

TDC
Open Space Committee

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

REPORT TO THE
NORTH ELBA TOWN BOARD
AND
LAKE PLACID VILLAGE BOARD

FROM
THE OPEN SPACE ADVISORY COMMITTEE

FINAL DRAFT
AUGUST 10, 1992

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

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OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

PURPOSE OF THE OPEN SPACE ADVISORY COMMITTEE
VILLAGE OF LAKE PLACID
TOWN OF NORTH ELBA

The Region 5 Open Space Advisory Committee's key charge is to advise the NYS Department of Environmental Conservation and the Office of Parks, Recreation and Historic Preservation on the State's Open Space Conservation Plan. The purpose of the Plan is to provide for the conservation and preservation of open space, natural, historic and cultural resources and the enhancement of recreational opportunities. The approach taken for Region 5 is to involve local government in the selection and review of priority areas for open space conservation, so that key local issues associated with the area can be factored into the planning process.

As a result of this the Village of Lake Placid and the Town of North Elba appointed an "Open Space Advisory Committee" to inventory and make recommendations to the Village and Town Boards, which in turn will make recommendations to the Region 5 Open Space Advisory Committee.

The local committees are also asked to review areas which need to be reserved for residential or commercial, industrial growth in our community in the future.

METHODOLOGY

The Open Space Committee of the Village of Lake Placid - Town of North Elba in formulating the inventory and recommendations of its report, used the 'blank sheet' approach. We compiled our inventory and recommendations without the data regarding Open Space as compiled by the Region 5 Open Space Committee.

A listing of the Region 5 Inventory is to be found on page 34.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

LAKE PLACID/NORTH ELBA OPEN SPACE ADVISORY COMMITTEE
DEFINITION OF
"OPEN SPACE"

"OPEN SPACE" IS A NATURAL RESOURCE, FOR THE GENERAL BENEFIT OF THE PUBLIC, WHOSE CONSERVATION CAN BE ACHIEVED BY LOCAL ZONING REGULATIONS, BY STATE INCENTIVE PROGRAMS {TAX ABATEMENT, PARTNERSHIPS BETWEEN STATE AND LOCAL GOVERNMENTS AND LAND PROTECTION GROUPS, BY STATE PURCHASE OF FEE OR EASEMENT OF PRIORITY LANDS. EMINENT DOMAIN POWERS WILL NOT BE USED FOR THE PROTECTION OF "OPEN SPACE".}

{Examples of such areas might include working forests and farms; municipal or community parks; areas of outstanding scenic beauty.}

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

OPEN SPACE INVENTORY
VILLAGE OF SARANAC LAKE

ONLY A SMALL PORTION OF THE VILLAGE OF SARANAC LAKE IS WITHIN THE TOWN OF NORTH ELBA.

THE LAKE FLOWER SHORE LINE THAT IS WITHIN THE TOWN OF NORTH ELBA CONTAINS A VILLAGE PARK, A STATE BOAT LAUNCH SITE AND PARK LANDS. THIS AND THE GENERAL TOPOGRAPHY LEADS TO PROTECTION OF THIS SHORE LINE.

BALDWIN PARK

PROVIDES RECREATIONAL USE, TENNIS AND ACCESS TO LAKE FLOWER. OPERATED AND MAINTAINED BY THE VILLAGE OF SARANAC LAKE.

ICE PALACE PARK - STATE BOAT LAUNCH AREA

THIS PARK LAND IS UNDER THE OWNERSHIP OF THE STATE OF NEW YORK, VILLAGE OF SARANAC LAKE AND NORTH COUNTRY COMMUNITY COLLEGE.

PROVIDES ACCESS TO LAKE FLOWER AND THE SARANAC LAKES AND OTHER RECREATIONAL USES. THIS IS THE SITE OF THE ICE PALACE ERECTED EACH YEAR AS A PART OF THE SARANAC WINTER CARNIVAL.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

OPEN SPACE INVENTORY

VILLAGE OF LAKE PLACID

THE MUNICIPAL BEACH / PARK

PROVIDES RECREATIONAL USE AND ACCESS TO MIRROR LAKE VIA SWIMMING, FISHING, TENNIS, BOATING, TOBOGGAN SLIDE, SKATING, SKIING.

MIRROR LAKE

WITH MIRROR LAKE'S POSITION IT CREATES A GRAND OPEN SPACE IN THE HEART OF THE COMMUNITY. PROVIDES A BACK DROP FOR MANY OF THE EVENTS THAT TAKE PLACE IN LAKE PLACID. PROVIDES YEAR ROUND RECREATIONAL USE VIA SWIMMING, OLYMPIC TRAINING IN VARIOUS WATER SPORTS, SKIING, DOG SLED RIDES AS THE FOUR SEASONS ALLOW.

ONE OF THE FACTORS THAT HELPS MAKE THIS A 'GRAND OPEN SPACE' IS THE RESTRICTION ON MOTORIZED WATER CRAFT AND VEHICLES.

BAND SHELL PARK

PROVIDES AN OPEN SPACE ALONG MAIN STREET; PROVIDES A VIEW OF WHITEFACE MOUNTAIN AND THE HIGH PEAKS.

IN THE SUMMER MONTHS IS THE SITE OF LAKE PLACID SINFONIETTA CUSHION CONCERTS AND OTHER ENTERTAINMENTS.

BREWSTER PARK

PROVIDES A VIEW OF MIRROR LAKE, WHITEFACE MOUNTAIN AND THE SENTINEL RANGE. PROVIDES AN OPEN SPACE AT THE ENTRANCE TO THE MAIN STREET.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

LAKE PLACID VILLAGE INVENTORY CONTINUES -

MILLPOND PARK

THIS PROVIDES ACCESS TO FISHING AND BOATING. SERVES AS AN OPEN SPACE FOR A LARGE PART OF THE VILLAGE. CONTAINS A PLAYGROUND AREA FOR THE YOUTH OF THE VILLAGE. THIS PARK IS THE SITE OF FAMILY PICNICS AND WEDDINGS EVERY SUMMER. THIS OPEN SPACE IS SECOND ONLY TO THE MUNICIPAL BEACH PARK IN VALUE TO THE VILLAGE.

THE MUNICIPAL PARKING LOT {LOCATED BETWEEN THE ARENA COMPLEX AND THE 'THUNDERBIRD MOTEL'.}

OFFERS A VIEW OF THE 'HIGH PEAKS', FROM BOTH MAIN STREET AND OLYMPIC DRIVE. ALTHOUGH MAN MADE, THIS OPEN SPACE SHOULD BE PROTECTED AS IT ADDS TO THE OVER ALL ESTHETICS OF THE VILLAGE AS A MOUNTAIN RESORT.

**HILLCREST AVENUE PARK
MC KINLEY STREET PARK**

WHILE SMALL IN SIZE THESE PARKS CONTRIBUTE TO THE QUALITY OF LIFE IN THE NEIGHBORHOODS WHICH THEY SERVE BY PROVIDING PLAYGROUNDS AND RECREATIONAL USE TO THE RESIDENTS.

SPEED SKATING OVAL - HIGH SCHOOL CAMPUS AREA

OFFERS A VIEW OF THE HIGH PEAKS FROM MAIN STREET AND THE OLYMPIC COMPLEX.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

OPEN SPACE INVENTORY

TOWN OF NORTH ELBA
{OUTSIDE OF THE VILLAGES}

CRAIG WOOD COUNTRY CLUB

OFFERS A SPECTACULAR VIEW OF WHITEFACE MOUNTAIN AND THE HIGH PEAKS, INCLUDING THE SENTINEL RANGE. PROVIDES GOLF IN THE SUMMER AND CROSS COUNTRY SKIING IN THE WINTER. OPERATED BY THE NORTH ELBA PARK DISTRICT.

NORTH ELBA SHOW GROUNDS

{INCLUSIVE OF THE HIGH SCHOOL ATHLETIC FIELDS, AIRPORT, LANDFILL, HORSE SHOW GROUNDS, TOWN GARAGE}

THIS OPEN SPACE SERVES MANY IMPORTANT FUNCTIONS AND ADDS TO THE OVER ALL RESORT RECREATIONAL FACILITIES AVAILABLE TO THE TOURISTS. THIS PARTICULAR OPEN SPACE IS VITAL TO BOTH THE VILLAGE OF LAKE PLACID AND THE TOWN OF NORTH ELBA.

THIS OPEN SPACE ALSO PROVIDES THE LAKE PLACID CENTRAL SCHOOL DISTRICT WITH THEIR ATHLETIC FIELDS.

THIS IS OPERATED BY THE NORTH ELBA PARK DISTRICT. THE TOWN BOARD AND THE NORTH ELBA PARK DISTRICT CONTINUES TO MAKE IMPROVEMENTS TO THIS OPEN SPACE EACH YEAR.

TORRANCE HILL = ADIRONDACK LOJ ROAD AREA

{INCLUSIVE OF THE LAW AND PICKETT PROPERTIES AS WELL AS THE HOLLEY - STONE SUBDIVISION AND THE OPEN AREAS WESTERLY OF THE LOJ ROAD}

THIS OPEN SPACE IS AN ASSET ONLY IF THIS AREA REMAINS AS OPEN FIELDS, FOR THIS STRETCH OF ROAD AND FIELDS PROVIDES A SPECTACULAR VIEW OF THE HIGH PEAKS REGION.

