicle.

Goal #6: Create a balance of parking that supports economic development but does not detract from the quaint village atmosphere.

Objective 1: Develop a Parking Plan for the Village of Lake Placid.

Implementation Measures

- Develop a comprehensive parking plan that evaluates Village rights-of way for additional parking and bicycle lanes.
- Consider a centralized location for a parking garage.

Environment and Natural Resources

Background

In a study done some years ago for the Visitors Bureau it was found that people came to Lake Placid for vacations and it was the beauty of the area that attracted them. The same can be said for the residents. Clean air, clean water and spectacular views typify our region and Lake Placid. In study after study, it becomes apparent that our environment and natural resources are what we are all about.

In 1967 rules were established by ordinance for the protection of Mirror Lake both above and below the water. An assessment of open space within the community was done in the 1970's which identified sensitive view sheds and areas to be protected for visitors and residents alike.



The Lake Placid Shore Owners Association has for years employed Lake Stewards to patrol and discourage boaters from introducing pollutants and invasives into the municipal reservoir. The Lake Placid Beautification group plants and enhances the beauty of our

community year round. The Mirror Lake Watershed Association patrols the lakes and byways to identify and mitigate the spread of invasive species and control the introduction of pollutants into the waterways. Our municipal government bodies and countless volunteer organizations work to keep our beautiful home as clean and lovely as possible but every day brings a new challenge be it development, a new bug or plant not seen before in our area.

Vision for Environment & Natural Resources

The community will become more environmentally responsible through increased awareness and education and enforcement in order to preserve and protect for generations what it is we have to offer.

Goals, Objectives and Implementation Measures

Goal #1: Strike and maintain an optimal balance between protecting and preserving the natural environment, to include ground, water and air, and improving economic vitality and quality of life in the community.

Objective 1: Keep the air (including light, smell/odor, particulates and noise) as clean as possible.

Implementation Measures

- To require by code that any of the above be as unobtrusive as possible and only as much as is needed for function and safety. It would apply to all commercial, residential and public/common property.
- For any new development, public or private, a set of rules and regulations for light that would consider focus/direction, brightness, color, on/off times. Reference “Dark Sky Initiative”
- Move to bring existing developments into compliance with current rules and regulations. Seek self/voluntary compliance, provide incentives, e.g. reimbursement of costs, tax abatement, recognition, etc.
- Establish a Conservation Advisory Council (CAC) in accordance with NYS General Municipal Law. This council should act with public and private agencies as and advisor and resource on environmental issues.

Objective 2: Encourage the protection of existing trees, the removal of diseased trees, and replanting to enhance landscaping and erosion mitigation.

Implementation Measures

- With the newly established *Environmental Committee*, provide landscaping rules for replanting of trees, shrubs and plants.
- Establish a tree preservation ordinance which requires permits or inspections of trees of a certain size or type before removal or trimming.

Environment and Natural Resources

- Provide for a heritage tree consideration. This might be done with the collaboration of a Historical Preservation group.
- Find a way to work with private property owners allowing removal of diseased trees to prevent further spread.

Objective 3: Identify and eradicate Invasive Species.

Implementation Measures

- Work with existing environmental organizations, schools, Adirondack Park Invasive Plant Program (APIPP), municipal bodies and volunteers to increase education and awareness of invasive species. Money should be allocated by municipal budgeting to provide a fund for these initiatives.
- Secure public or private funding to remediate infestations of invasive species.
- Secure funding to hire stewards to monitor lakes.

Objective 4: Continue to improve and enforce the existing watershed management plan.

Implementation Measures

- Monitor new development.
- Conduct annual inspections of septic systems.
- Work with state and municipal authorities to mitigate salt, sand and oil, runoff into watershed.

Objective 5: Partner with Land and Water protection organizations and government entities effectively.

Implementation Measures

- Encourage interaction among preservation and conservation organizations to identify land that would protect a sensitive site such as view shed, watershed, or open space.

