

THE COMMONS REDEVELOPMENT PLAN



ACKNOWLEDGMENTS

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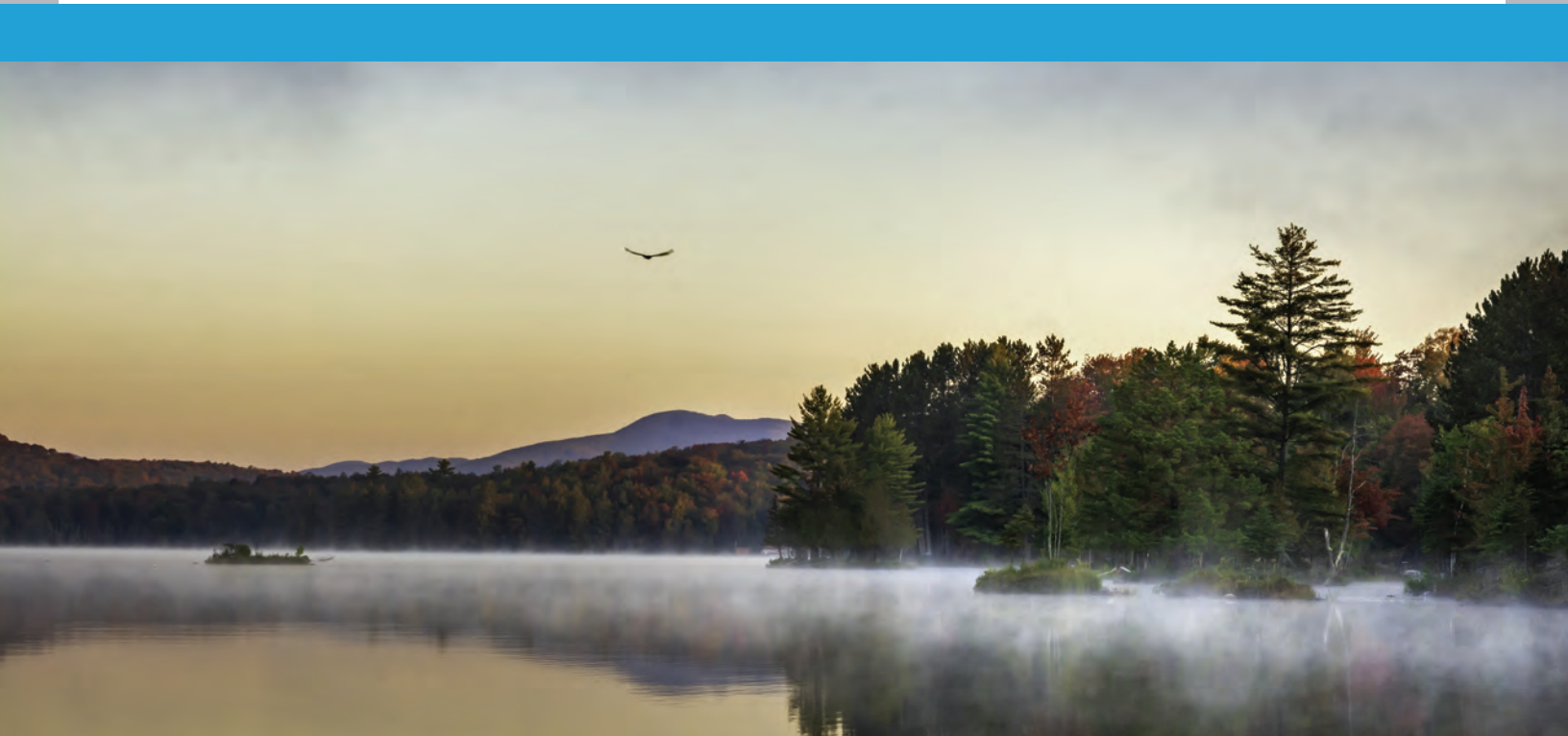


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INTRODUCTION

For many years it has been the dream of Indian Lake to have a shared space where the needs of locals and tourists could be met. This plan explores the realization of that dream with a plan for the Townsend Property, also known by this plan's creative minds as "The Commons."

The Town of Indian Lake purchased the Commons in 2017. With funding from the Dormitory Authority of State of New York (DASNY) and a small investment of local resources, the Town acquired the property and prepared the land for development. These actions set the stage for this plan, funded by the New York State Department of State's (NYS DOS) Local Waterfront Revitalization Program (LWRP).

The Town's Comprehensive Plan Implementation Committee worked with consultants from The Chazen Companies and Envision Architects to produce the following recommendations. The Committee worked tirelessly to address the community's needs by hosting multiple-day workshops and soliciting input from key stakeholders.

The Committee's work resulted in a proposal for a mixed-use site plan with the focal point of a community center. The land use rendering and community center concepts consider many aspects, including transportation, parking, housing and lodging, outdoor gathering and recreation, and commercial space.

PROJECT BACKGROUND

Located in the center of the Hamlet of Indian Lake, “The Commons” (formerly known as the Townsend site) represents a rare revitalization opportunity for the Town of Indian Lake. Over a decade ago, the Hamlets-3 planning initiative identified the area near The Commons (the northern side of the NYS Route 28 and Route 30 intersection) as a potential for infill development that would result in a town center development pattern. This concept was strongly embraced by the community. However, it was very conceptual in nature and its viability was limited due to existing property ownership. Several years later, the town center concept was revisited in the Town’s 2017 Comprehensive Plan. During the preparation of the plan, the Town was informed that it would be awarded funding to acquire The Commons property with funding from the late state Senator Hugh Farley. With this, the viability of the project grew, and the community explored a number of alternatives. This included public parking and recreation opportunities, a business development center, and possibly new higher density housing at market rate or for seniors.

Following the adoption of the Comprehensive Plan, the Town secured the requisite State funding and purchased The Commons property. With guidance from the Comprehensive Plan, the Town then applied for



funding from the NYSDOS through the Consolidated Funding Application (CFA) process to create a community-driven redevelopment strategy for the site. The grant was subsequently awarded and was used to develop the vision and implementation strategy here within.

Enclosed in the plan is a summary of The Commons' existing conditions and nearby environs, the community planning and design process, and preferred redevelopment vision, along with various alternatives for the community to pursue if necessary. Lastly, the plan includes a number of implementation strategies and makes reference to a series of design documents that were prepared during this process that are to be used to construct the first pieces of critical infrastructure, including site access via a new roadway, a municipal parking area, and supporting sewer and water series. Ultimately, this document is intended to serve as a guidebook for future action and funding requests.

