

STEPPS: Lake Placid/North Elba Planning Project



Laying the Water Main to the Lake Placid Club, 1916 (Mary MacKenzie)

FACILITIES & CAPITAL PLANNING COMMITTEE

• INTRODUCTION

The purpose of this committee is to develop goals and objectives for the provision of community facilities and services and to prepare a financial management plan for the community which will insure orderly growth and development.

Increasing pressure to upgrade community facilities and services (roads, sewer & water systems, recreation facilities, town/village public buildings) is often a result of growth. The community can anticipate and plan for these improvements by analyzing the existing conditions and anticipating future growth trends.

This committee has gathered information from each of the following departments regarding equipment inventory, life expectancy, remaining useful life and replacement cost of capital item: water, sewer, electric, Town of North Elba and Village of Lake Placid highway departments, North Elba Park District, Village of Lake Placid Police Department, Lake Placid Volunteer Fire Department.

The purpose of this work-group is to;

1. Collect and Evaluate Background Data:

- a. Inventory existing facility conditions and demands such as roads, recreation land and facilities, solid waste disposal, emergency services, general administrative services, water supply, sewage disposal.
- b. Review existing information
- c. Identify and collect information which is needed.
- e. Identify facility problems, their nature, extent and implications.

Issues to consider, in addition to those listed above, are:

- What is the area's fiscal capability to provide necessary services?
- How can timing and location of growth be coordinated with the provision of necessary services?
- What services should be privately provided or paid for?

2. Establish Goals and Objectives
3. Recommend strategies

FINAL REPORT:
FACILITIES AND CAPITAL PLANNING COMMITTEE

• **STATEMENT OF PURPOSE**

The Committee on Facilities & Capital Planning was comprised of citizens and local government personnel. Their product is comprised of a series of tables that thoroughly document the trends in expenditures and revenues for the Village of Lake Placid and North Elba Park District and detail the inventory of capital items for the Village (see appendix). This was acknowledged as the necessary first step in capital planning for the Village and North Elba Park District, and represents a somewhat more formalized approach and more integrated relationship with local government than the other work-groups. As the capital planning process moves toward its projection of future capital needs, it will draw upon the findings and recommendations of the other work-groups.

• **BACKGROUND**

Most departments are equipped with satisfactory types and amounts of equipment with few exceptions as follows:

- Park District: could use additional \$200,000.00 for a "ditch witch," computer, gang mowers, carry- all cart, irrigation system and cart storage shed for Craig Wood Golf and Country Club
- Police Department: new headquarters.
- Water pump station: if Federal Clean Water Act is implemented we would be forced to install a filtration system necessitating a new pump station.
- Sewage Treatment: if New York State law regulating sludge disposal and aeration is imposed our present system will have to be revised.