Environment and Natural Resources

- Use these agencies to identify avenues for funding and incentives to help landowners achieve the best use of their land.

Objective 6: Inventory of best usage for local lakes and waterways to be done by existing volunteer groups such as Lake Placid Shore Owners' Association, Mirror Lake Watershed Association, Ausable River Association, Mill Pond Dam Neighborhood, and other interested parties.

Implementation Measures

- Research on how much is too much in terms of buildings, percentage of lot use, marinas, etc.
- Prohibition of further building of marinas. Tighter definition of what constitutes a marina.
- Oversight of use of herbicides and pesticides on shorelines and significant fines imposed by Code Office for any infractions.
- To develop ways to utilize expertise of local citizens with special knowledge of all of the above issues.
- Encourage local elected boards, appointed boards and municipal employees to engage the above mentioned Associations and volunteers in decision making and resolution of questions regarding the preservation and protection of the environment.
- Coordinate activities and initiatives through the newly created Conservation Advisory Council (see Goal 1)

Goal #2: Establish a community fund to further the aims and objectives of the goals alluded to in this document

- Provide money to hire consultants.
- Provide funds for matching grants.
- Help pay for stewards to monitor lakes.
- Hire professionals to remediate infestations of invasive species.
- Impose fines for non-compliance of any aspects of codified rules . Fines should be significant and determined by the consequences of the infraction. The cumulative impact of building and development on shore land must be taken into consideration.



HOUSING

Background

One of the unique qualities of the Lake Placid / North Elba area is the fact that it is a resort community where long-term, year-round residents live. It was not created and designed by a corporation, but rather one built by the residents. It was the residents of the community who hosted two Olympics, built sports venues, and continues to draw conventions, World Cup Events, Ironman Competitions, Horseshows, and other activities to the area. It was also the residents who built the homes, the residential neighborhoods, the schools, the churches, the retail stores, services and professional practices.

Meanwhile the housing market in the area has changed. The cost of housing has increased and retirees from outside the region drive up market prices as they retire to the area and more homes are bought as investments. An increased number of second homes and vacation rentals have led to many residential areas turning into "dark neighborhoods", consisting of houses that are empty most of the time.



Service industry workers can no longer afford to live in the area so the gateway corridors are crowded during rush hours with commuters coming and going from as far away as Malone or Ausable Forks. Teachers, accountants, lawyers and others with middle class jobs start their careers in Lake Placid, and then buy a home in an outlying community where they raise their family. Many sons and daughters of long-time residents cannot afford to live in the area and seniors have difficulty remaining independent without their support. Staffing the volunteer fire departments and ambulance corps is increasingly difficult.

This shift in demographics also requires design changes in residential structures to accommodate the ability to age in place. Facilities and services for an aging population have to be provided. Principles of universal design should be considered in any type of construction.

Vacation rentals intensify the use of resident structures and create safety, parking, and quality of life issues. The increased use of housing also places an additional strain on the infrastructure. Electrical and sanitary sewage capacities either become stressed, or increasingly expensive. This leads to a need for energy conservation and the desire to retrofit existing residences and build new residences to higher standards.

Any examination of the housing situation in the area, therefore, uncovers many challenges and opportunities.

HOUSING

Vision for Housing

The Lake Placid / North Elba community provides a diversity of safe, energy efficient housing opportunities to attract people of all income levels and age groups.

Goals, Objectives and Implementation Measures

Goal #1: Increase the stock and availability of income-based housing in the North Elba/Lake Placid community.

Objective 1: Accurately measure and track changes in the inventory and price of targeted housing stock.

Implementation Measures

- Develop and maintain metrics that describe the number, type and costs of housing units (sales and rental) available for targeted household incomes.
- Coordinate information with the Tri-Lakes Housing Study (2010)

Objective 2: Monitor and adjust the impact of the adoption of the 2012 Land Use Code.