View of Downtown Indian Lake, NYS Route 28





EXISTING CONDITIONS AND ENVIRONS

The Commons property is located near the intersection of NYS Routes 28 and 30, which is a major intersection within the Adirondack Park as it serves as a link from the Capital Region and Central New York to the balance of the North Country. The 7.66-acre site is among the larger parcels within the center of the Hamlet. The site is relatively flat and has a few minor water resources, including what is likely a small ephemeral stream or drainage area. The soil consistency is relatively well drained and conducive to development. However, the site has limited access along NYS Route 28, where there is an existing garage along the street edge. In addition to the garage, there is another storage structure located further away from the roadway. Adjoining the site are several businesses and

vacant buildings. This includes a popular restaurant and tavern, a former (now vacant) grocery store, and a former natural gas fuel distribution business, which is now being used for heavy equipment storage. Across the street, Stewarts Shop's recently moved their store on the south western corner of NYS Routes 28 and 30 to the north-western corner of NYS Routes 28 and 39. Also adjoining the property are the Town's Post Office and a number of residential properties.

Historically, the property was used as a laundromat and an automotive repair shop. Because of its history, it was long thought the property had a number of environmental issues. However, based on a Phase I and Phase II

environmental site assessment (ESA), the site is nearly shovel ready. The ESA indicated that there are likely a few underground objects, but that according to soil boring test results, there are no leaking contaminants. Fortunately, the Town of Indian Lake and Hamilton County are well equipped to address any issues that may arise when removing underground contaminants, having developed a county-wide bulk fuel storage program, which included requisite training for staff, tracking and handling contaminants, and related proper disposal.

With respect to land use and zoning, the site is located within the Town's Adirondack Park Agency (APA) Hamlet land use classification, affording it the most flexible development standards. It is also within the Town Center (TC) zoning district, which allows for a wide-range of uses, including residential, community, civic, and commercial uses. It also allows for a significant amount of development with limited setbacks and sizable lot coverages. More specifically, the TC zoning district requires a minimum front setback of 20 feet, side setback of 10 feet and a maximum lot coverage of 30 percent for lots over half an acre. The Town

recently updated its zoning to include design guidelines within the TC district intended to promote architectural characteristics that complement the existing community character.

Included in the appendices is a more complete existing conditions summary. The analysis concludes that most of the existing characteristics of the site, including soil type, vegetative cover, and topography, are favorable to a wide-range of development. There are certain characteristics of the site that may need to be taken into consideration when determining specific uses, design, or permitting of the site. For example, the limited amount of road frontage along NYS Route 28 will dictate access and may require coordination with adjoining land owners to make for a more well-defined downtown user experience. This includes outreach to the adjoining restaurant owners and the owners of the former grocery store. Additionally, the remaining existing structures on the site may need to be demolished or re-purposed. Finally, in developing the site, proper erosion and sediment control will need to be taken to mitigate potential stormwater runoff.



PLANNING AND DESIGN PROCESS

COMPREHENSIVE PLAN ADVISORY COMMITTEE DESIGN EFFORTS

The Commons planning and design process began several years ago when the Town of Indian Lake embarked on an update to its Comprehensive Plan. The plan included a series of design workshops, during which community members and members of the Comprehensive Plan Advisory Committee worked with design professionals and planners to identify and conceptualize a number of physical improvements to the Hamlet of Indian Lake. This included upgrades to streetscapes, revitalization of municipal facilities, improved wayfinding signage, and a number of site-specific redevelopment plans, including The Commons and several adjoining properties.

A proposed concept for The Commons was developed for the Comprehensive Plan. The figure depicted reuse of the existing garage or the development of a new facility that would promote economic development and facilitate community gatherings. It also called for additional open space and recreation opportunities on the site. Given the complexity of redeveloping the site, and the need for further community input, the plan noted, “the Town should establish a redevelopment plan based on additional public input that can be used to support future grant funding for the project.”

The plan also noted the community’s support for a “marketplace” that could include commercial space for startups or growing businesses (which could be enticed via a series of incentives or reduced costs). The need for municipal parking and recreation trails was also cited. It also noted, “additional opportunities may include higher density housing and mixed-use development.”

Following the adoption of the Comprehensive Plan in 2017, the Town appointed an implementation commit-



tee to help lead the advancement of the plan. The Town Board and the Implementation Committee subsequently pursued funding to support to next phase of the planning and design process. The Town was awarded funding through the CFA process in 2018, and the Implementation Committee initiated the next phase in the fall of 2019. With additional funding support, it conducted a full boundary and topographic survey of the site, as well as a full Phase I and Phase II ESA, which, again, determined that the site could be developed in a manner that was consistent with the vision set forth in the Town’s Comprehensive Plan.

IMPLEMENTATION COMMITTEE PLANNING & DESIGN EFFORTS

Given the degree of planning during the Comprehensive Plan process, the Implementation Committee sought to immediately engage the community through a robust public outreach process. The Implementation Committee spent time deliberating the appropriate format for developing a community-driven plan for The Commons.



After several meetings, the Implementation Committee agreed that a multi-day, public design workshop (sometimes referred to as a charrette) would be the most advantageous. It would allow the public to participate over several days, offering flexibility for those that work during the day or are unavailable at night. It would allow for multiple, well-organized stakeholder and focus group meeting sessions that ensure that the many facets of the community and region were represented. Lastly, it would provide an opportunity for the design team to work through community input in real time, and to use the information to develop preliminary ideas, and revisit them during the course of the event and with the Implementation Committee. Below is a summary of the overall process.

THE COMMONS PUBLIC WORKSHOP OVERVIEW

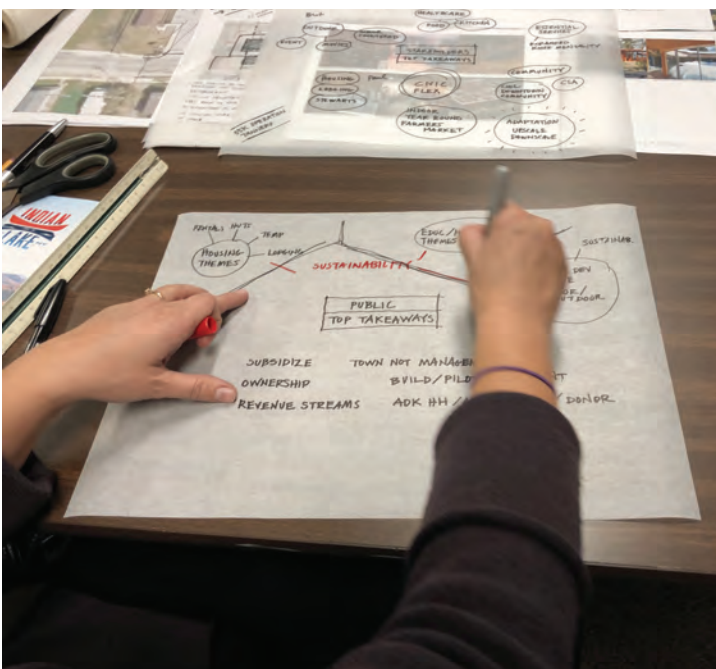
The Commons Public Workshop was held at the St. Mary's Church in downtown Indian Lake. As noted previously, the purpose of this event was to engage residents and stakeholders in a collaborative design process and to generate ideas for the reuse of the 7.7-acre municipally owned parcel. The workshop started on the morning of Thursday, November 14 and finished by 11:00 AM on Saturday, November 16.