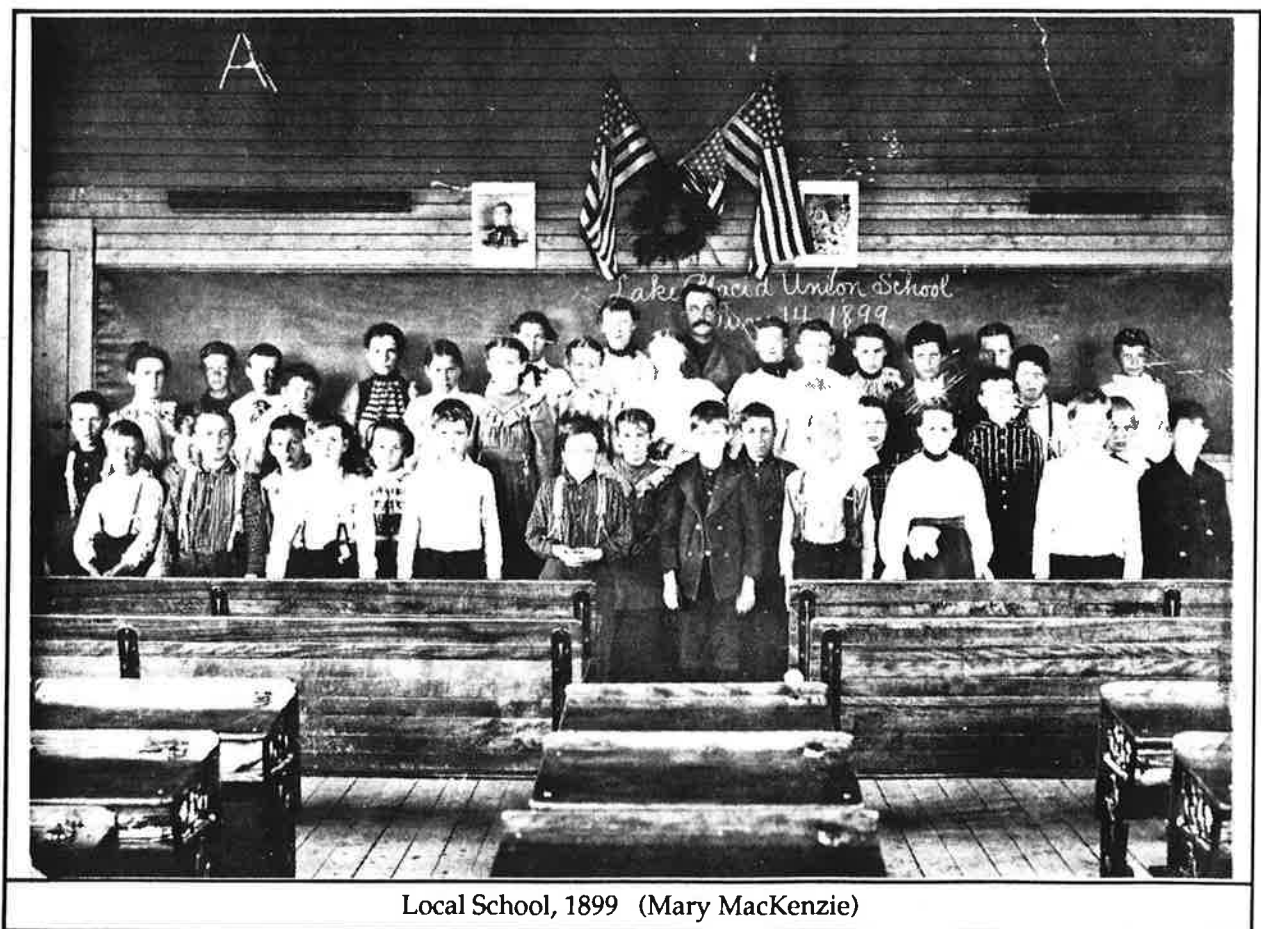
We are no longer a "one horse" village but are big business. Village has a two million dollar budget, not including the electric department.

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• RECOMMENDATIONS

1. Review overall (Town and Village) management and personnel needs.
2. Implement long and short range planning for services and departments.
3. Explore possibility of grants to fund improvements.
4. Implement user and development fees to be paid to fund infrastructure appraisals and/or new system required to service the expansion.

Additional results of the work-group's efforts are contained in the appendix to this report.



Local School, 1899 (Mary MacKenzie)

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S.T.E.P.P.S.

Solutions Through Elba/Placid Planning Studies

Dear Parent,

This questionnaire is a follow-up to the community survey that was taken in May of 1987. The results of that survey indicate that over 90% agree that the Village of Lake Placid and the Town of North Elba should encourage the improvement of parks, common areas and playgrounds. In order to develop a strategy to bring about improvements, we are asking parents of grade school and pre-school children to answer the following four questions. Please return the completed survey to school with your child.

Please fill out only one survey per family. Thank you.

Parks/Open Space Committee

- 1) Below is a list of playgrounds and parks, please check the one that is closest to your home and check the one which your children use the most.

	CLOSEST	MOST USED
A) Elementary School Playground	☐	☐
B) Hillcrest Avenue	☐	☐
C) McKinley Street	☐	☐
D) Sentinal Road	☐	☐
E) Town Beach	☐	☐
F) Mill Pond (Power Street)	☐	☐
G) Other (specify):	☐	☐

- 2) For the playground selected above as most used, please rate each of the following characteristics or features.

	BETTER THAN ADEQUATE	ADEQUATE	SHOULD BE IMPROVED
A) Maintenance of Playground	☐	☐	☐
B) Equipment & Apparatus	☐	☐	☐
C) Safety of Equipment	☐	☐	☐
D) Accessibility	☐	☐	☐
E) Location / Setting	☐	☐	☐
F) Security of Area	☐	☐	☐
G) Size of Playground	☐	☐	☐

- 3) In reference to the Town Beach, please rate each of the following characteristics or features.