Implementation Measures

- Interview key individuals associated with developments that involve accessory dwellings and income-based housing. Propose appropriate amendments to the Land Use Code.

Objective 3: Increase the opportunity for the private development of income based housing.

Implementation Measures

- Identify municipal or private lands that are suitable for the development of income-based housing.
- Identify foreclosed properties that are suitable for the development of income-based housing.

Objective 4: Build upon the existing partnership with the Adirondack Community Housing Trust (ACHT).

Implementation Measures

- Investigate methods for increasing the North Elba funds currently administered by the ACHT.
- Encourage the ACHT to pursue funding opportunities for developing income-based housing in the Town of North Elba.

Objective 5: Develop mechanisms that may facilitate the flow of Federal and State housing funds.

Implementation Measures

- Research the advantages and disadvantages of creating a North Elba Housing Trust based upon Title XVIII of the New York State Constitution.
- Identify buildings suitable for rehabilitation that include income-based housing utilizing Federal Tax Credits.
- Develop methods that inform Village and Town officials of potential funding opportunities.

GOAL #2: Ensure that short-term rental housing units meet the health and safety requirements of the uniform code and do not negatively impact the quality of neighborhood life.

Objective 1: Establish a rental permit system for short term home rentals that provides for inspection, posting emergency information, maintaining safety equipment and reasonable occupancy limits.

Implementation Measures

- The Town and Village Boards should establish a joint committee to create a rental permit system for short term home rentals.

Goal #3: Promote energy efficiency in the construction of new homes and the renovation of the existing housing stock, including rental housing.

Objective 1: Create a one-stop "clearinghouse" with information and guidance about programs available to contractors and homeowners.

Implementation Measures

- Include information on energy efficient construction, renovation and financing as part of the permit process.

Objective 2: Develop methods for financing energy efficient construction.

Implementation Measures

- Investigate the possibility of using special assessment districts, and other methods, to amortize costs more effectively.

Objective 3: Promote energy audits of existing and new housing stock.

Implementation Measures

- Develop a program to inform homeowners of energy leaks through the use of infrared photography.
- Create outreach programs that target specific homeowners with information regarding incentives to participate in existing programs.
- Train Town and / or Village employees to perform energy audits (BPI Certification).
- Provide homeowners with specific information regarding costs and effectiveness of energy upgrades.

Objective 4: Increase incentives for energy upgrades.

Implementation Measures

- Provide technical assistance to homeowners applying for available energy conservation programs.

HOUSING

- Use the Energy Conservation Fund to create a local program similar to the NYSERDA program.

Goal #4: Provide for the housing needs of an increased senior population.

Objective 1: Increase the housing that meets the requirements of seniors and those with physical disabilities such as building accessibility, location of bathrooms, door widths and height of controls.

Implementation Measures

- Promote universal design principles for the construction of new homes and the renovation of the existing housing stock.
- Create a one-stop “clearinghouse” with information regarding the requirements and benefits associated with utilizing the principles of universal design.
- Create and publish market studies relevant to the development of senior housing.

Goal #5: Increase the availability of subsidized independent housing for seniors.

Objective 1: Place the community in a position where it can successfully compete for grants for the construction of senior housing.

Implementation Measures

- Establish a person / office as lead agency and community contact for the development of senior housing.
- Include a section that underscores the community commitment to independent senior housing in the Comprehensive Plan.
- Identify properties that fit the profile of valued sites as established by the Department of Housing Community Renewal (DHCR).
- Identify landowners and developers that are interested in developing senior housing projects.

Objective 2: Increase the community resources available for the development of subsidized senior housing.

Implementation Measures

- Explore methods to increase the North Elba Housing fund currently administered by Adirondack Community Housing Trust (ACHT) and develop agreements that allow the fund to be used for subsidized senior housing.