The workshop was comprised of multiple components, including an open house, Implementation Committee meetings, stakeholder meetings, technical review meetings, design sessions, and staff meetings (see Workshop Schedule, on the following page).

COMMITTEE MEETING DISCUSSIONS

During the first meeting with the Advisory Committee, participants were asked to provide one or two words about living or experiencing Indian Lake. The Commons Redevelopment Committee includes member of the Indian Lake Community Development Corporation, Town Board and other community members.

To kickstart the workshop, Town Board members, Town staff, the Implementation Committee, and several residents met with the design team to identify the underlying themes and concepts that they felt should be considered during the workshop. At a community-scale, the Implementation Committee agreed that Indian Lake



| TIME | DAY 1 (Thursday) | DAY 2 (Friday) | DAY 3 (Saturday) |
|----------|--------------------------------|---------------------------|----------------------------|
| 8:00 AM | Studio Setup | Staff Meeting | |
| 9:00 AM | | Open House | Design Session |
| 10:00 AM | Committee Meeting & Site Visit | | |
| 11:00 AM | | | Closing Open House Session |
| 12:00 PM | Lunch | | |
| 1:00 PM | Stakeholder Meetings | Technical Review Meetings | Open House |
| 2:00 PM | Stakeholder Meetings | | |
| 3:00 PM | Stakeholder Meetings | Committee Meeting | |
| 4:00 PM | Stakeholder Meetings | Studio Breakdown | |
| 5:00 PM | Stakeholder Meetings | | |
| 6:00 PM | Staff Debrief | | |
| 7:00 PM | | | |

The above figure shows the schedule of The Commons Public Workshop.

embodied the following characteristics that could be reflected in overall use and site design of The Commons:

- The Town has a unique culture that is distinct and worth celebrating
- There is an opportunity for growth in the community
- Indian Lake is a family-friendly community
- The Town has a strong connection to nature and the related Adirondack outdoor assets
- There is a strong sense of nostalgia from both residents and visitors
- The sense of community is strong
- The lack of local jobs is a real threat that needs to be addressed

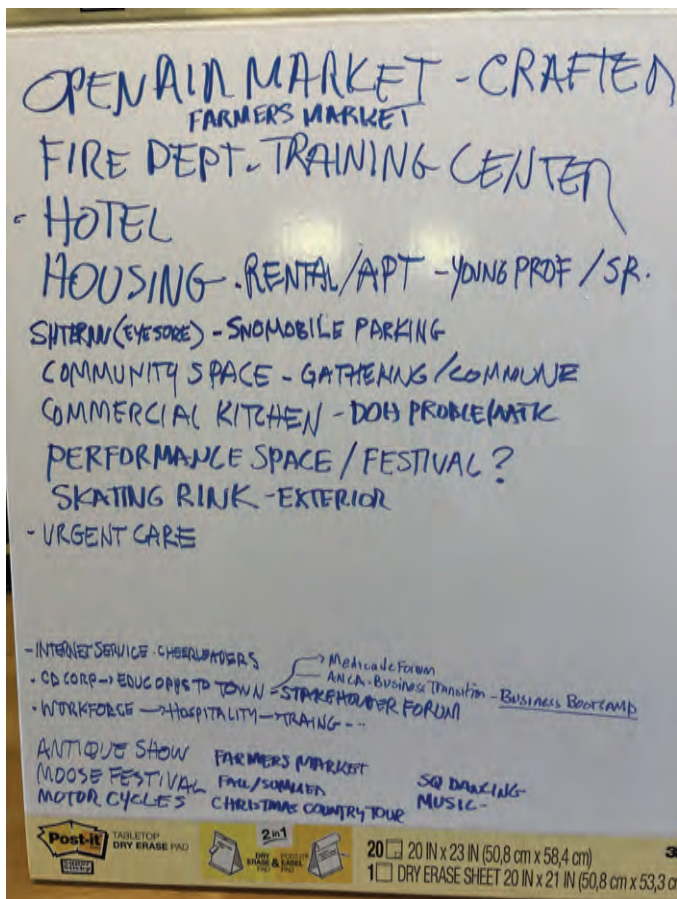
Following the kick-off meeting, the Implementation Committee conducted a site visit to review the existing conditions and surrounding area. Topics

such as access, grading, natural resources, and adjoining land uses were discussed. (These findings were incorporated into the Existing Conditions Analysis that is included in the appendices.) Following the site visit, a series of stakeholder and focus group meetings were conducted over course of the workshop. The following is a list of organizations and stakeholders that participated throughout the three-day process. The meetings were organized by categories, including tourism, education, recreation and economic development. However, members of the community that dropped by during the open house sessions were welcome to join any of the sessions as well.

- Adirondack Experience Museum
- Adirondack Lake Center for the Arts
- Adirondack Hamlets to Huts
- Indian Lake Central School District
- Indian Lake Chamber of Commerce