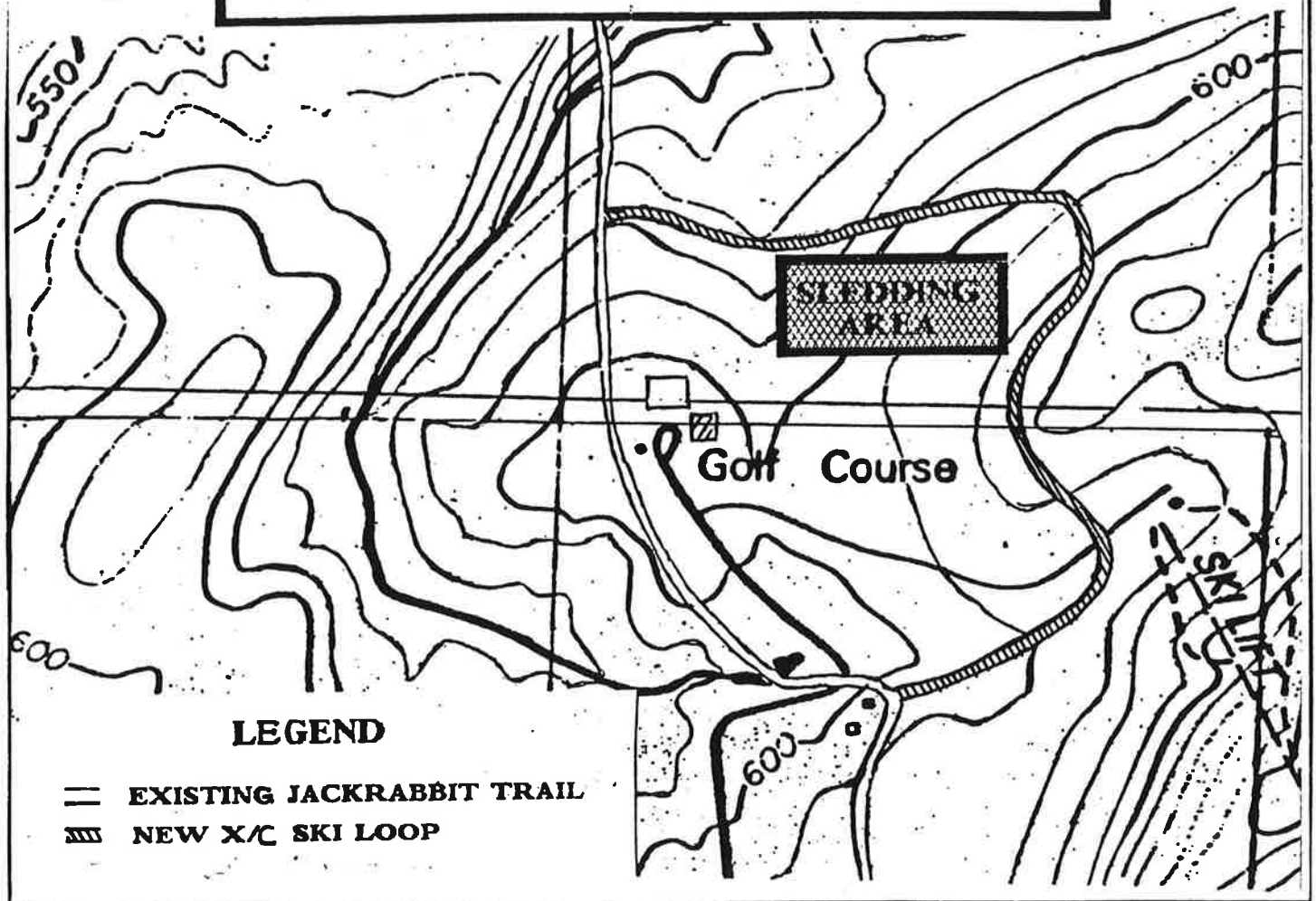
	BETTER THAN ADEQUATE	ADEQUATE	SHOULD BE IMPROVED
A) Cleanliness	☐	☐	☐
B) Sand Quality	☐	☐	☐
C) Supervision	☐	☐	☐
D) Diving Areas	☐	☐	☐
E) Capacity of Beach	☐	☐	☐
F) Swim Programs	☐	☐	☐
G) Changing Facilities	☐	☐	☐
H) Playground Equipment	☐	☐	☐
I) Picnic Facilities	☐	☐	☐
J) Night Security	☐	☐	☐
K) Hours of Operation	☐	☐	☐