Land Use and Design

Background

There are very few communities that are as closely tied to their surroundings as Lake Placid / North Elba. The natural beauty of the environment and the recreational opportunities that exist bring visitors that drive the tourist economy, draws retirees to settle here, and gives residents



the economic base needed to survive.

As a result, Lake Placid and North Elba are continually challenged to find a path of development that allows for economic growth while at the same time protecting the environment and the region's rich legacy.

Development guidelines have been instituted into several Land Use Codes updates. In 1996, the Land Use Code established storm water management regulations to protect the lakes, rivers and streams. The 1996 Code also established the first scenic overlay districts and architectural review corridors. The 2011 Code expanded the Shoreland Overlay and created new viewsheds that assured quality upland development. It also expanded the number of visual corridors, especially in the gateways, encouraged clustering and conservation subdivision planning, and revamped the signage regulations in an effort to keep a consistent visual integrity. The 2011 Code also established an historic district along Main Street to preserve the corridors historic character.

The 1997 Comprehensive Plan outlined some initiatives that promote aesthetics existing outside the Code. A Beautification Committee, for instance, acts as a community gardener and maintains flowers and landscaping. A Tree Board works to promote shade tree corridors, protect "heritage trees" and fight off invasive species. The Historic Society promotes architectural preservation while the Lake Placid Institute and the North Elba Conservancy create conservation easements in environmentally sensitive locations.

Land Use and Design



Vision for Land Use & Design

The vision for the Village of Lake Placid's land use and design patterns is to maintain a balance of land use and development that enhances and protects the character of the greater Lake Placid / North Elba community. To accomplish this, the Village of Lake Placid will:

- Manage the impact on infrastructure,
- Enhance "the look" of downtown Lake Placid,
- Promote historic preservation,
- Regulate activities and development on the shorefront,
- Coordinate similar development goals with bordering areas and neighboring communities, and
- Educate and encourage sustainable and low impact development.



Land Use and Design

Goals, Objectives and Implementation Measures

Goal #1: To promote an architectural style for commerce and municipal uses that complements the natural and manmade environments.

Objective 1: Encourage the Town and Village to work together to create a uniform Community Design Guidelines.

Implementation Measures

- Establish a *Design Policies Committee* to develop design standards for the purchase of streetscape elements (streetlights, lampposts, trash and recycling receptacles, bikes racks, benches and fences) and promote their adoption by the municipalities.

Objective 2: Monitor signage guidelines to ensure compliance with existing regulations regarding size, color, duration of temporary signage, prior approval and consolidation where appropriate.

Implementation Measures

- Establish a Signage Design Review Committee to evaluate proposed projects and to monitor existing regulations.
- Develop and distribute pamphlet and online materials that demonstrates appropriate guidelines.
- Review and enforce regulations for residential signage (i.e. vacation rental, political signs, etc). Regulations should include criteria for placement, size and duration of posting any signs on residential property. Some types of signs may be prohibited such as items for sale.
- Work with the public sector to eliminate confusing clusters of signs and unnecessary signs; and to site, design, and landscape public sector signage.
- Review the regulations for the location, size, and duration for Sandwich boards and free-standing sidewalk signs, merchandise and/or advertising displays etc.

Land Use and Design

Objective 3: Monitor the Land Use Code to encourage architectural diversity and multi-purpose buildings while still maintaining the character of the area.

Implementation Measures

- Monitor the effects of the new land use code.

Goal #2: To preserve and enhance the vitality and attractiveness of the business district.

Objective 1: To enhance and further develop an aesthetically pleasing, user-friendly business district.

Implementation Measures

- Develop a Streetscape Enhancement Plan for Main Street.
- Formalize the Beautification Committee and allocate more funds to ensure the implementation of recommendations of the streetscape enhancement plan within the business district.
- Work with the downtown businesses to explore the feasibility of creating a Business Improvement District (BID) and include beautification methods in the BID Plan (see Appendix 1).

Objective 2: Increase customer access to the business district.