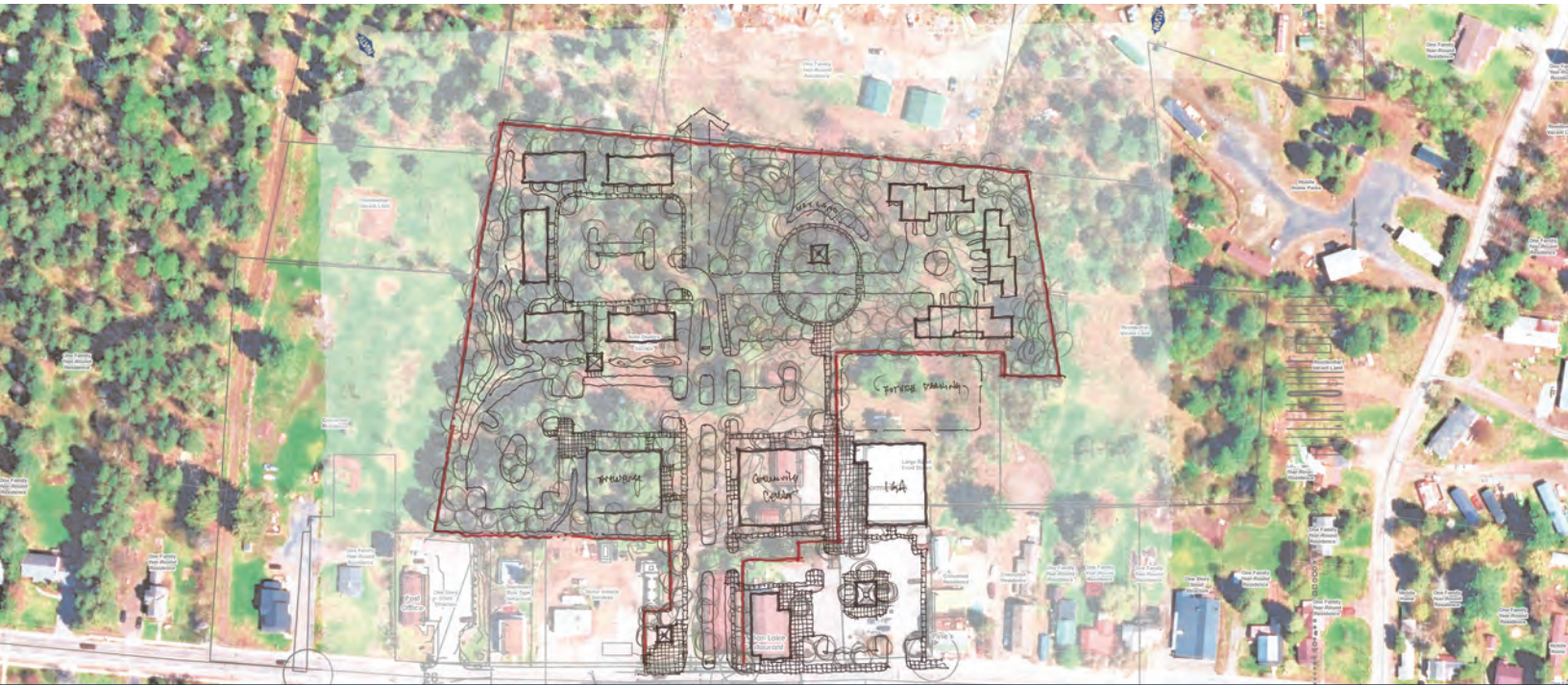
- Indian Lake Theater
- Stewart's Shops (Land Development)
- Town Board Members
- Indian Lake Museum
- Hamilton County Historian
- Events Coordinator for Indian Lake
- Fire Commissioner
- Employee of State-run homes for health and human services
- Community Lake residents
- Economic Director for the APA
- Town Supervisor
- Director of the Parks and Recreation Department
- Indian Lake Community Development
- Rafting outfitters and guides
- Local independent business owners

These meetings resulted in meaningful input on a



variety of topics, including housing, job creation and economic development, population decline, aging in place, event and long-term parking, community and event space, improved food access, and difficulties with broadband access. Topics also included community heritage, historic development patterns, social and economic equity, community support and medical services, and more. As the amount of input increased and discussion dove deeper, several proposed uses for The Commons came to the forefront. Perhaps the most prominent suggestion was the development of a multipurpose community space that could offer space for events, remote working, partnership organizations, and community meetings, programs for seniors and parents, restrooms, and kitchen facilities. Housing and lodging, municipal or shared parking, commercial space, and outdoor gathering and passive recreation space were also highlighted. For a complete summary of the ideas discussed, please see the Public Workshop summary included in the Public Outreach appendices.

The final plan and concepts were presented to the public in November 2020 in a meeting hosted by the Indian Lake Community Development Corporation.



PLAN DEVELOPMENT AND PROGRAMMING

Following The Commons Public Workshop, the design team reconvened to review the findings of the existing conditions analysis and the public input. They discussed participants' comments related to the visibility of the site and any proposed uses. The access and traffic volumes along NYS Routes 30 and 28 were examined for both issues and opportunities. Lastly, the need for further input from the Implementation Committee and other stakeholders was identified. Based on this, the design team began conducting additional outreach and sketching preliminary alternative designs that included the uses that had the greatest support or need. As previously noted, this included a multiuse community center, outdoor gathering and recreation area, housing opportunities, commercial space, and municipal parking.

Several draft alternatives were subsequently prepared and shared with the community for their review and input. The alternatives took into consideration the limited access along NYS Route 28, the unique shape of the property, and the adjoining land uses, which could present long-term partnership opportunities. Some of the preliminary drafts that were explored and their proposed characteristics are shown on pages 12, 13, 14 and 15.

After thorough review of the alternatives with the Implementation Committee, the design team developed a preferred alternative site plan. The final figure is included at the end of this section. Below is a more detailed summary of the various key elements. They are in an order that reflects key design features, priority elements, or sequencing. Additional features, such as lighting design, place-making, way-finding signage, and landscaping are also depicted in the preferred alternative site plan.

TRANSPORTATION AND CIRCULATION

The proposed plan includes a central point of access by developing a new roadway where the existing driveway is located. Because of the parcel configuration, this is considered the only viable point of access. Other alternatives may be possible in the future (see Partnership Opportunities for more information); however, these alternatives would not eliminate the need for a new roadway in the proposed location given the type, number, and location of proposed uses. More specifically, the proposed municipal parking, community center, and housing alone would have traffic generation and pedestrian access demands that will require proper road design and multi-modal access opportunities. It is recommended that this be the first piece of development that the Town undertakes to advance the build-out of the site. It should include sidewalks and either on-street parking, a boulevard, or some combination. Sidewalks and other streetscapes components should include robust pedestrian amenities, including curbing, crosswalks, walkways, and clearly defined curb cuts and signage.

MUNICIPAL PARKING

Municipal parking is essential to not only the long-term build-out of the site, it is important part of Indian Lake's

long-term parking management strategy for events and future growth. The proposed plan includes a municipal parking lot near the proposed community center that will serve the outdoor event and recreation area, as well as any commercial uses. The centralized parking will accommodate residents and visitors during events and can offset parking demand for existing or future businesses within the downtown. This is an important part of maintaining a higher degree of building density (with limited on-site parking), that mirrors the traditional development pattern that defines Indian Lake's charming, walkable downtown. The parking area should be the second priority for the Town to develop. Even in the absence of any other development of The Commons, the municipal parking would provide an immediate benefit to the community.