- 4) Please indicate the age and sex of each of your children under thirteen below:

	UP TO 1	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE	TEN	ELEVEN	TWELVE
BOY	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
GIRL	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

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Expanded Winter Use for Craig Wood



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POTENTIAL NEW SCENIC PRESERVATION DISTRICTS

The numbers on this list correspond to the numbers on the map and slides that were submitted as part of this report.

- 1) Whitney Road
- 2) Loj Road/ Route 73
- 3) Averyville Road
- 4) In Front of High School
- 5) Olympic Drive
- 6) High School Parking Lot
- 7) Bear Cub Road
- 8) Rikki Hill
- 9) Riverside Drive
- 10) West Valley Road
- 11) John Brown Road
- 12) Club Beach Area
- 13) Cobble Hill Area

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Appendix A

Public / Open Spaces Committee

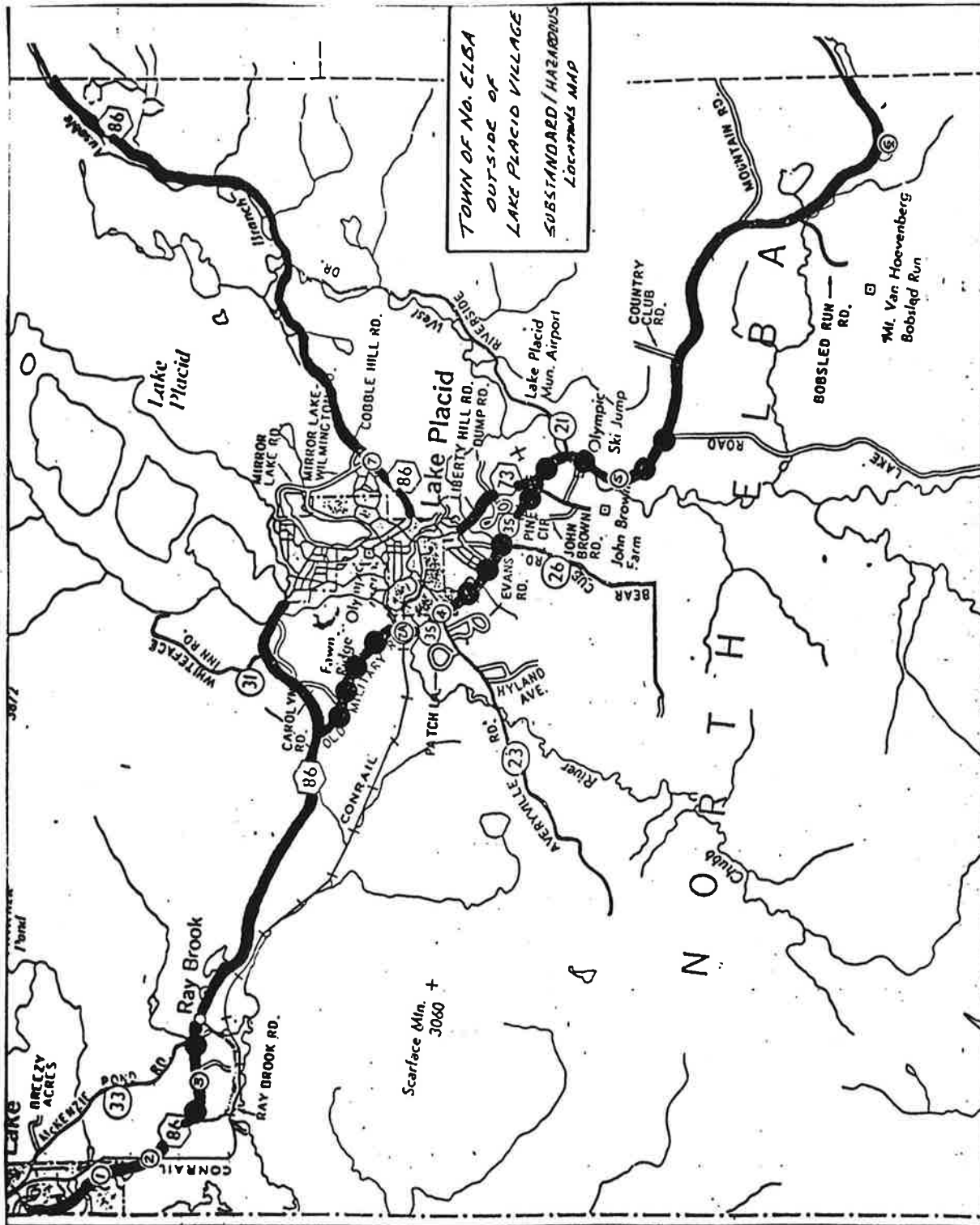
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Other Businesses and Services to be Added to Main Summary