Implementation Measures

- Evaluate the creation of a Parking District to comprehensively address parking solutions and examine times of commercial deliveries on Main Street.

Objective 3: To facilitate a secondary use for vacant buildings.

Implementation Measures

- Create a program that works with owners of vacant buildings to encourage use of window displays for beautification, to provide area information to residents and visitors, or non-profit use.

Land Use and Design

Goal #3: Establish uniform Gateway Designs to integrate with neighboring towns.

Objective 1: Work with neighboring communities to enhance appearance of corridors and gateways into Town.

Implementation Measures

- Establish an inter-municipal committee to create a Master Plan for gateways and connections to neighboring communities. Consider:
 - Signage marking entrance/exit of town/village - Welcome/Thank you for visiting.
 - Introduce welcome kiosks / visitor information stands / booths.
 - Create pull-off areas and parking. Visitors stopping to take photos are creating safety issues.
 - Consider screening or reduction of construction debris pile at transfer station

Objective 2: Work with neighboring communities to coordinate similar development and design goals.

Implementation Measures

- Use best management practices when developing near shore front property such as the joint use of Lake Placid with St. Armand and North Elba.

Goal #4: To preserve and enhance the natural beauty of viewsheds and open spaces.

Objective 1: Maintain and enhance the use of public open spaces.

Implementation Measures

- Develop an inventory of existing open spaces and target where they should be expanded.
- Develop scenic easements along unprotected areas to maintain the rural character of those areas.

Land Use and Design

Objective 2: Preserve vistas and open spaces.

Implementation Measures

- Utilize the Conservation Advisory Council (See Environment section) to coordinate with the North Elba Land Conservancy to preserve vistas and open spaces by creating an Open Space Plan.
- Identify various protection measures such as volunteer conservation easements and land use regulations.

Objective 3: Encourage cluster subdivisions or planned unit developments in areas to protect existing open space, viewsheds and natural land forms.

Implementation Measures

- Monitor the changes that were part of the Land Use Code.

Goal #5: To promote the maintenance, beautification and upkeep of residential and commercial properties.

Objective 1: Encourage regular upkeep of all properties.

Implementation Measures

- Create a Property Maintenance Code that requires the repair of deteriorating structures: broken windows, rotting boards, sagging porches, falling stucco, etc.
- Create Town/Village laws requiring snow shoveling, lawn mowing, and debris removal.
- Enforce laws which forbid “junk” (unlicensed vehicles, boats, RV's, and snowmobiles) from being visible from the street side of the property.
- Research funding opportunities for rehabilitation and renovations.
- Create pamphlets and provide online resources of grant monies available to the public.

Land Use and Design

- Consider expansion of hazardous waste days to include appliances

Goal #6: Promote public appreciation of the Town and Village heritage and encourage the preservation and revitalization of historic resources for the educational, cultural and economic benefit of all residents of the community.

Objective 1: Recognize the inherent value of historic preservation at all levels of Town and Village government and functions.

Implementation Measures

- Invite preservation experts such as AARCH (Adirondack Architectural Heritage) to speak to Town and Village officials or appropriate committees about the value and importance of architectural heritage and resources available.
- Work with New York State Parks, Recreation and Historic Preservation (NYS OPRHP) to develop a Heritage Preservation Plan.
- Apply to NYS OPRHP to become a Certified Local Government (CLG).
- Use the historical society as a resource to educate owners about their district.
- Develop and distribute informational flyers to home/business owners in historic districts that will make them aware of the importance of their property.



Objective 2: Encourage voluntary actions by private property owners that will help accomplish historic resource management goal.

Implementation Measures

- Create ways in which private property owners are recognized publicly for their historic resource management efforts including inviting homeowners to speak to other groups of interested community members.

Land Use and Design

Objective 3: Promote public awareness and understanding of the cultural history and importance of preserving heritage to the social and economic well-being of the community.