UPPER BEAR CUB ROAD

AT THE JUNCTION OF THE CORNELL AND UIHLEIN PROPERTIES IS A VIEW OF THE HIGH PEAKS THAT IS SECOND TO NONE. WE HAVE LOST OVER 50 PERCENT OF THIS VIEW BY THE TREES THAT HAVE BEEN PLANTED, WHICH REPORTEDLY PROVIDE PROTECTION TO THE RESEARCH THAT TAKES PLACE ON THE CORNELL PARCEL.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

TOWN OF NORTH OPEN SPACE INVENTORY CONTINUED

UIHLEIN FIELDS: ADJUNCT TO OLD JOHN BROWN ROAD
 THE 'SMITH FARM' BETWEEN BEAR CUB ROAD AND
 OLD JOHN BROWN ROAD

THESE FIELDS CREATE A 'GRAND' OPEN SPACE THAT TIES IN WITH
THE JOHN BROWN HISTORICAL SITE. OFFERS VIEWS OF THE HIGH
PEAKS AND WHITEFACE MOUNTAIN.

ADIRONDACK LOJ AREA

OPERATED BY THE NONPROFIT, EDUCATIONAL ADIRONDACK MOUNTAIN
CLUB. THIS PROVIDES AN OUTSTANDING PUBLIC SERVICE AND SAVES
THE TAXPAYERS OF THE STATE OF NEW YORK AN CONSIDERABLE AMOUNT
OF MONEY.

PROVIDES FOR ACCESS TO THE HIGH PEAKS AREA THRU THE
ADIRONDACK LOJ FACILITIES. {A SERVICE WHICH WOULD NOT BE
ALLOWED UNDER A STRICT INTERPRETATION OF THE 'FOREVER WILD'
ARTICLE IN THE NEW YORK STATE CONSTITUTION.}

INCLUDED IN THIS AREA IS THE 'SOUTH MEADOWS ROAD' WHICH ALSO
PROVIDES FOR ACCESS, ESPECIALLY FOR THE HANDICAPPED, ELDERLY
AND YOUTH. THIS ASSISTS IN EASING THE MOTOR VEHICLE TRAFFIC
AND PARKING IN THIS AREA.

THE LAND USE FOR THE ADIRONDACK LOJ IS TO BE GOVERNED BY A
'MASTER PLAN' WHICH WILL BE FILED WITH THE ADIRONDACK PARK
AGENCY.

RIKI HILL AREA

THIS IS A 'SCENIC' OPEN SPACE.

SARANAC LAKE GOLF COURSE

THIS PROVIDES A SCENIC OPEN SPACE AS WELL AS A RECREATIONAL
AREA FOR THE HAMLET OF RAY BROOK.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

TOWN OF NORTH ELBA OPENS SPACE INVENTORY CONTINUED =

BLACKFLY RECREATIONAL AREA

THIS PROPERTY IS LOCATED ON THE MC KENZIE POND ROAD, PROVIDES RECREATIONAL USE FOR THIS AREA OF THE TOWN. THIS SPACE CONTAINS SOFT BALL PLAYING FIELDS.

THE HART FARM

THIS PROPERTY PROVIDES TWO SCENIC OPEN SPACES IN THE UPPER AVERYVILLE AREA. ONE VIEW IS LOOKING TOWARDS WHITEFACE MOUNTAIN - WHITNEY ROAD AREA; AND A VIEW OF THE VILLAGE OF LAKE PLACID. THE OTHER SCENIC VIEW IS TOWARDS ROGER MOUNTAIN.

**COBBLE MOUNTAIN
{WHITNEY ROAD}**

THIS PROVIDES BOTH A PLEASANT BACKDROP FOR MANY AREAS OF THE TOWN AND VILLAGE. ALSO, PROVIDES AN EASY CLIMB FOR A 360% VIEW OF THE ADIRONDACK MOUNTAINS.

WHITEFACE INN AREA

OFFERS VIEWS OF PLACID LAKE, WHITEFACE MOUNTAINS AS WELL AS THE HIGH PEAKS AND A FULL COMPLEMENT OF RECREATIONAL ACTIVITIES.

THIS OPEN SPACE IS PROTECTED BY THE LAND USE CODE OF THE TOWN OF NORTH ELBA AND IS REGULATED BY THE ADIRONDACK PARK AGENCY. THERE IS A MASTER PLAN ON FILE FOR THE LAND USE OF THIS AREA WITH BOTH THE TOWN AND THE PARK AGENCY.

"FOX FARM" PROPERTY

THE VALUE OF THIS OPEN SPACE IS THE MAJESTIC VIEW ONE VIEWS AS YOU ENTER THE VILLAGE OF LAKE PLACID.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

TOWN OF NORTH ELBA INVENTORY CONTINUES =

LAKE PLACID LAKE

THIS IS A VERY VALUABLE NATURAL RESOURCE. PROVIDES RECREATIONAL OPPORTUNITIES SUCH AS BOATING, SAILING, WATER SKIING, AND TROPHY FISHING FOR LAKE TROUT. THIS AREA IS LARGELY THE SITE OF SECOND HOMES, SOME DATING BACK A HUNDRED YEARS.

NATURE WALKS AND HIKING IS OFFERED BY THE 'WHITEFACE LANDING TRAIL' UP WHITEFACE AND BY THE PENINSULA NATURE TRAILS. THE STATE ALSO HAS A BOAT LAUNCH SITE WHICH SERVES THIS LAKE. AS WELL AS A LEAN-TO ON MOOSE ISLAND.

THIS BODY OF WATER IS THE SOURCE OF WATER FOR THE VILLAGE OF LAKE PLACID AND A LARGE PART OF THE TOWN OF NORTH ELBA. THIS FACT ALONE INDICATES THAT IT IS A "OPEN SPACE" THAT NEEDS TO BE PROTECTED.

SENTINEL ROAD PARK

WHILE SMALL IN SIZE THIS PARK CONTRIBUTES TO THE QUALITY OF LIFE IN THE SENTINEL HEIGHTS AREA BY PROVIDING PLAYGROUND AND RECREATIONAL USE TO THE RESIDENTS.

OPERATED BY THE NORTH ELBA PARK DISTRICT.

JACK RABBIT TRAIL SYSTEM

A CROSS COUNTRY SKI TRAIL SYSTEM WHICH TRAVERSES THE TOWN AND THE VILLAGE OF LAKE PLACID. THIS SYSTEM OF TRAILS CONNECTS SKI CENTERS AND TRAILS INTO A NETWORK OF TRAILS THAT CONNECTS WITH SURROUNDING TOWNS AND THEIR TRAIL SYSTEMS.

**FACILITIES OPERATED BY THE
OLYMPIC REGIONAL DEVELOPMENT AUTHORITY**

INCLUDED ARE:

OLYMPIC CENTER {OWNED BY THE PARK DISTRICT OF THE TOWN OF NORTH ELBA}

MACKENZIE SKI JUMP COMPLEX {OWNED BY THE PARK DISTRICT OF THE TOWN OF NORTH ELBA}

THE TRAINING CENTER LOCATED ON OLD MILITARY ROAD

OPEN SPACE COMMITTEE
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MOUNT VAN HOVENBERG COMPLEX (LAND OWNED BY THE TOWN OF NORTH ELBA AND THE STATE OF NEW YORK [SOME OF WHICH ARE IN THE FOREST PRESERVE, SOME ARE LISTED AS 'RECREATIONAL LANDS'] IMPROVEMENTS ARE THE PROPERTY OF THE STATE OF NEW YORK)

THE OLYMPIC REGIONAL DEVELOPMENT AUTHORITY IS CHARGED WITH THE CONTINUED ECONOMIC DEVELOPMENT OF THE OLYMPIC REGION AND THE CONTINUED OPERATION AND IMPROVEMENT OF THE OLYMPIC FACILITIES. THE AUTHORITY OPERATES AND SUPERVISES SEVERAL OPEN SPACE AND RECREATIONAL AREAS OF GREAT IMPORTANCE TO BOTH THE VILLAGE AND THE TOWN.

FOOTNOTE:

CERTAIN AREAS IN THE TOWN AND VILLAGE WERE CONSIDERED FOR INCLUSION ON THE OPEN SPACE INVENTORY, HOWEVER, FOR SEVERAL REASONS, AT THIS TIME, THEY WERE NOT INCLUDED.

AN EXAMPLE, ARE THE FIELDS ADJACENT TO THE RED BARN ON RIVERSIDE DRIVE. SINCE THIS AREA IS ADEQUATELY PROTECTED VIA DEED RESTRICTIONS, TOWN LAND USE CODE AS WELL AS THE ADIRONDACK PARK AGENCY.

OPEN SPACE COMMITTEE
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OPEN SPACE ECONOMIC INVENTORY
AND RECOMMENDATIONS
VILLAGE OF LAKE PLACID
TOWN OF NORTH ELBA

THIS INVENTORY WAS DEVELOPED TO POINT OUT CERTAIN AREAS WHICH THIS COMMITTEE FEELS NEED TO BE PROTECTED TO ALLOW FOR ECONOMIC DEVELOPMENT. THE COMMITTEE RECOGNIZES THAT THE VILLAGE OF LAKE PLACID HAS VIRTUALLY NO AREAS WHICH ARE NOT PRESENTLY DEVELOPED. THERE ARE AREAS WHICH ARE AVAILABLE FOR RESIDENTIAL DEVELOPMENT.