OUTDOOR GATHERING AND RECREATION

The proposed plan includes a large open space gathering area that can be used for passive and active recreation, events, and other open space needs. The area could incorporate an open-air pavilion for a farmer's market or craft type fairs. It may also include a simple stage or more elaborate bandshell for performances. Lastly, it could also include simple playground facilities and/or a short walking trail. These features often enjoy high use and visitation in downtown areas. Indian Lake's downtown has many assets. However, as noted in the Comprehensive Plan, it is somewhat devoid of these amenities, which are essential parts of the community's future vision.

HOUSING AND LODGING

The need for additional housing and lodging was noted during the preparation the Comprehensive Plan and the plan for The Commons. As such, the proposed plan includes a sizable area for housing or lodging. During Implementation Committee meetings, the public work-



shop, and subsequent outreach, there were many in-depth conversations about housing and lodging needs within the community. It was often noted that young professionals, such as local teachers, are living elsewhere because there are few desirable housing options. Many local and regional businesses and institutions have noted the same and are desperate to find housing for year-round and seasonal employees. Other institutions have noted that they would benefit from higher-quality lodging for visiting guests and residents. Equally, if not more important, the need for senior housing is great within the community and the region. With respect to more transient lodging, there are several efforts underway to increase the number of opportunities throughout the Adirondack Park. Large-scale regional hospitality studies show a desperate need for newer or enhanced amenities. Economic and outdoor recreation pursuits, such as Hamlets to Huts, have expressed interest in partnering or developing their own lodging with the Hamlet of Indian Lake, noting the community's intended role as a central hub for multiple hiking routes. The housing depicted in the plan could accommodate 24 housing units or 28,000 square feet (SF) of housing. However, any use or configuration could easily be developed to address or accommodate the above mentioned needs. To facilitate any housing or lodging development will require public and private partnerships (see the Implementation section, below, for more information). One of the many benefits of working with private partners is the opportunity to turn a portion of the property into taxable land.

COMMERCIAL SPACE

In addition to housing and lodging, the proposed plan includes a commercial area that could be developed with private partners as well. The community expressed interest in a host of commercial uses. For example, an individual interested in developing a brewery had approached the Town in recent years, which sparked a strong interest among residents. Many other businesses could be viable as well based on their proformas. This is particularly true if they were offered any number of incentive (see the Implementation section for more information). Community members discussed a number of other potential businesses, including additional dining options, grocery type business, and other forms of retail.

COMMUNITY CENTER

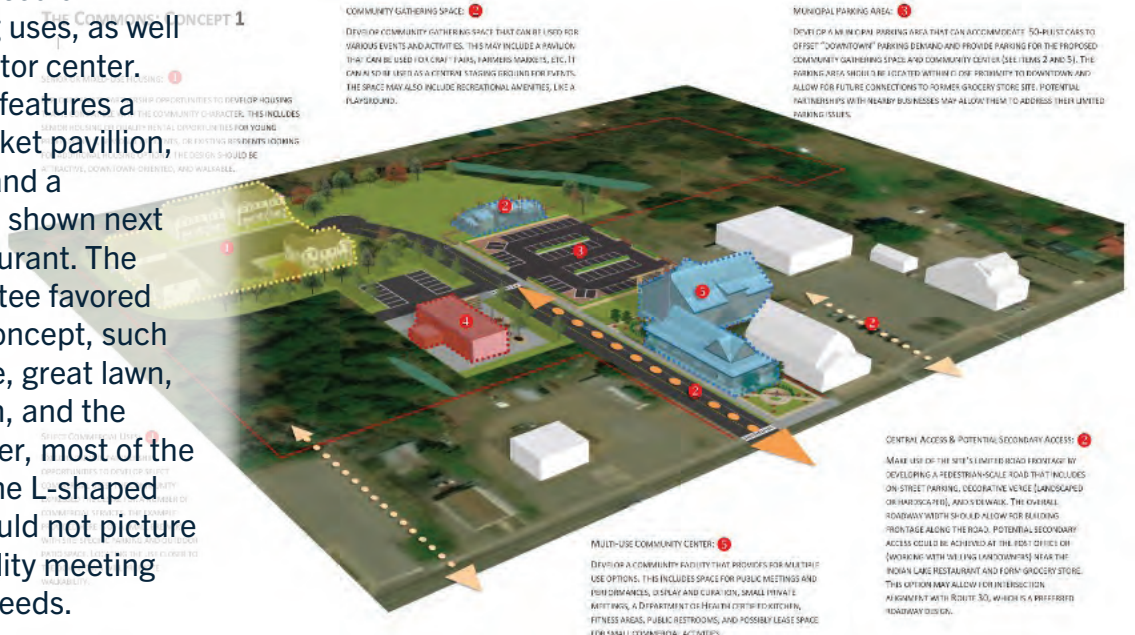
The main focal point for the development of The Commons is the creation of a community center. It was highly noted during the public workshop and committee meetings that the Town lacks a sufficiently large enough space for the community to meet for other needs, including local and tourism events, entrepreneurship and business, fitness and recreation, and various other occasions. Envision Architects developed multiple concepts for a proposed multi-use building that is provided after the land use concept section of this plan.

POTENTIAL PARTNERSHIPS

There is tremendous development potential for The Commons given its location and size. There are also a number of opportunities for the community to partner with adjoining, willing landowners. For example, the preferred concept plan depicts improvements and integrations with the Indian Lake Restaurant and former grocery store. Both of these areas are privately owned and the plan is only intended to illustrate potential enhancements that could be mutually beneficial. More specifically, the plan shows improved access to the Indian Lake Restaurant and former grocery store site. It also shows more well-defined parking for the former grocery store site and a new shared parking facility for the Indian Lake Restaurant (that would increase the number of spaces available to restaurant patrons). Efforts to identify ideal garbage disposal and delivery locations would need to be pursued. Lastly, the figure illustrates an attractive pedestrian patio and outdoor area between the proposed community center and former grocery store building. This enhancement would add another point of access from the roadways to The Commons. Moving forward, any such improvements would require extensive engagement and collaboration with the property owners and various formal access and operations and maintenance agreements that outlines such topics ranging from snow removal responsibilities to liability (this is typically handled through a Memorandum of Understanding (MOU)). It is suggested that the Town consider taking on these responsibilities as an incentive for property owners to partner on the project.