- 2 Newspaper Offices
- 1 Travel Agency
- 1 Spa
- 1 Massage Parlor
- 1 Knit Shop
- 1 Research Lab and Manufacturing (Peterson)
- 1 Trailer Court
- 1 Sign Shop
- 1 Ad Agency
- 1 Print Shop
- 1 Riding Academy
- 1 Wholesale Furniture
- 1 Office Supply
- 1 Dairy
- 1 Miniature Golf
- 1 Library
- 1 Funeral Home

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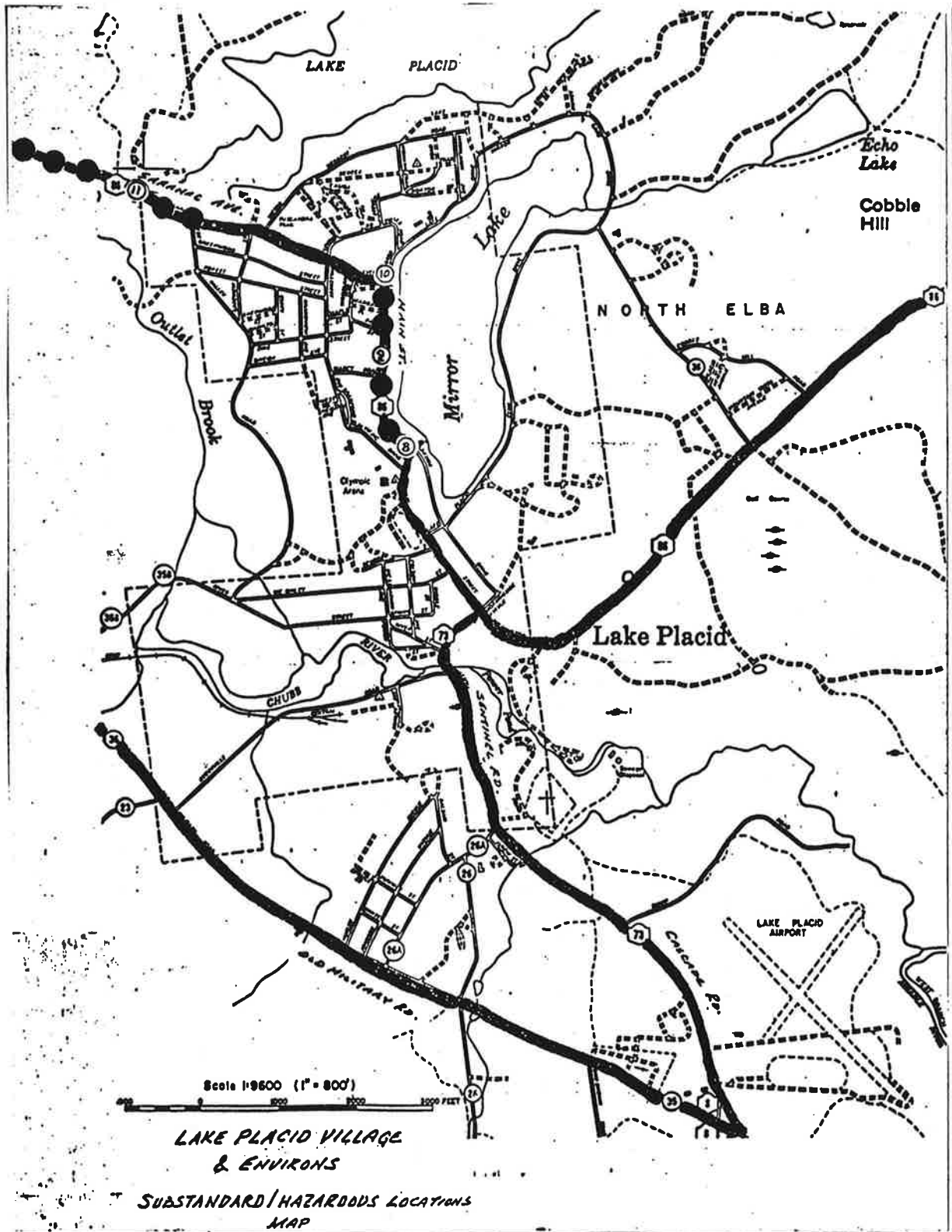