NOTE: OF THE PROPERTIES AND AREAS INCLUDED IN THIS INVENTORY ONLY THE 'CLUB' PROPERTY IS PARTLY INSIDE THE VILLAGE OF LAKE PLACID, HOWEVER, THE ECONOMY OF THE VILLAGE AND THE TOWN IS RELATED AND DEPENDENT ON EACH OTHER.

LAKE PLACID [VILLAGE] BUSINESS DISTRICT

THIS AREA ONCE WAS CONSIDERED TO BE ONLY THE AREA FROM THE ARENA TO END OF MAIN STREET. THE BUSINESS DISTRICT NOW CONTAINS ALL OF MAIN STREET, ALL OF SARANAC AVENUE, WILMINGTON ROAD AND SENTINEL ROAD.

TO ALLOW FOR CONTINUED EXPANSION OF THE BUSINESS DISTRICT IT MAY BE THAT RESIDENTIAL PROPERTIES IN THIS AREA WILL BE REDUCED TO MAKE ROOM FOR COMMERCIAL EXPANSION. THE COMMITTEE DID NOT FIND ANY 'OPEN SPACES' THAT WOULD BE EFFECTED.

LAKE PLACID CLUB INVENTORY

THE 'LAKE PLACID CLUB' {HEREAFTER REFERRED AS 'THE CLUB'} PROPERTIES ARE LOCATED IN THE HEART OF THE ADIRONDACK HIGH PEAKS REGION.

THE 'CLUB' WAS FIRST DEVELOPED IN 1895 AS A RESORT WAS A DESTINATION RESORT UNTIL THE LATE 1980'S. AS SUCH, THERE ARE EXTENSIVE FACILITIES ON THE PROPERTY. MOST EXISTING DEVELOPMENT HAS OCCURRED ON LANDS NORTH OF ROUTE 86. THIS INCLUDES THE MAIN HOTEL AND RELATED FACILITIES, THEANOQUEN AREA {THE MAIN BUILDING HERE HAS BEEN DESTROYED BY FIRE, THREE COTTAGES REMAIN}, MANY COTTAGES, 3 LAKE FRONT COTTAGES ON MIRROR LAKE, A GOLF HOUSE, 17 HOLES OF GOLF, THE BOATHOUSE -RESTAURANT AND BEACH, RIDING STABLES, SMALL LODGES, MAINTENANCE FACILITIES, AND TIMESHARE RESIDENTIAL UNITS. THE ONLY DEVELOPMENT ON THE SOUTH SIDE OF ROUTE 86 INCLUDES 28 HOLES OF REGULATION GOLF AND NO BUILDINGS OF NOTE.

OPEN SPACE COMMITTEE
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LAKE PLACID CLUB INVENTORY CONTINUES =

EXISTING SITE CONDITIONS NORTH AND SOUTH OF ROUTE 86 VARY GREATLY. THE LANDS NORTH OF ROUTE 86 HAVE BEEN EXTENSIVELY DEVELOPED AND USED AS PART OF THE RESORT COMPLEXES THAT HAS HISTORICALLY EXISTED HERE. THUS, THIS LAND DEPICTS A MORE URBAN AND SUBURBAN CHARACTER. SOME WOODED AREAS EXIST ON THIS PORTION OF THE SITE.

MOST OF THE SITE'S NATURAL RESOURCE CHARACTERISTICS EXIST SOUTH OF ROUTE 86. HERE ARE FOUND TWO MAJOR WETLAND AREAS; ONE IN THE CENTRAL PORTION OF THE PROPERTY AND ONE IN THE NORTHEAST SECTION. IN ADDITION TO THESE WETLANDS, SEVERAL SMALLER WETLANDS EXIST ALONG THE CHUBB RIVER.

A VARIETY OF VEGETATIVE CONDITIONS EXISTS ON THE CLUB PROPERTIES. OPEN FIELDS; WOODED AREAS, CONSISTING OF A VARIETY OF NORTHERN HARDWOODS AND CONIFEROUS FORESTS. MOST OF THE WOODED AREAS ARE ON THE SOUTH SIDE OF ROUTE 86.

THE 'SCENIC OPEN SPACES' HAVE BEEN CREATED ON THIS PROPERTY AS A RESULT OF THE DEVELOPMENT THAT HAS TAKEN PLACE HERE OVER THE LAST CENTURY.

THE 'CLUB' PROPERTIES CONSISTS OF APPROXIMATELY 903 ACRES. INCLUDED IN THIS INVENTORY IS THE MOUNT WHITNEY SKI CENTER AND THE SKEET FIELD LOCATED ON RIVER ROAD.

AREAS OF SPECIAL CONCERN TO THE OPEN SPACE ADVISORY COMMITTEE

ARE:

MIRROR LAKE SHORE LINE FROM THE MUNICIPAL BEACH TO THE EXISTING CLUB BOATHOUSE AND BEACH AREA.

THE OPEN SPACES SOUTH OF ROUTE 86

THE MOUNT WHITNEY SKI CENTER {AS A RECREATIONAL AREA}

RECOMMENDATIONS:

1 REDEVELOPMENT AND RESTORATION OF THIS RESORT AREA FROM ITS PRESENT ABANDONED STATE WOULD BE A POSITIVE USE OF RESOURCES THAT IS CONSISTENT WITH THE USE OF THIS PROPERTY. SINCE THE LAND USE FOR THIS SITE HAS BE RESORT SINCE 1895, THIS TYPE OF LAND USE REPRESENTS THE BEST USE OF THE PROPERTY FOR THE FUTURE. REDEVELOPMENT OF THE CLUB RESORT WOULD HAVE POSITIVE SIGNIFICANCE TO THE VILLAGE AND TOWN ECONOMICALLY.

2 USE OF THE MOUNT WHITNEY SKI CENTER WOULD PROVIDE A MUCH NEEDED FAMILY ORIENTED RESORT FACILITY TO THE BENEFIT OF

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

LAKE PLACID CLUB INVENTORY CONTINUES =

THE VILLAGE AND THE TOWN.

3 CONTINUED PROTECTION OF THE OPEN SHORE LINE AS ITS LAYS BETWEEN THE MUNICIPAL BEACH AND THE CLUB BOATHOUSE.

4 THE CONTINUED PROTECTION OF THE OPEN, SCENIC AREA THAT HAS BEEN CREATED SOUTH OF ROUTE 86 BY THE GOLF COURSE DEVELOPMENT.

5 WHEN THE STATUS OF THE PRESENT OWNERSHIP AND DEVELOPMENT PLANS FOR THE CLUB ARE RESOLVED, IT IS THE RECOMMENDATION OF THE OPEN SPACE COMMITTEE THAT A MASTER PLAN BE FILED WITH THE VILLAGE AND THE TOWN. {SIMILAR TO THE MASTER PLAN THAT IS IN EFFECT FOR THE WHITEFACE INN RESORT COMPLEX}.

6 BECAUSE OF THE PHYSICAL CONDITION OF THE MAIN HOTEL BUILDING LOCATED ON THE PROPERTY, IT IS RECOMMENDED THAT THE 'HISTORICAL DISTRICT' BE ABOLISHED.

VILLAGE AREA TO BE PRESERVED FOR RESIDENTIAL DEVELOPMENT

1 THE WOODBURY - MILLER PROPERTIES ADJACENT TO RIVER STREET.

WHITEFACE INN RESORT

THIS PROPERTY IS LISTED IN THE OPEN SPACE INVENTORY, ITS IMPORTANCE TO THE ECONOMIC HEALTH TO THE VILLAGE AND TOWN WARRANTS LISTING HERE AS WELL.

THE COMMITTEE RECOMMENDS THE FULL IMPLEMENTATION OF THE MASTER PLAN WHICH IS ON FILE WITH BOTH THE TOWN AND THE ADIRONDACK PARK AGENCY. IT IS ALSO NOTED, THAT THE PRESENT PLANS FOR THE HOTEL EXPANSION, WILL BE A GREATLY NEEDED ADDITION TO THE ROOM INVENTORY FOR THE VILLAGE AND TOWN.

OPEN SPACE COMMITTEE
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THE 'HAMLET' OF RAY BROOK

THE DEVELOPMENT OF THE AVAILABLE COMMERCIAL LAND SHOULD BE ENCOURAGED AS WELL AS PROTECTED FOR FUTURE COMMERCIAL DEVELOPMENT.

THE AMOUNT OF LAND IN THIS AREA IN PRIVATE OWNERSHIP IS LIMITED, THUS ANY ADVERSE EFFECTS TO THE ADIRONDACK PARK SHOULD BE NEGLIGIBLE.

THE CONTINUED UPGRADING OF THE FACILITIES AT THE SHERWOOD FOREST PROPERTY WILL BE OF BENEFIT TO THE TOWN AND TO THE VILLAGES OF LAKE PLACID AND SARANAC LAKE.

CASCADE ROAD AREA
{FROM THE VILLAGE LINE TO THE NORTH ELBA - KEENE TOWN LINE}

OF THE THREE ROUTES LEADING TO AND FROM THE VILLAGE OF LAKE PLACID, THIS ROUTE HAS THE LARGEST AMOUNT OF LAND AVAILABLE FOR COMMERCIAL DEVELOPMENT. PRESENTLY THERE IS A MIX OF MOTELS, RESTAURANTS, CROSS COUNTRY SKI CENTER {WHICH COMPLEMENTS THE PUBLIC CROSS SKI CENTERS AT CRAIG WOOD AND MT. VAN HOVENBERG}, GOLF COURSE, AGRICULTURAL, AND RESIDENTIAL LAND USE.