CONCEPT 1: VISIBLE L-SHAPED VISTOR CENTER

Concept 1 primarily focused on commercial and housing uses, as well as a visible L-shaped visitor center. In addition, the concept features a great lawn, farmer's market pavillion, multiple parking areas, and a secondary access that is shown next to the Indian Lake Restaurant. The Implementation Committee favored certain aspects of this concept, such as the commercial space, great lawn, farmer's market pavillion, and the parking facilities. However, most of the committee did not like the L-shaped visitor center, as they could not picture the design of such a facility meeting the Town's anticipated needs.



Concept 1 Renderings: Above 3-D Model, Below Site Plan Layout



CONCEPT 2: TOWN GREEN AND MUNICIPAL SPACE

Concept 2 focused on municipal space with a town green and large community center. This concept also included an expanded housing complex compared to Concept 1. Of all the concepts presented, this option had the least amount of parking. With regards to this concept, the committee liked the great lawn and the community center centralized on the site. The Implementation Committee felt Concept 2 included too much housing and they were adamant that the site contain some sort of commercial space as seen in the other concepts.

THE COMMONS: CONCEPT 2

- 1. EXPANDED HOUSING COMPLEX COMPARED TO CONCEPT 1. OF ALL THE CONCEPTS PRESENTED, THIS OPTION HAD THE LEAST AMOUNT OF PARKING. WITH REGARDS TO THIS CONCEPT, THE COMMITTEE LIKED THE GREAT LAWN AND THE COMMUNITY CENTER CENTRALIZED ON THE SITE.
- 2. MUNICIPAL PARKING AREA THAT CAN ACCOMMODATE 50-100 JUST CARS TO OFFSET "DOWNTOWN" PARKING DEMAND AND PROVIDE PARKING FOR THE PROPOSED COMMUNITY GATHERING SPACE AND COMMUNITY CENTER (SEE TOWNS 2.4 AND 3). THE PARKING AREA SHOULD BE LOCATED WITHIN CLOSE PROXIMITY TO DOWNTOWN AND ALLOW FOR FUTURE CONNECTIONS TO NEARBY SHOPPING STORE SITE. POTENTIAL PARTNERSHIPS WITH NEARBY BUSINESSES MAY ALLOW THEM TO ADDRESS THEIR LIMITED PARKING ISSUES.
- 3. DEVELOP COMMUNITY GATHERING SPACE THAT CAN BE USED FOR VARIOUS EVENTS AND ACTIVITIES. THIS MAY INCLUDE A PAVILION THAT CAN BE USED FOR CRAFT FAIRS, FARMERS MARKETS, ETC. IT CAN ALSO BE USED AS A CENTRAL STAGING GROUND FOR EVENTS. THE SPACE MAY ALSO INCLUDE RECREATIONAL AMENITIES, LIKE A PLAYGROUND.
- 4. MUNICIPAL COMMUNITY CENTER. MARKS USE OF THE SITE'S LIMITED ROAD FRONTAGE BY DEVELOPING A PEDESTRIAN-SCALE ROAD THAT INCLUDES ON-STREET PARKING, DECORATIVE VERGE (LANDSCAPED OR HARBORAGED), AND SIDEWALK. THE OVERALL ROADWAY WIDTH SHOULD ALLOW FOR BUILDING FRONTAGE ALONG THE ROAD. POTENTIAL SECONDARY ACCESS COULD BE ACHIEVED AT THE POST OFFICE OR (WORKING WITH HOLDING LANDOWNERS) NEAR THE INDIAN LAKE RESTAURANT AND FARM GROCERY STORE. THIS OPTION MAY ALLOW FOR INTERSECTION ALIGNMENT WITH ROUTE 30, WHICH IS A PREFERRED ROADWAY FORM.
- 5. CENTRAL ACCESS & POTENTIAL SECONDARY ACCESS. MARKS USE OF THE SITE'S LIMITED ROAD FRONTAGE BY DEVELOPING A PEDESTRIAN-SCALE ROAD THAT INCLUDES ON-STREET PARKING, DECORATIVE VERGE (LANDSCAPED OR HARBORAGED), AND SIDEWALK. THE OVERALL ROADWAY WIDTH SHOULD ALLOW FOR BUILDING FRONTAGE ALONG THE ROAD. POTENTIAL SECONDARY ACCESS COULD BE ACHIEVED AT THE POST OFFICE OR (WORKING WITH HOLDING LANDOWNERS) NEAR THE INDIAN LAKE RESTAURANT AND FARM GROCERY STORE. THIS OPTION MAY ALLOW FOR INTERSECTION ALIGNMENT WITH ROUTE 30, WHICH IS A PREFERRED ROADWAY FORM.



Concept 2 Renderings: Above 3-D Model, Below Site Plan Layout



CONCEPT 3: BOULEVARD WITH HOUSING FOCUS

Initially, Concept 3 was most favored by the Implementation Committee. This concept includes a boulevard with a balance of municipal, housing, and commercial uses organized in a grid formation. This option has the most parking. The Committee noted that they would like to see the public park space and housing swapped north/south, which led to the design of the preferred concept which follows. The Committee also felt that this concept had too much housing and asked that the revisions include a great lawn and event space.

THE COMMONS: CONCEPT 3

CONSIDER THE USE OF AN EXISTING OPEN SPACE TO DEVELOP HOUSING WITH A COMMUNITY CENTER. THIS INCLUDES A COMMUNITY CENTER AND HOUSING WITH A BALANCE OF COMMERCIAL AND MUNICIPAL USES. THE SPACING AND DENSITY SHOULD BE APPROPRIATE FOR THE LOCATION.

COMMUNITY GATHERING SPACE:
 DEVELOP COMMUNITY GATHERING SPACE THAT CAN BE USED FOR VARIOUS EVENTS AND ACTIVITIES. THIS MAY INCLUDE A PAULICEN THAT CAN BE USED FOR CRAFT FAIRS, FARMERS MARKETS, ETC. IT CAN ALSO BE USED AS A CENTRAL STAGING GROUND FOR EVENTS. THE SPACE MAY ALSO INCLUDE RECREATIONAL AMENITIES, LIKE A PLAYGROUND.

MUNICIPAL PARKING AREA:
 DEVELOP A MUNICIPAL PARKING AREA THAT CAN ACCOMMODATE 50-100 CARS TO OFFSET "DOWN-TOWN" PARKING DEMAND AND PROVIDE PARKING FOR THE PROPOSED COMMUNITY GATHERING SPACE AND COMMUNITY CENTER (SEE ITEMS 2 AND 5). THE PARKING AREA SHOULD BE LOCATED WITHIN CLOSE PROXIMITY TO DOWNTOWN AND ALLOW FOR FUTURE CONSIDERATION TO EXAMINE GROCERY STORES. POTENTIAL PARTNERSHIPS WITH NEARBY BUSINESSES MAY ALLOW THEM TO ADDRESS THEIR LIMITED PARKING ISSUES.