Appendix A

Transportation Committee

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Appendix A Transportation Committee

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BEGIN CONSTRUCTION: - PHASE I - 1988-'92 PHASE II - '93-'97 PHASE III - AFTER 97			PRIMARY ROADS SYSTEM SUBSTANDARD / HAZARDOUS LOCATIONS SUGGESTED IMPROVEMENTS		TABLE: 8 SHEET 8 OF 15 DATE: 9/26/98	
LOCATION NO. JURISDICTION	LOCATION DESCRIPTION	SUBSTANDARD/HAZARDOUS FEATURES	SUGGESTED IMPROVEMENTS (PRIORITY ORDER)	CONSTR. PHASE		
7 NYS DOT	ROUTE 86 INTERSECTION WITH NORTHWARD RD.	LIMITED SIGHT DISTANCE CREATES HAZARDOUS TURNING MOVEMENTS FROM NORTHWARD RD. ONTO RTE. 86.	ALTERNATIVE 1 - RECONSTRUCT RTE. 86 TO LENGTHEN VERTICAL CURVE AND MODIFY VERTICAL/HOR WITH ALIGNMENTS ON NOW ROAD RD. AS NECESSARY INTERSECTED WITH IMPROVED RTE. 86. RECONSTRUCT N CONJUNCTION WITH RECON- STRUCTION OF LAKE PLACID CLUB.	I		
			ALTERNATIVE 2 - INSTALL WARNING SIGN FOR SIGHT BEHIND TRAFFIC INDICATING HAZ. EN ROAD INTERSECTING AN 'D.	I		

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LAKE PLACID, NEW YORK

Inventory of Capital Items & Capital Needs - 1988

**Village of Lake Placid - Trends in Expenditures & Revenues
1984 to 1988**

Prepared by:

**Janet Bliss, Chairwoman
Steven M. Detwiler**

**Note: The following information has been supplied by individual
department heads and/or the Village Treasurer.**

Appendix A

Facilities & Capital Planning

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DEPARTMENT	CAPITAL ITEM	PURCHASE/ CONST. DATE	USEFUL LIFE	REMAINING CAPACITY OF USE (mi./hrs.)	CURRENT LEVEL REPLACE- MENT COST	SOURCE OF FUNDS
POLICE (M. Saalpaugh)	Police Dept. (premises)		1 yr.			
	Dodge Auto	1967	2 yrs.			
	Dodge Auto	1967	2 yrs.			
	Dodge Auto	1968	2 yrs.			
	Plymouth Auto	1968	2 yrs.			
	(2) Base Radios		4 yrs.			
	(4) Mobile Units		2 yrs.			
	(5) Portable Radios		1 yr.			
	(2) Motorola Portables		8 yrs.			
	Other items inventoried: revolvers, gas masks, office equip., etc.					
CAPITAL NEEDS						
	CAPITAL ITEM		URGENCY (yr. needed)	COST		SOURCE
	Capital needs below based on needed additional manpower (5)					
	(2) Additional Patrol Cars					
	(4) Additional Mobile Radios					
	(5) Additional Motorola Portables					
	Additional revolvers, rifles, vests, gas masks, typewriters, filing cabinets and VCR camera.					