IT IS IMPORTANT TO THE ECONOMIC WELL BEING OF THE TOWN THAT THE COMMERCIAL PROPERTIES BE ABLE TO MODERNIZE, UPGRADE AND FULLY DEVELOP.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

RECOMMENDATIONS
OF THE
VILLAGE OF LAKE PLACID / TOWN OF NORTH ELBA
OPEN SPACE ADVISORY COMMITTEE

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

RECOMMENDATIONS FOR
SPECIFIC OPEN SPACES

RECOMMENDATIONS FOR THE VILLAGE OF SARANAC LAKE INVENTORY:

The Committee has no specific recommendations for this inventory.

RECOMMENDATIONS FOR THE VILLAGE OF LAKE PLACID INVENTORY:

RE: MUNICIPAL BEACH - PARK

1 REMOVAL OF THE CEDER HEDGE FROM THE TOBOGGAN SLIDE TO THE COMMUNITY CHURCH PROPERTY LINE. THIS WOULD INCREASE THE VIEW OF MIRROR LAKE AND ALLOW FOR THE VIEWING OF WHITEFACE MOUNTAIN AS WELL AS THE FORGOTTEN MEMORIAL TO THE VETERANS OF WORLD WAR I.

2 CONTINUED UPGRADING AND EXPANSION OF THE RECREATIONAL FACILITIES.

RE: MILLPOND PARK:

1 THE COMMITTEE RECOMMENDS THE CONSTRUCTION OF A BOAT LAUNCH SITE {NON MOTORIZED} ON THE WESTERN END OF THIS PARK, ON THE POWER STREET SIDE. THIS WOULD ALLOW FOR EXPANDED USE OF THIS OPEN SPACE.

RE: BREWSTER PARK AND BAND SHELL PARK

1 VERY CAREFUL PLANNING SHOULD BE UNDERTAKEN PRIOR TO ANY CONSTRUCTION OF FACILITIES IN THIS PARK. {SUCH AS THE REST ROOM BUILDING THAT HAS BEEN SUGGESTED.}

 THE COMMITTEE NOTES THE IMPROVEMENTS WHICH HAVE BEEN MADE TO THE BREWSTER PARK, WHICH HAS VASTLY IMPROVED THE APPEARANCE AND ENJOYMENT OF THIS PARK.

RE: LAKE PLACID LAKE

1 THE COMMITTEE RECOMMENDS THAT THE VILLAGE OF LAKE PLACID ADOPT A LAKE OVERLAY PROTECTION ZONING DISTRICT SIMILAR TO THAT OF THE TOWN OF NORTH ELBA.

2 INCREASED AWARENESS SHOULD BE MADE OF THE 'PENINSULA NATURE TRAIL SYSTEM'.

3 THE VILLAGE BOAT LAUNCH SITE SHOULD BE MAINTAINED AND THE APPEARANCE OF THIS AREA SHOULD BE IMPROVED.

OPEN SPACE COMMITTEE
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RE: THE MUNICIPAL PARKING LOT {LOCATED BETWEEN THE ARENA COMPLEX AND THE 'THUNDERBIRD MOTEL'.}

- 1 THE COMMITTEE RECOMMENDS THAT THIS OPEN SPACE BE PROTECTED THROUGH A COMBINATION OF-
- DEED RESTRICTIONS AS TO WHAT STRUCTURES AND THE HEIGHT OF SAID STRUCTURES WHICH BE CONSTRUCTED ON THIS PARCEL
 - CLAUSES IN THE RENEWAL OF THE LEASE WHICH NOW EXISTS FOR THE OPERATION OF THE VILLAGE PARKING LOT LOCATED ON THIS PARCEL.
 - PROTECTION VIA THE VILLAGE LAND USE CODE AND ZONING LAW.

RE: SPEED SKATING OVAL - HIGH SCHOOL CAMPUS

THE PINE TREES PRESENTLY LOCATED AT THE EDGE OF THIS OPEN SPACE SHOULD BE THINNED AND OR TOPPED TO ALLOW FOR CONTINUED VIEWS OF THE HIGH PEAKS.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

RECOMMENDATIONS FOR THE TOWN OF NORTH ELBA INVENTORY:

RE: CRAIG WOOD COUNTRY CLUB

1 THE NORTH ELBA PARK DISTRICT SHOULD DEVELOP A "MASTER PLAN" FOR THIS OPEN SPACE. THE PLAN SHOULD INCLUDE:

A-DEVELOPMENT OF A 'SHORT' NINE HOLE COURSE {IN THE WOODS ALONG THE ENTRANCE ROAD}

B-TENNIS FACILITIES

C-IMPROVED IRRIGATION SYSTEM

D-THE CROSS COUNTRY SKI SYSTEM

2 THE TREES ALONG THE ENTRANCE ROAD; BETWEEN THE DRIVING RANGE AND THE GOLF COURSE SHOULD BE THINNED TO INCREASE THE VIEW OF WHITEFACE AND THE COUNTRY CLUB IT SELF.

3 THE USED VEHICLES PRESENTLY STORED ADJACENT TO THE DRIVING RANGE SHOULD BE REMOVED.

4 THE PRESENT 'CRAIG WOOD' SIGN SHOULD BE REPLACED AND REPLACED WITH A SIGN WHICH MEETS THE TOWN OF NORTH ELBA LAND USE CODE.

RE: HORSE SHOW GROUNDS

{INCLUDING: HIGH SCHOOL ATHLETIC FIELDS, LANDFILL, AIRPORT, TOWN GARAGE}

1 DEVELOPMENT OF MASTER PLAN FOR THIS COMPLEX IS RECOMMENDED.

2 THE PRESENTLY EXISTING HEDGE OF EVERGREEN TREES ALONG CASCADE ROAD SHOULD BE REMOVED AND REPLACED WITH SHORTER TREES, WHICH SHOULD BE KEPT TRIMMED TO A HEIGHT NOT TO EXCEED THE HEIGHT OF THE WHITE RAIL FENCE.

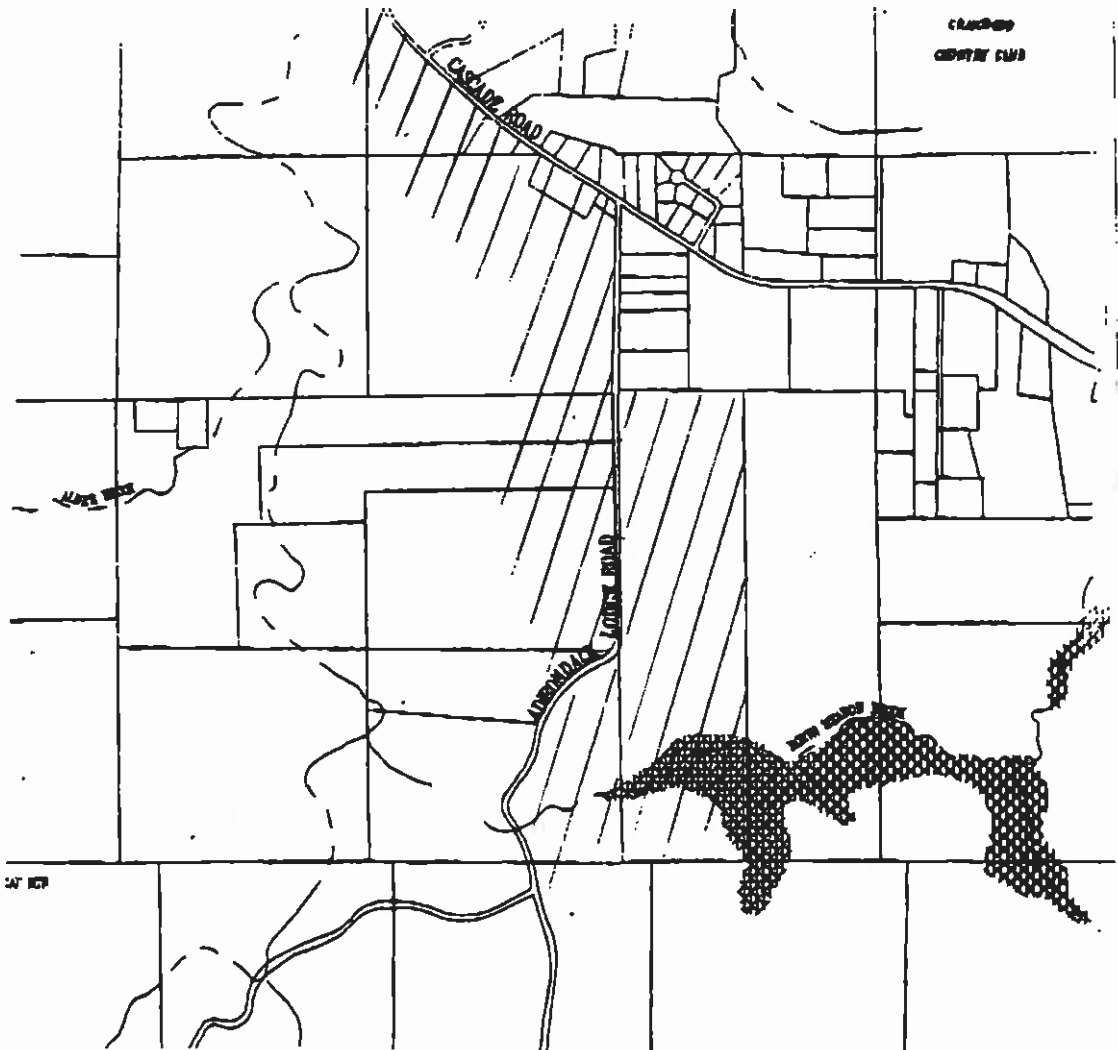
3 A STUDY SHOULD BE MADE OF THE AFTER USE OF THE LANDFILL AREA. SUBJECTS TO BE ADDRESSED IN THIS STUDY SHOULD INCLUDE LIGHT INDUSTRIAL USE, COMMUNITY COMPOSE PILE AND RECYCLING CENTER.