CENTRAL ACCESS & POTENTIAL SECONDARY ACCESS:
 MANY USES OF THE SITE WILL BE LIMITED ROAD FRONTAGE BY DEVELOPING A PEDESTRIAN-SCALE ROAD THAT INCLUDES ON-STREET PARKING, DECORATIVE VERGE (LANDSCAPED OR HARBESCAPED), AND SIDEWALK. THE OVERALL ROADWAY WIDTH SHOULD ALLOW FOR BUILDING FOOTPRINTS ALONG THE ROAD. POTENTIAL SECONDARY ACCESS SHOULD BE ACHIEVED AT THE POST OFFICE OR (INCLUDING WITH WALLING LANDSCAPING) NEAR THE INDIAN LAKE RESTAURANT AND FORM GROCERY STORE. THIS OFFICE MAY ALLOW FOR INTERSECTION AT AN INTERSECTION WITH ROUTE 30, WHICH IS A PREFERRED ROADWAY DESIGN.

MULTI-USE COMMUNITY CENTER:
 DEVELOP A COMMUNITY FACILITY THAT PROVIDES FOR MULTIPLE USE OPTIONS. THIS INCLUDES SPACE FOR PUBLIC MEETINGS AND PERFORMANCES, DISPLAY AND EXHIBITION, SMALL PRIVATE RESTAURANT, A DENTISTRY OR HEALTH SERVICES OFFICE, FITNESS AREAS, PUBLIC RESTROOMS, AND POSSIBLY LEASE SPACE FOR SMALL COMMERCIAL ACTIVITIES.

Concept 3 Renderings: Above 3-D Model, Below Site Plan Layout



- Farmer's Market
- Future Connection
- Wetland
- Property Line
- Housing (Approx. 12-24 Units)
- Housing 30 units ea (Approx. 1,000 sf ea)
- Stormwater Management (typ)
- Municipal Parking (Approx. 40 cars)
- Future Parking
- Parking (typ)
- Former IGA
- Town Plaza
- Proposed Community Center (Approx. 10,000 sffp)
- Brewery / Restaurant (Approx. 7,200 sf)
- Town Park / Plaza
- Coordinated Parking
- Gateway Kiosks
- Indian Lake Restaurant & Tavern
- Site Boulevard Entrance
- Route 28
- Route 30

PREFERRED DESIGN: BOULEVARD WITH MIXED USES

The preferred design was created after the first three concepts were introduced to the Implementation Committee. The committee ultimately preferred Concept 3, with a few notable revisions. First, the committee wanted to see the final concept have less housing and that the housing be placed further away from commercial and event areas. This led to the housing complex being tucked into the south-east corner of the property. Secondly, the committee wanted to see the final concept include a great lawn or event area and commercial space. These complementing "rooms" of the site were placed adjacent to each other on the northern portion of The Commons. Lastly, this concept incorporates a centralized community center and boulevard to create a downtown feel for the site.



Site Plan rendering of preferred design.



Conceptual housing for seniors and young professionals.

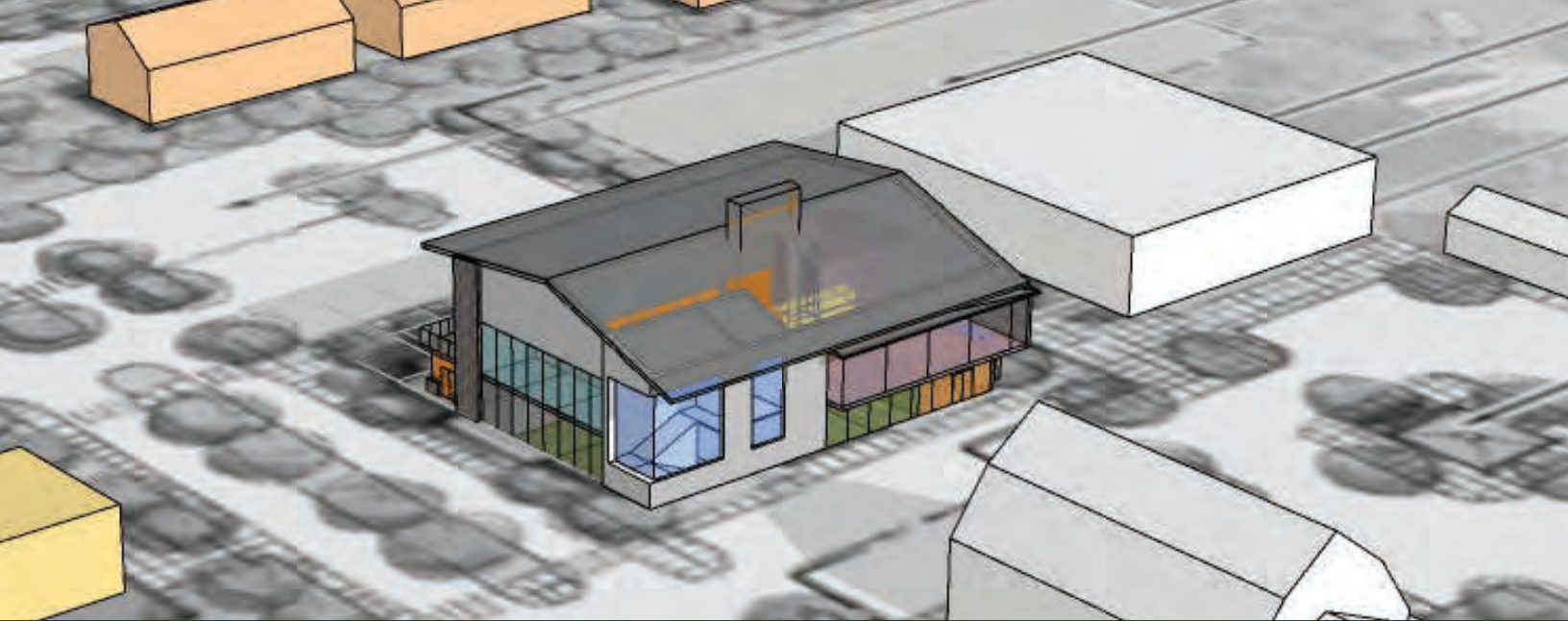
Performance Pavilion for community and tourism events.



Potential Farmer's Market concept.

Brew Pub or Restaurant example.