Appendix A

Facilities & Capital Planning

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INVENTORY OF CAPITAL ITEMS - 1968							
DEPARTMENT	CAPITAL ITEM	PURCHASE/ CONST. DATE	USEFUL LIFE	REMAINING CAPACITY (miles/hrs.)	CURRENT LEVEL OF USE (mi./hrs.)	REPLACE- MENT COST	SOURCE OF FUNDS
VILLAGE HIGHWAY (L. Jewtraw)	GMC Dump w/ Sander (spare)	1970					
	GMC Dump	1978	0 yrs.				
	GMC Dump w/ Sander	1981					
	GMC Dump	1986					
	Walters Dump	1980					
	GMC Pickup w/ Dump	1988	8 yrs.				
	Ford Pickup	1980	0 yrs.				
	GMC Pickup	1983					
	Ford Pickup	1979					
	Dodge Pickup	1975					
	Jeep CJ7	1982	5 yrs.				
	Jeep CJ5	1986	5 yrs.				
	Dodge Welding Truck	1976	0 yrs.				
	Elgin Sweeper	1977	0 yrs.			70,000	
	Front End Loader JD844	1987	15 yrs.				
Front End Loader JD844	1988	15 yrs.					
	Side Broom JD	1978	20 yrs.			96,000	
	Side Broom JD	1980	20 yrs.			36,000	
	John Deere Crawler	1980	30 yrs.				
<u>CAPITAL NEEDS</u>							
	CAPITAL ITEM	URGENCY (yr. needed)	COST	SOURCE			
	Catch Basin Cleaner		\$ 70,000				

Appendix A

Facilities & Capital Planning

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INVENTORY OF CAPITAL ITEMS - 1988

DEPARTMENT	CAPITAL ITEM	PURCHASE/ CONST. DATE	USEFUL LIFE	REMAINING CAPACITY (miles/hrs.)	CURRENT LEVEL OF USE (mi./hrs.)	REPLACE- MENT COST	SOURCE OF FUNDS
WATER SUPPLY & WASTEWATER TREATMENT (P. Gutmann)	Specific inventory of capital items was not provided. Dept. superintendent reports that pumping station equipment upgrade is currently in process and should be completed by 1989. Since nearly half of the pumping station major machines are new in 1988, little renewal expense can be expected in the near future.						
	Further reports indicate that almost all of the major machines at the wastewater treatment plant are original equipment and are thus approaching time for renewal or rebuild. Unless several machines require rebuilding or renewal at once, these expenses should be covered by minor increases in the operations budget.						

CAPITAL NEEDS

CAPITAL ITEM	URGENCY (yr. needed)	COST	SOURCE
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The Federal Clean Water Act Amendments of 1986 may require substantial improvements to the pumping station. The time frame and nature of the improvements are not yet known, but costs could prove to be in the \$5 to 10 million dollar range, and the deadline could be as soon as 1990. No new sources of revenue are envisioned.

New York State mandates for sludge disposal will cost the treatment plant as much as \$80,000 per year starting 1989. Current aeration capacity may be inadequate by 1993. Augmentation of aeration capacity will cost approximately \$500,000. 5 to 10 year in the future the sludge drying systems may require upgrading at a cost of approximately \$80,000. The only new sources of revenue envisioned are increased methane gas production and growth of the laboratory service business.

INVENTORY OF CAPITAL ITEMS - 1988

DEPARTMENT	CAPITAL ITEM	PURCHASE/ CONST. DATE	USEFUL LIFE	REMAINING CAPACITY (miles/hrs.)	CURRENT LEVEL OF USE (mi./hrs.)	REPLACE- MENT COST	SOURCE OF FUNDS
ELECTRIC (C. White)	Specific inventory of capital items was not provided. Dept. superintendent reports that electric department reserve funds are sufficient to continue capital improvements needed to keep pace with current building expansion within the system. Funds are also sufficient to cover trucks, materials, etc.						

CAPITAL NEEDS

CAPITAL ITEM	URGENCY (yr. needed)	COST	SOURCE
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Replace service pit at power house with hydraulic lift.

Install 10,000 feet of cable for electric service to West Lake Placid. Before 1990

Rebuild and reconstruct Bear Cub Road.