4 CONTINUED IMPLEMENTING OF THE "AIRPORT MASTER PLAN".

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

RE: TORRANCE HILL = ADIRONDACK LOJ ROAD
{ INCLUSIVE OF THE LAW AND PICKETT PROPERTIES; STONE HOLLEY
SUBDIVISION; ALL OPEN AREAS WESTERLY OF THE LOJ ROAD. SEE
MAP BELOW }

////////// OPEN SPACE
MAP SHOWING TORRANCE HILL = ADIRONDACK LOJ ROAD OPEN SPACE



1 SHOULD THE STATE BECOME INVOLVED WITH SCENIC PROTECTION; BY EASEMENT OR PURCHASE; THAT DEED RESTRICTIONS BE USED TO PROTECT THE 'OPEN SPACE'. { WITH THE TITLE TO THE VAN BRUNT PROPERTY NOW HELD BY THE STATE, AND IT IS OUR UNDERSTANDING THAT IT WILL BECOME 'FOREST PRESERVE' LAND,

OPEN SPACE COMMITTEE
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THAT THE 'OPEN SPACE' NOW LOCATED HERE WILL IN THE FUTURE BE LOST.)

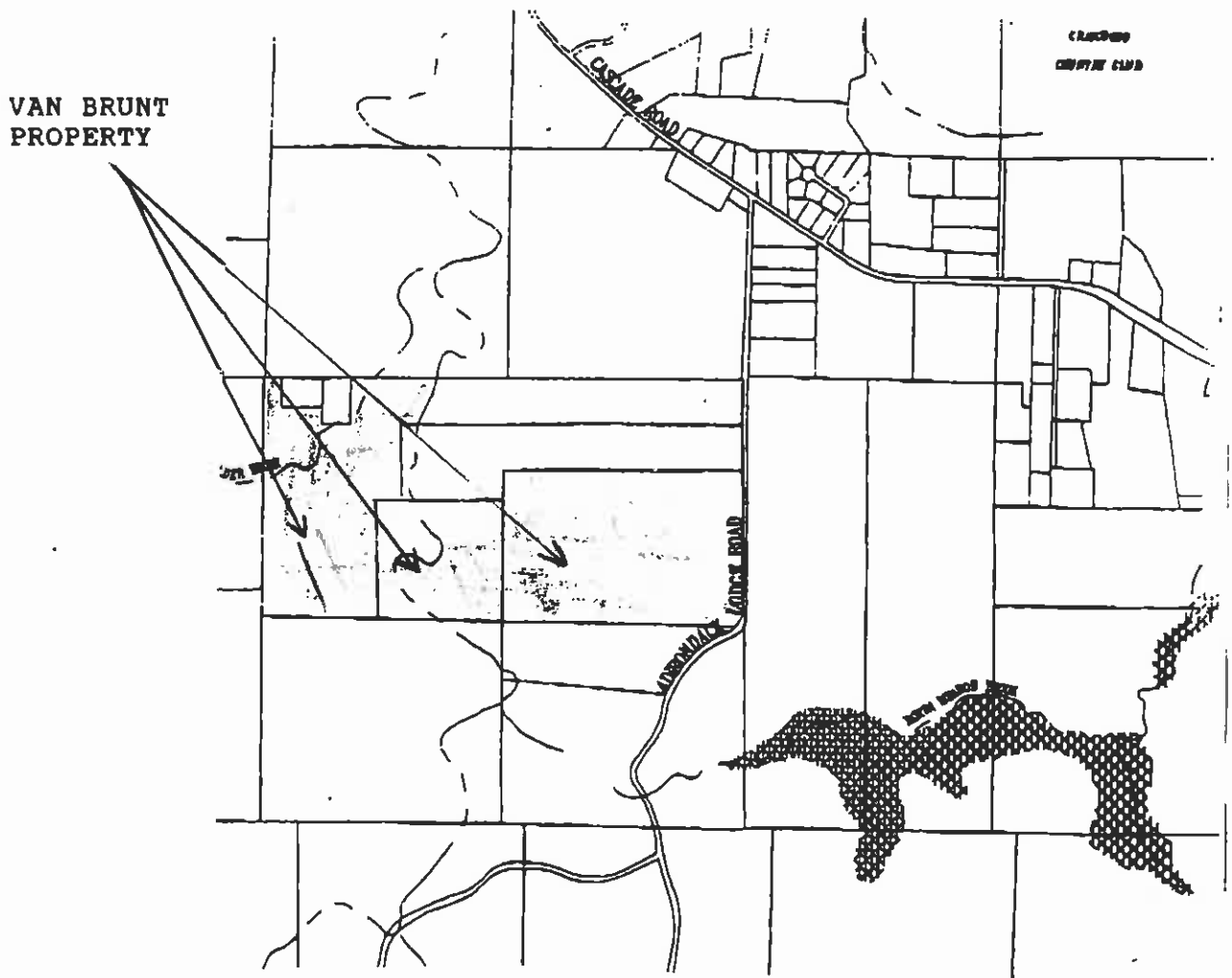
2 THAT THE PRESENT PROTECTION OF THE 'OPEN SPACE' BY THE TOWN OF NORTH ELBA LAND USE CODE CONTINUE.

3 THAT AGRICULTURAL USE OF THIS LAND BE ENCOURAGED.

4 THAT OPEN SPACE IN THIS AREA OF THE TOWNSHIP BE PROTECTED BY WHAT EVER PROCESS THAT MAY BE AVAILABLE TO THE STATE, WITH THE EXCEPTION OF EMINENT DOMAIN.

5 THAT THIS LAND NOT BE INCLUDED IN THE 'FOREST PRESERVE'. THAT THE STATE SHOULD USE BY WHAT EVER PROCESS THAT MAY BE AVAILABLE TO THE STATE.

MAP SHOWING THE 'VAN BRUNT' PROPERTY WHICH IS LOST TO
OPEN SPACE PROTECTION



OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

RE: THE ADIRONDACK LOJ

- 1 SUPPORT OF THE ADIRONDACK MOUNTAIN CLUB AND ITS CONTINUED OPERATION OF THE ADIRONDACK LOJ.
- 2 WE RECOMMEND THAT THE NORTH ELBA PLANNING BOARD REQUEST THAT A COPY OF THE COMPLETED 'MASTER PLAN' FOR THIS PROPERTY BE FILED WITH THE BOARD.
- 3 NO ADDITIONAL PARKING AREA BE ESTABLISHED ALONG THE 'LOJ ROAD', BY THE DEC.
- 4 TRAIL AREAS NEED TO BE RECLASSIFIED TO ALLOW FOR PROPER MAINTENANCE, INCLUDING THE USE OF POWER TOOLS.

RE: THE SOUTH MEADOWS ROAD

- 1 RECOMMEND THAT THIS ROAD BE DESIGNATED AS AN 'PRIMITIVE AREA CORRIDOR'.
- 2 THIS ROAD SHOULD BE KEPT OPEN TO ELEVATE THE HIKING TRAFFIC FROM THE ADK LOJ AND MARCY DAM.
- 3 THE CONTINUED USE OF THIS ROAD, SHOULD ELIMINATE THE NEED FOR ADDITIONAL PARKING AREAS.

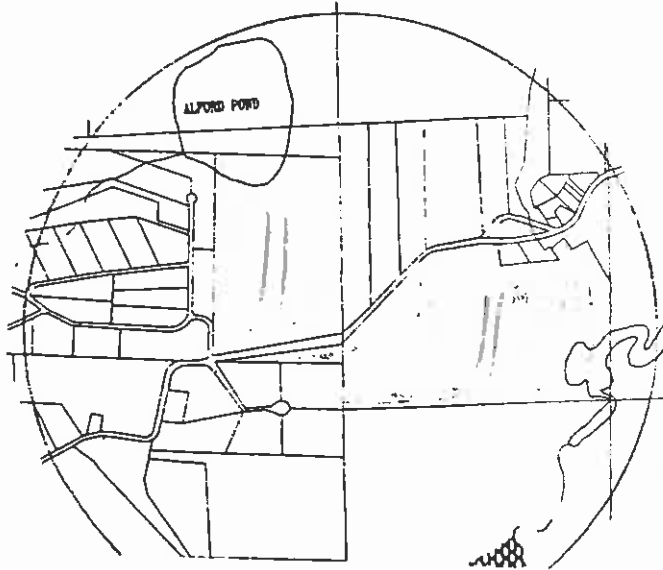
RE: UPPER BEAR CUB ROAD

- 1 THE COMMITTEE RECOMMENDS THE REMOVAL OF THE TREES ALONG THE CORNELL FENCE. IF THE FIELDS LOCATED HERE ARE IN NEED OF THE PROTECTION PROVIDED BY THIS HEDGE, THEN THE COMMITTEE RECOMMENDS THAT THEY BE MAINTAINED AT A HEIGHT NOT TO EXCEED FIVE FEET.
- 2 RECOMMENDS CONTINUED PROTECTION VIA THE NORTH ELBA LAND USE CODE.