Implementation Measures

- Encourage collaborations between local historical societies to create a shared conversation about historical preservation in the region.
- Develop heritage walkways and bikeways.

Objective 4: Increase the attractiveness of historic neighborhoods.

Implementation Measures

- Add signage signifying the entry into a historic neighborhood.
- Provide resources to home and business owners who are interested in maintaining the historic flavor of their property.
- Bring public light to those home and business owners who are following historic preservation guidelines and best practices.



Objective 5: To encourage the appropriate rehabilitation, preservation and renovation of existing properties within the business district.

Implementation Measures

- Examine legislation regarding condemnation and demolition of buildings.
- Establish a *Heritage Committee* to work with preservation partners, identify funding opportunities, and develop and distribute an informational brochure regarding renovation and preservation techniques.

Land Use and Design

Goal #7: To promote and encourage sustainable and low impact development.

Objective 1: Cultivate opportunities to enhance and develop the use of green and eco-friendly practices.

Implementation Measures

- Identify and assess potential costs/benefit of implementing eco-friendly practices including town recycling, green roofs, wind farms, biomass plant, LED street lighting and geothermal sidewalks.
- Promote innovative stormwater management practices such as rain gardens, planters, permeable pavers and other new technologies.

Objective 2: Educate and promote public awareness on the benefits of sustainable low impact development and practices.

Implementation Measures

- Secure grant funding and create committee to develop and distribute brochures and online resources designed to increase public awareness of the benefits of these practices, including any grant money or money saving opportunities.
- Coordinate public seminars.

What is a Business Improvement District (BID)?

A BID is an organizing and financing mechanism available to property owners and merchants to help determine the future of their commercial areas. In New York State, and throughout the US, BIDs are key organizational elements that directly contribute to the success of Downtowns. The advantages of a BID is that it is State recognized with specified funding, rather than being reliant on membership fees and fund raising.

The overall goal of a BID is to provide for the comprehensive management of the Business District. Specifically, a BID manages and implements capital, maintenance or marketing plans, conducts overall management, and generally operates to keep all parties at the table. Based on NYS legislation, there are a number of different activities that a BID may undertake, including the following:

Public Improvements - The BID can finance Downtown public improvements such as parking lots, lighting, attractive garbage receptacles, tree planting, and other streetscape improvements (e.g., brick sidewalks). It is important to note that the amount of financing that can take place is dependent upon the total assessed valuation of the properties within the district boundary.

Operations and Maintenance - The BID can provide for the operation and maintenance of any of the district improvements. In particular, the BID can hire a private security force to increase the comfort of shopping or working in the business district. Snow removal on sidewalks and garbage collection are other potential activities.

Promotional and Marketing - Advertising district promotions and special events, are common actions of many BID programs.

Business Recruitment - The BID can identify retail gaps, recruit new merchants to occupy vacant stores, and fill retail niches.

Research and Planning - The BID can collect data on the district, its building owners, commercial tenants and market conditions to use in its own planning activities.

Appendices

The BID is based on state law permitting property owners to band together to use the municipality's tax collection powers to assess itself. These funds, which are collected by the municipality and returned in their entirety to the BID, are used to purchase supplemental services beyond those services and improvements provided by the Town.

Since the nature of the BID program is one of self-help, the success of its implementation depends on community consensus on a variety of issues. These include the organizational structure of the BID, its boundaries, most-pressing needs and the amount to be spent. For example, by carefully considering its boundaries, the BID can establish where the retail and office development should take place. Addressing the 'real' community needs allows BIDs to serve as the pulse of the local economy.

By centralizing the management and coordination of business activities, property owners and merchants can also help make the Business District more competitive in the regional market. If Downtowns are to survive, they must not only improve physically, but also refine their image in the eyes of today's increasingly mobile and discerning shoppers.

For additional information on the topic, please refer to the 2006 NYCOM Municipal Management Series report titled, *Business Improvement Districts*, available at www.nycom.org.