Appendix A Facilities & Capital Planning

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VILLAGE OF LAKE PLACID - TRENDS IN EXPENDITURES AND REVENUES 1984 TO 1988

EXPENDITURES	1984	1985	1986	1987	1988	Total % Change
Roads	244,324	277,641	318,901	352,708	412,095	68.7
Fire Protection	107,984	122,573	139,288	143,781	158,106	46.6
Water & Sewer	397,781	452,001	513,638	572,982	631,418	58.7
Recreation	97,293	42,367	48,145	49,935	47,258	28.7
General Government	216,880	145,545	71,344	238,550	179,482	-17.2
Police	241,148	274,032	311,401	304,649	345,244	43.2
SUBTOTAL	1,248,089	1,314,159	1,399,317	1,862,573	1,773,800	42.5
Debt Service	229,141	260,388	295,898	235,480	304,925	---
TOTAL	1,474,210	1,574,541	1,695,213	1,898,053	2,078,725	41.0
REVENUES						
Village Tax Rate	93.88	95.40	95.40	105.40	109.08	16.6
Village Property Tax Revenues	755,799	773,095	788,379	881,853	969,239	28.2
Water & Sewer Revenues	397,781	452,091	513,638	572,982	631,415	58.6
Other Local Revenues	182,149	208,938	235,214	285,502	194,647	8.9
Federal Sources	23,000	23,000	23,138	8,750	24,614	7.0
State & County Sources	115,492	118,883	134,845	149,108	133,849	15.7
TOTAL	1,474,201	1,574,547	1,695,213	1,898,055	2,078,525	41.0

* All figures exclusive of electric operation

Appendix A Facilities & Capital Planning



Lumbering in the Adirondacks. The Choppers, circa 1888 (S.R. Stoddard)

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Dear Lake Placid/North Elba Community Member:

Lake Placid/North Elba is growing faster than ever before. Over the past 10 years more than 60 new commercial locations have been established. And North Elba's population has increased by an estimated 15 percent.

Where are we going?

Where do we want to go?

What is important to you about living here?

The STEPPS group (Solutions Through Elba-Placid Planning Study), made up of concerned citizens, wrote the enclosed survey to explore these questions in detail. The group's purpose is to help the community to see and understand our most pressing development and growth issues. Your answers will help make Lake Placid/North Elba the community that you want it to be.

We urge you to participate in this community project. Your answers will make a difference.

With all good wishes, we remain,

Sincerely,



Robert J. Peacock
Mayor
Lake Placid Village, Inc.



Matthew B. Clark
Supervisor
Town of North Elba

Appendix B **Community Survey**

STEPPS: Lake Placid/North Elba Planning Project

STEPPS CHRONOLOGY

- | | |
|---------------|--|
| October, 1984 | Initial meeting between Jim McKenna, Mike McGlynn and Jim Edgcomb, and the creation of the Lake Placid 2000 Group. The focus of the early LP 2000 work was planning for community facilities which would be needed should Lake Placid win the bid for a future Olympic Winter Game. |
| January, 1985 | Reorientation of LP 2000 due to the realization that regardless of future Olympic Winter Games, Lake Placid/North Elba needed to address its growth dilemma. |
| Spring, 1985 | Lake Placid 2000 Concept Development Boards presented.
Core Group formed. |
| Summer, 1985 | Presentation to Town and Village on Lake Placid 2000 Goals. |
| Fall, 1985 | Submitted to APA for local planning through Town and Village resolution. |
| Fall, 1985 | An MIT Design Studio with Dennis Frenchman was organized to address growth issues and develop visionary build-out scenarios for the Lake Placid community. |
| Winter, 1986 | APA funding in place to help with MIT study and expenses for the Lake Placid 2000 Group. |
| Spring, 1986 | Four growth scenarios presented to Lake Placid/North Elba public by MIT. Video tape copy available. |
| Spring, 1986 | USOC Training Center plans developed by consultants Jim Edgcomb and Peter Owens for Town owned property. |
| Summer, 1986 | LP 2000 office established at Lake Placid/North Elba Historical Society.
LP 2000 assistant director, Kit Perkins, hired to develop work program.
Need for community growth and development survey identified.
And the "Lake Placid 2000 Group" gets its new name, <i>STEPPS</i> . |
| Fall, 1986 | Community Growth survey drafted by consultants Jim Edgcomb and Mike Monty with assistance from the <i>STEPPS</i> core group. |
| Fall, 1986 | NYSOA funding request initiated - and denied. |
| Winter, 1987 | Final draft of <i>STEPPS</i> Community Growth survey. |