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RE: THE HART FARM - UPPER AVERYVILLE
{SEE MAP}

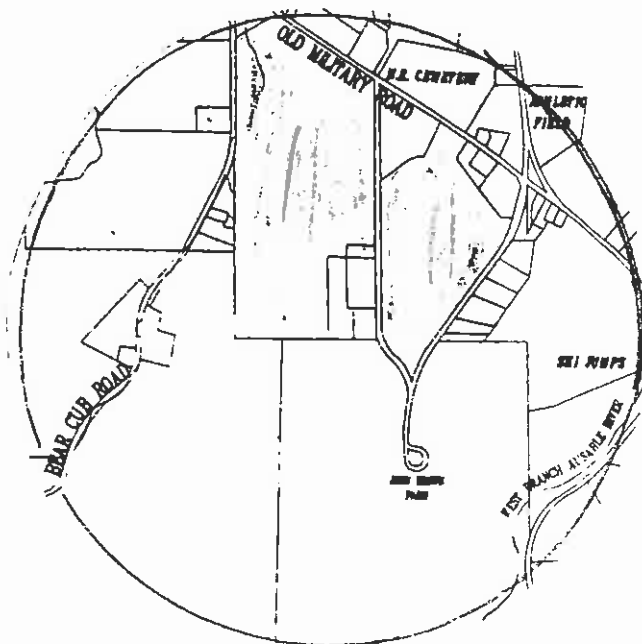
1 RECOMMEND THAT THE TOWN OF NORTH ELBA AMEND THE TOWN OF NORTH LAND USE CODE TO PROVIDE FOR THE PROTECTION OF THIS PROPERTY BOTH BY 'OPEN SPACE' AND 'LAND PRESERVATION' ZONING.



RE: UIHLEIN FIELDS: ADJUNCT TO OLD JOHN BROWN ROAD
AND THE 'SMITH FARM' BETWEEN BEAR CUB
ROAD AND OLD JOHN BROWN ROAD

{SEE MAP}

1 RECOMMEND THAT THIS AREA {AS INDICATED ON THE MAP} BE PROTECTED BY AN AMENDMENT TO THE TOWN OF NORTH ELBA LAND USE CODE TO APPLY 'OPEN SPACE' AND 'LAND PRESERVATION' ZONING.



OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

RE: BLACKFLY RECREATIONAL AREA

1 THE TOWN THRU THE NORTH ELBA PARK DISTRICT SHOULD CONSIDER INCORPORATING THIS INTO THE NORTH ELBA PARK DISTRICT SYSTEM OF RECREATIONAL AREAS.

RE: JACK RABBIT TRAIL

1 EASEMENTS WHICH ARE NOW TEMPORARY SHOULD BE MADE PERMANENT. ALL NEGOTIATIONS IN THIS REGARD SHOULD BE STRICTLY VOLUNTARY, NO USE OF EMINENT DOMAIN SHOULD BE USED. THIS WOULD MAKE PERMANENT THE EASEMENTS WHICH ARE NOW TEMPORARY. THIS WOULD ELIMINATE PROBLEMS WITH CHANGES IN OWNERSHIP ETC.

{THIS SHOULD PREVENT WHAT HAPPENED TO THE BRIDLE TRAIL SYSTEM WHICH WAS ONCE IN PLACE IN NORTH ELBA.}

+++++

THE FOLLOWING 'OPEN SPACES' ARE PRESENTLY PROTECTED BY THE TOWN LAND USE CODE. OUR RECOMMENDATION IS THAT THIS PROTECTION REMAINS.

RIKI HILL {OPEN SPACE AND LAND PRESERVATION}
SARANAC LAKE GOLF COURSE {OPEN SPACE AND LAND PRESERVATION}
COBBLE MOUNTAIN {LAND PRESERVATION}
'FOX FARM PROPERTY' {LAND PRESERVATION}

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

GENERAL RECOMMENDATIONS OF THE
VILLAGE OF LAKE PLACID / TOWN OF NORTH ELBA

OPEN SPACE ADVISORY COMMITTEE

- 1 THE CONTINUED PAYING OF TAXES ON FOREST PRESERVE LAND AND THE PAYMENT BY THE STATE OF TAXES ON ANY EASEMENTS. TAXES PAID AT THE SAME TAX RATE AS PRIVATE LAND. THAT STATE SHOULD MAKE A FIRM COMMITMENT ON THE PAYING OF TAXES. {THE PRACTICE OF DEBATING EACH YEAR WHETHER OR NOT THE STATE WILL PAY SHOULD STOP.}
A STREAMLINED PROCESS FOR THE ASSESSMENT OF STATE LANDS SHOULD BE DEVELOPED.
- 2 THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION WILL NOT, UNDER ANY CIRCUMSTANCES, PROPOSE TO TAKE BY EMINENT DOMAIN FOR FOREST PRESERVE OR OPEN SPACE PURPOSES, ANY EXISTING PERMANENT OR SEASONAL RESIDENCE OR EXISTING COMMERCIAL BUILDING OWNED IN FEE, INCLUDING THE IMPROVED LANDS DIRECTLY ASSOCIATED WITH SUCH PROPERTIES OR VACANT LAND{S}.
- 3 THE COMMITTEE DOES NOT RECOMMEND THE PURCHASE OF ANY PRIVATE LANDS BY THE STATE FOR THE FOREST PRESERVE AT THIS TIME. THE COMMITTEE FEELS THAT FIRST THE STATE SHOULD PROPERLY MAINTAIN THE LANDS THAT ARE PRESENTLY IN THE FOREST PRESERVE.
- 4 PRIOR TO ANY ACQUISITION BY THE STATE THE EFFECTED VILLAGE OR TOWN BOARD SHOULD BE CONSULTED. IN THIS REVIEW PROCESS BY THE LOCAL BOARDS THE PLANNING BOARDS AND THE OPEN SPACE COMMITTEE {SEE ITEM # 8} SHOULD BE CONSULTED AS WELL.
- 5 THE FOREST RANGERS FORCE SHOULD AT, THE VERY LEAST, BE MAINTAINED AT ITS AUTHORIZED LEVEL. THE STRENGTH OF THE RANGERS SHOULD THEN REVIEWED.
- 6 AGRICULTURAL USE OF CERTAIN OPEN SPACE LANDS SHOULD BE ENCOURAGED TO ASSIST IN THE CONTINUED PROTECTION OF THESE OPEN SPACES.
- 7 THE NORTH ELBA PLANNING BOARD SHOULD PRESENT TO THE TOWN BOARD REVISIONS TO THE LAND USE CODE, WHICH WOULD STRENGTHEN THE REVIEW POWERS OF THE PLANNING BOARD IN THE LAND PRESERVATION AND OPEN SPACE ZONING AREAS.
- 8 WHEREAS THE REGION 5 COMMITTEE VIEWS THE 'OPEN SPACE' PROCESS AS ON GOING, THIS COMMITTEE RECOMMENDS THAT THE VILLAGE AND TOWN CONTINUE TO USE THE OPEN SPACE COMMITTEE TO UPDATE AND MONITOR THE INVENTORY AND THE RECOMMENDATIONS MADE.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

== APPENDICES ==

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

DATA REGARDING THE ADIRONDACK PARK

== SIZE ==

THE ADIRONDACK PARK CONTAINS 5,927,600 ACRES OR 9,262 SQUARE MILES. IT IS THE LARGEST PARK IN THE LOWER 48 STATES AND IS 2.5 TIMES THE SIZE OF YELLOWSTONE NATIONAL PARK. WHEN THE PARK WAS CREATED IN 1892 IT CONTAINED 2.8 MILLION ACRES.

== OWNERSHIP ==

WHEN THE PARK WAS CREATED ABOUT 20 PERCENT OF THE LAND WITHIN THE BOUNDARY WAS OWNED BY THE STATE. TODAY, ABOUT 42 PERCENT OF THE PARK IS OWNED BY THE STATE OR 2.6 MILLION ACRES.

THE CALCULATED ACREAGE OF THE TOWN OF NORTH ELBA IS 97,991.46 ACRES. OF THAT ACREAGE 74,187.68 IS STATE FOREST LANDS. PRIVATE OWNERSHIP AND LOCAL MUNICIPAL LANDS MAKE UP THE BALANCE {23,803.78 ACRES}. 75.7% OF THE TOWN OF NORTH ELBA IS OWNED BY THE STATE OF NEW YORK.

STATE OWNERSHIP INSIDE THE VILLAGE OF LAKE PLACID IS LIMITED TO A RAIL ROAD RIGHT OF WAY.

STATE OWNERSHIP INSIDE THE VILLAGE OF SARANAC LAKE INVOLVES A STATE BOAT LAUNCH SITE AND PARK LAND ALONG LAKE FLOWER. {ALSO, SOME OF THE BUILDINGS AND LAND OF NORTH COUNTRY COMMUNITY COLLEGE IS HELD BY THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK}

== POPULATION ==

THERE ARE ONLY ABOUT 130,000 PERMANENT RESIDENTS WITHIN THE PARK AND ALMOST 200,000 SEASONAL RESIDENTS. THE MOST POPULOUS COMMUNITY IN THE PARK IS THE TOWN OF NORTH ELBA WHICH CONTAINS THE VILLAGE OF LAKE PLACID AND PART OF THE VILLAGE OF SARANAC LAKE. THE TOWN HAS 7,870 PERMANENT RESIDENTS.

== JOBS ==

WITHIN THE ADIRONDACK PARK ARE ALL OR PART OF 12 COUNTIES. THE AVERAGE MARCH 1992 UNEMPLOYMENT WAS 11.6 %; THE STATE AVERAGE WAS 8.5%; THE NATIONAL AVERAGE WAS 7.7%

THE MAIN INDUSTRY WITHIN THE PARK ARE TOURISM, TIMBER, AND STATE GOVERNMENT.

THE MAIN INDUSTRY WITHIN THE TOWN OF NORTH ELBA IS TOURISM, LOCAL, STATE AND FEDERAL GOVERNMENT AS WELL AS SEVERAL NON-PROFIT ORGANIZATIONS.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

== TOPOGRAPHY ==

THE HIGHEST POINT IN THE PARK AND IN NEW YORK STATE, IS MT. MARCY AT 5,344 FEET ABOVE SEA LEVEL. THE LOWEST POINT IS LAKE CHAMPLAIN AT 95 FEET ABOVE SEA LEVEL. THE POINTS ARE WITHIN 25 MILES OF EACH OTHER.

THERE ARE 46 PEAKS THAT ARE MORE THAN 4,000 FEET IN ELEVATION, 11 OF THEM RISE ABOVE THE TIMBERLINE.

ABOUT 88 PERCENT OF THE PARK IS FOREST LAND.

== FUR, FISH AND FEATHERS ==

THERE ARE 54 SPECIES OF MAMMALS IN THE PARK, 298 SPECIES OF BIRDS, 16 SPECIES OF REPTILES, 19 SPECIES OF AMPHIBIANS AND 83 SPECIES OF FISH.

WITHIN THE PARK ARE WHITE TAIL DEER, DEER MICE, HAIRY TAILED MOLES, RED SPOTTED NEWTS AND BULLFROGS, RAINBOW TROUT, SEA LAMPREYS, RAT SNAKES, RATTLESNAKES, LOONS AND VULTURES.

WITHIN THE TOWN OF NORTH ELBA ARE THE GREAT BLUE HERON, WOOD DUCKS, OSPREY AND THE BALD EAGLE HAS BEEN SPOTTED IN TWO AREAS OF THE TOWNSHIP. THERE ARE ALSO MANY BLACK FLIES IN SEASON.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

- MEMBERS OF THE
TOWN OF NORTH ELBA
VILLAGE OF LAKE PLACID

OPEN SPACE ADVISORY COMMITTEE

JANET BLISS	ATTORNEY FOR THE LAKE PLACID VILLAGE PLANNING BOARD
WILLIAM MULLARNEY	HUNTER, INDEPENDENT CONTRACTOR, FORMER MEMBER OF LAKE PLACID VILLAGE BOARD, CHARTER MEMBER OF THE NORTH ELBA PLANNING BOARD.
ARTHUR W. JUBIN	FEE APPRAISER, REAL ESTATE BROKER, ASSESSOR FOR THE TOWN OF NORTH ELBA
VERNON LAMB	LUMBER BUSINESS OPERATOR, HIKER, AMATEUR PHOTOGRAPHER, MEMBER OF THE 1980 WINTER OLYMPIC ORGANIZING COMMITTEE {ENVIRONMENTAL IMPACT COMMITTEE}
FRANCIS WOOD	INDEPENDENT BUSINESSMAN, REAL ESTATE SALESMAN, ASSESSOR FOR THE VILLAGE OF LAKE PLACID, BOARD OF REVIEW MEMBER TOWN OF NORTH ELBA.
KIMBALL W. DABY	ASSESSOR FOR THE TOWN OF NORTH ELBA AND THE VILLAGE OF LAKE PLACID. CHAIRMAN OF THE NORTH ELBA PLANNING BOARD

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

MEETINGS HELD BY THE 'OPEN SPACE ADVISORY COMMITTEE'

- MAY 11 MEET WITH LIAISON FROM THE REGION 5 COMMITTEE
- JUNE 8 REVIEW OF THE 'DRAFT PLAN FOR REGION 5'
REVIEW OF PRELIMINARY OPEN SPACE INVENTORY
REVIEW OF MAP WORK TO DATE
- JUNE 22 REVIEW RECOMMENDS FOR PROTECTION AND USE OF OPEN
SPACE
INVENTORY FINALIZED
- JULY 15 PREPARE FOR PUBLIC HEARING
FINALIZE RECOMMENDATIONS FOR DRAFT REPORT
- JULY 16 PUBLIC HEARING
- JULY 20 INCORPORATE COMMENTS AND IMPUTE FROM THE PUBLIC
HEARING INTO THE COMMITTEE'S DRAFT REPORT
- JULY 21-30 PREPARE FINAL REPORT
- AUGUST 4 REVIEW FINAL DRAFT OF THE COMMITTEE'S REPORT PRIOR
TO SUBMITTING TO THE TOWN AND VILLAGE BOARDS
- AUGUST 11 REPORT PRESENTED TO TOWN BOARD
- AUGUST 17 REPORT PRESENTED TO VILLAGE BOARD

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

THE FOLLOWING SHEET IS A COPY OF THE TOWN ZONING SCHEDULE FOR 'OPEN SPACE'. THIS IS THE MOST RESTRICTIVE ZONING UNDER THE TOWN LAND USE CODE.

**OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID**

ATTACHMENT 1 ZONING SCHEDULE

ZONING DISTRICT	STANDARD USES PERMITTED UPON AUTHORIZATION OF ENFORCEMENT OFFICER AND ISSUANCE OF PERMIT.	CONDITIONAL USES PERMITTED UPON AUTHORIZATION OF PLANNING BOARD AND ISSUANCE OF PERMIT 1.	MIN. LOT WIDTH AREA IN SQ. FT./ACRES	MIN. LOT WIDTH IN SQ. FT./ACRES	MIN. % OF LOT TO BE PERMEABLE	MAXIMUM BUILDING HEIGHT IN FEET	MIN. YARD DIMENSIONS (IN FEET)			
							FRONT ROAD	CENTERLINE ONE SHORELINE	BOTH SIDES REAR	
Open Space (OS)	One Family Dwelling		10 Acres	400	40	35	100/25	50	100	100
	Forest, Agricultural Practices		---	---	40	35	100/25	50	100	100
	Open Space Recreation		---	---	40	35	100/25	50	100	100
	Standard Golf Course, Clubhouse		---	---	40	35	100/25	50	100	100
	Cemetery		10 Acres	400	40	35	75/25	25	50	50
	kennel		10 Acres	400	40	35	75/25	50	100	100
	Nordic Ski Center		25 Acres	400	40	35	100/25	50	100	100
	Fishing, Hunting Club		20 Acres	---	40	35	100/25	50	100	100
	Resort, Lodge, Club		20 Acres	---	40	35	100/25	50	100	100
	Accessory Apartment		20 Acres	500	40	35	100/25	50	100	100
	Recreational Campsite		Same As For One Family Dwelling							
	Organized Group Camp		20 Acres	Apply Standards For Recreational Campsite						
	Commercial Excavation		20 Acres	500	40	35	100/25	50	100	100
	Junk Yard		---	---	40	35	100/100	100	200	100
	Public, Private Utility, Service Facility		20 Acres	400	40	35	200/200	200	400	200
	Satellite Receiving Antenna/Dish		---	---	40	---	---	---	---	---
	Apply Standards of Section 17 - Satellite Receiving Antennas/Dish									

NOTES:

1. THE STANDARDS OF SECTION 17 APPLY HERE FOR ALL CONDITIONAL USES IN ADDITION TO ANY MINIMUM STANDARDS SET FORTH IN THIS SCHEDULE. FURTHER, A COMBINATION OF PERMITTED USES IN A SINGLE STRUCTURE OR ON A SINGLE LOT MAY BE CONSIDERED, UPON APPLICATION, BY THE PLANNING BOARD UNDER THE CONDITIONAL USE PROCESS PROVIDING TOTAL LOT AREA AND OTHER APPLICABLE REQUIREMENTS ARE EQUAL TO THAT REQUIRED FOR EACH DISTINCT USE.
- * WITH PUBLIC WATER AND SEWER
- ** WITH PUBLIC WATER OR SEWER
- *** WITH NEITHER PUBLIC WATER NOR SEWER
- NO STANDARD APPLICABLE, EXCEPT THOSE THAT MAY BE ESTABLISHED BY THE PLANNING BOARD UNDER THE PROVISIONS OF SECTIONS 17 & 1a.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

REGION 5 INVENTORY OF OPEN SPACE
VILLAGE OF LAKE PLACID - TOWN OF NORTH ELBA

TOWN OF NORTH ELBA:

- 1 THE VACANT LAND ON THE SOUTHERLY SIDE OF OLD RAY BROOK ROAD, ADJACENT TO THE FEDERAL PRISON.
- 2 LANDS BELONGING TO 'NATIONAL LEAD' IN THE SOUTHWEST CORNER OF THE TOWNSHIP ADJACENT TO THE TOWN OF NEWCOMB.
- 3 LANDS ON THE WEST SHORE OF PLACID LAKE.
- 4 LANDS NORTH OF THE 'OLD MOUNTAIN ROAD'
- 5 LAND BELONGING TO BOULDERWOOD FARMS, LOCATED TO THE EAST OF CRAIG WOOD GOLF COURSE.
- 6 TORRANCE HILL AND ADIRONDACK LOJ ROAD. A COMBINATION OF STATE PURCHASE AND EASEMENTS.
- 7 THE 40 ACRE PARCEL PRESENTLY OWNED BY GEORGE NASON.
- 8 THE 40 ACRE PARCEL PRESENTLY OWNED BY HOWARD CARTER.
- 9 THE BENNET HUNTING CLUB PARCEL SOUTH OF BEAR CUB ROAD.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

MEETING MINUTES
OPEN SPACE ADVISORY COMMITTEE
THURSDAY, JULY 16, 1992 - 7:30 P.M.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

MEMBERS IN ATTENDANCE

Kimball W. Daby	Janet Bliss
Vern Lamb	Arthur Jubin
Francis Wood	William Mullarney

ALSO IN ATTENDANCE:

Natalie Wells, Secretary	Sally Warner
M/M Paul Rosenthal	Ellen Creighton
Steven Goldflam	Winnie Lamb
Linda Friedlander	Araxie Dunn
Theresa Klack	Dominic Eisinger
Katherine Lamothe, LP News	John Livermore

The public informational meeting was called to order at 7:30 P.M.

Mr. Daby stated that this is a public informational meeting to discuss the recommendations of this Open Space Advisory Committee. He noted that many in the audience had previously received copies of the report and that this is what they would discuss. He stated that the purpose of this meeting is to receive comments on the report.

It was noted that there is a New York State Law that mandates the State to create a Master Plan for Open Space. We are located in Region 5 and the Region 5 Committee has a large area to evaluate. The Committee decided that before they would construct a plan they would ask local municipalities to formulate their recommendations for Open Space which would be forwarded to the Town and Village Boards for review. Once the local boards have reviewed and made any changes to the report it would be submitted by the Town and Village Boards to the Region 5 Committee.

At this point he asked for public comments.

Ellen Creighton - Regarding #3 of General Recommendations - No purchase of private lands by the State - Why Not?

The Committee explained that the state does not properly maintain its open space currently but the reasons for no purchase to recommended is that they do not feel there is any land that the State needs to buy to protect. This is due to the fact that local zoning protects what is there now. It was noted that this committee is only reviewing the Town of North Elba, Village of Lake Placid and the portion of the Village of Saranac Lake within the Town of North Elba.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

Mr. Rosenthal - Endorses the report in its recognition of the impact of the open space maintenance and development of the tourist trade in the Town of North Elba. Also endorses the work done in the review of the open space areas at Adirondack Loj Road. He noted that unless the area is kept in a cut condition that the current vista will be lost. He questioned how the open space would be preserved.

Mr. Daby stated that local zoning regulates these areas and has a 10 acre lot size limitation. The Planning Board has the power to locate the house on the property to try to conserve the scenic vistas. He also noticed that Riki Hill has deed restrictions that will keep those fields open. In regards to the Adirondack Loj area, the APA dictates to the landowners to mow the fields.

Mr. Wood noted that if the property on the Loj Rd. is put into Forest Preserve that it will grow up and we would lose the scenic vista.

Mr. Rosenthal - what is being done with the scenic vista as you enter Lake Placid from Saranac Lake - Fox Farm?

Mr. Daby - The Town of North Elba has a Scenic Overlay on that property and the Planning Board reviews all proposals.

Mr. Rosenthal - regarding Mirror Lake - Church property near toboggan slide - hedges. He noted that a lot has been given away on Mirror Lake and preservation of whatever can be done now should be enacted. He noted he endorses the call for obtaining increase use of the Peninsula Nature Trails, possibly by brochures. He also asked if there could not be a pedestrian access on Lake Street at the Harbor. He noted you could no longer walk along the lake. He also recommended that the SOA restore the footpaths along the lake.

Mr. Wood stated that there is an annual SOA meeting on 8/1/92 at which time he plans to discuss this.

A letter from Linda Friedlander, Secretary of the SOA, was read by Janet Bliss.

Mr. Lamb - Stated that the footpath went along the front of the property and some camps have rerouted it along the rear of their property. Others have opted against the footpath for privacy reasons and others have posted their property.

Ellen Creighton - Questioned why the Wescott Farm was not included in the recommendation for Forest Preserve?
Mr. Daby noted that they had looked at that property but due to the fact it had limited access they did not include it in the report. Also it was noted that if this was recommended to be in forest preserve then the property would become forested and not remain open space.

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

Mr. Lamb noted that the State only buys contiguous property. The local zoning requires 5 acre parcels where the APA requires 8 1/2 acre parcels. He noted that if the State buys the property it would become forested and the open space would be lost.

Ellen Creighton - Would like to see the property maintained as it currently exists so that there would be a plentiful amount of wildlife.

Theresa Klack - Agrees with Ellen Creighton's comments.

Mr. Lamb noted that there are four lists circulating through our area regarding open space. One from DEC, Adk. Council, Adk. Mountain Club and one other and none of them lists the Wescott property. The lists note the Loj Road, a portion of Craigwood, Old Mountain Road, Tahawus, The mountain side lots on the back side of the lake.

Ellen Creighton asked where the Black Fly Recreation Area is located?

Mr. Wood noted that it is located on the McKenzie Pond Road Area. Mrs. Bliss noted that it consists of ball fields and recreation areas.

Mr. Rosenthal questioned the impact of the Airport Master Plan? He noted that the Master Plan has not yet been acted upon by the Town Board. Mr. Daby will have the Town Board clarify.

Mr. Rosenthal stated he was astonished that none of the River Road was recognized as open space.

Mr. Daby stated the committee had discussed this area but that local zoning and the APA contain many restrictions for this area. There are also many deed restrictions located on property in this area which also contributes to open space.

Mr. Rosenthal noted his approval of placing the entire area South of the Club (Golf Course) on the open space list.

Mr. Lamb noted that it is open space only as long as it remains Agricultural or as a Golf Course.

Linda Friedlander - What does OS mean to the landowner i.e. tax easement etc.?

Mr. Daby noted that the Hart Farm and Henry Uihlein property is being recommended to the Town to have the zoning tighten more. The Planning Board will recommend that the Land Use Code be amended to have more specific criteria set up for open space in this area. Mr. Daby noted that many lands have

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

had open space protection for years and that in the update of the Land Use Code more area was included in the open space. He noted that the owners seem to be satisfied with current OS District designation.

Mrs. Bliss noted that they have placed these properties on the list for open space. They are not telling the State to buy the land. This is a nice piece of property and it is being considered to remain protected. The purpose of this committee is to identify special properties to preserve. Beyond that they have no power.

Mr. Jubin stated that this committee is not recommending any taking of property of any kind.

Mr. Daby stated that there will be no use of the power of eminent domain and that Region 5 does not include vacant land. This recommendation is a local one for this property.

Araxie Dunn - Stated she is thrilled with the proposal, it is great and keep it up!

Mr. Daby stated that one recommendation of the committee may be to have an annual review of open space to keep up with on a regular basis. Also, that this committee has come up with more areas to list for open space than is on the state list. He noted that they will take the comments received this evening and prepare a Final Report to be submitted to the Village and Town Boards. The Boards will make any additions or changes and then pass it on to the Region 5 Committee.

Linda Friedlander - Endorses the Lake Placid Lake recommendations. Suggests, as was sent in a letter to the Village Planning Board, that the Village adopt a Lake Overlay law similar to the Town's.

Mr. Rosenthal asked the Committee what was meant by the statement need to strengthen the Planning Board Review powers.

Mr. Daby noted that in the Scenic Overlay portion of the Land Use Code they would like to see it more clearly specified the details for review. An amendment will be drafted by the Planning Board to be reviewed.

Mr. Rosenthal - Regarding the economic inventory statement which would include Cascade Road to the Keene Town line, He feels that is an extremely large area.

Mr. Daby explained the purpose in this is to allow commercial properties to modernize to the maximum extent allowed for under local zoning. He noted that the area if highly restricted by the APA would create a hardship. The Region 5 committee asked what areas should be left for commercial

OPEN SPACE COMMITTEE
TOWN OF NORTH ELBA & VILLAGE OF LAKE PLACID

development.

Theresa Klack - Regarding Upper Bear Cub Road and the Trees along the Cornell Farm. - She disagrees with cutting down these trees.

Mr. Daby noted that this is the most beautiful view of our area. He noted that this area was suppose to be maintained and kept to the height of the fence but it has not happened this way. If this area is not listed then we lose a very large portion of the open space beauty.

Dominic Eisinger - Stated that it is a good idea to re-emphasize keeping the South Meadows access open - it is an important area with many campsites. Also he agrees with lifting the historic designation from the Club as the building is a piece of junk. He understands that any development of the property will be scrutinized heavily by the APA, Village, and Town Officials.

There being no further public comment the informational hearing was closed at 8:35 P.M.

Notes:

A call was received from Norman Hess, Parkside Dr. - do not alter the hedge at the Church/Toboggan area.

A call was received from Ree Rickard - agreed with lifting the historic district off the club and keep Cobble Hill Open Space.

A letter was received from the Shore Owners Association explaining the status of the SOA Trail System.

A letter was received from Barbara Cole regarding Cobble Hill. Hopes for restricted development and continued access.

A letter was received from Jan Humiler. Request that Cobble Hill be designated "Forever Wild".

A letter from was received from Linda Friedlander - Endorses the selection of Cobble Mountain as a "Open Space".

Kimball W. Daby,
Chairman