THE COMMUNITY CENTER: A CLOSER LOOK

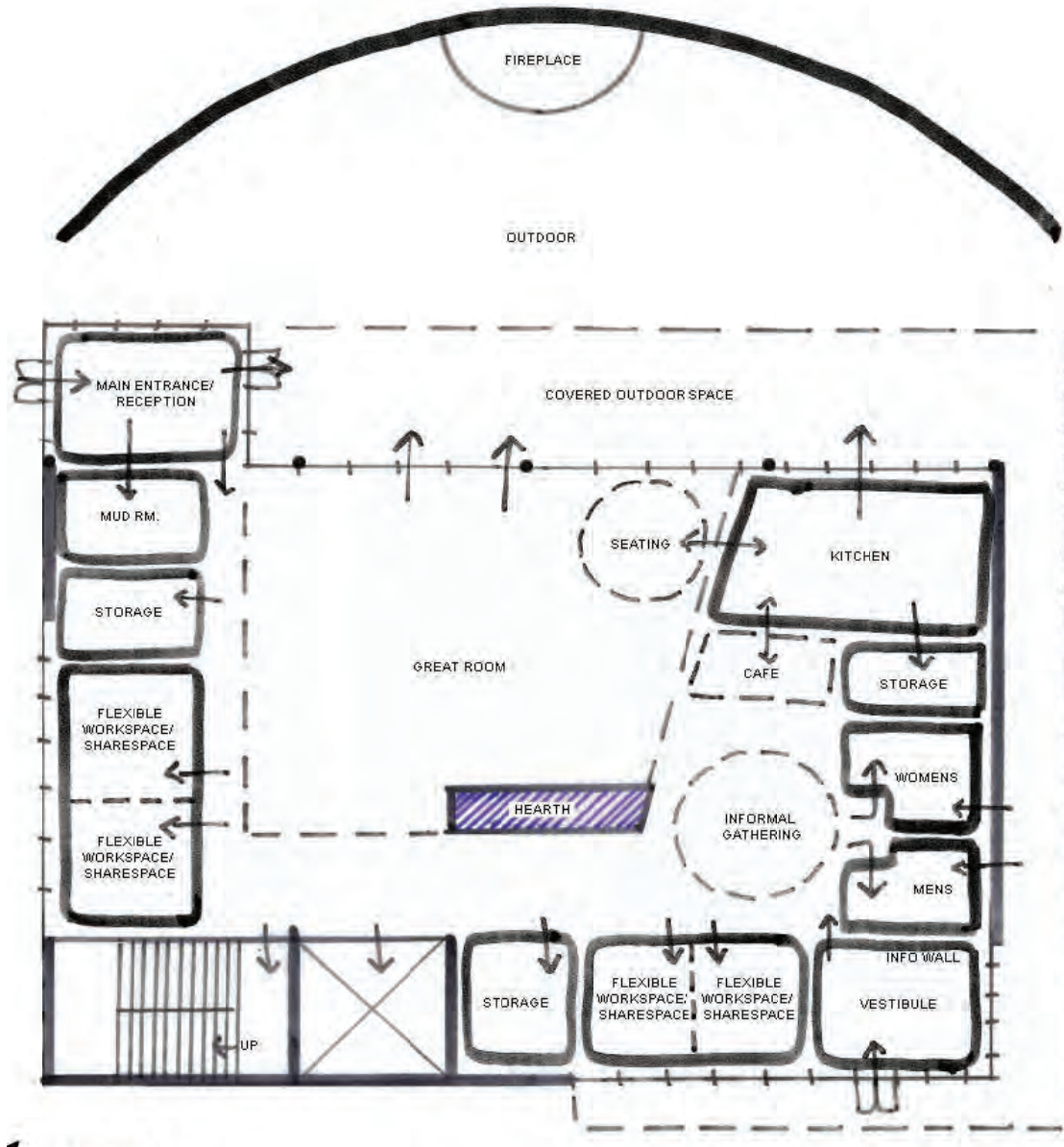
The proposed Indian Lake Community Center is envisioned as a two-story structure located at the southeastern corner of The Commons. The design team worked closely with the community and held public workshops to determine the spaces envisioned for the building. The roughly 10,000-SF building is directly accessible from the proposed new Town Commons of the Town of Indian Lake. To serve as a new, innovative public space for the Town, the building was imagined—through a collaborative effort between community stakeholders, architects, landscape architects, and planners—as a mountain modern structure, with stone and corrugated metal exterior, exposed interior timbers, and an open flexible floor plan anchored by a central hearth/fireplace, and contemporary aesthetic designed to complement the Adirondack tradition of warm, welcoming, and timeless materials.

The floor plan of the building addresses both the northwest access to the proposed future great lawn—and

the new boulevard and the residences proposed on the site—and the southeast access to the Town Park and vehicular and foot traffic passing through on NYS Route 28. The entrances to the building face these important public spaces to help create circulation between the two sides of the campus and to invite users into the space.

The goal of the Indian Lake Community Center is to provide a variety of flexible gathering spaces for the community, innovation partners, and visitors. Large rooms with moveable partitions are supplemented with storage rooms throughout the building that support the flexible room functions by providing areas to store furniture systems (tables, chairs, technology) and allow for the community to continually change the programs of a space. Glass interior partitions and sliding opaque partitions are used to help create visual connections or privacies, establish temporary flex spaces, and direct flow between the various rooms.

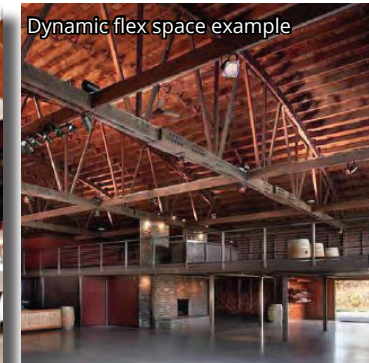
FIRST FLOOR: CONCEPTUAL LAYOUT



The Community Center will host a variety of programs for public use, and building spaces are divided into four types: Public Spaces, Fitness and Wellness Spaces, Innovation and Entrepreneurship Spaces, and a New York State Department of Health (DOH)-certified Teaching Kitchen. The building's main public and event space is a double-height Great Room, featuring a hearth/fireplace for users to gather around. This Great Room space faces the north side of The Commons. The glazing on the north side of this space creates a visual connection to the outdoors. Garage-type doors allow for the Great Room to be opened up to the exterior partially covered patio, which includes its own outdoor fireplace that serves as the nexus for outdoor gatherings. The kitchen space is positioned along the north wall, allowing it to simultaneously serve the Great Room and outdoor patio space.



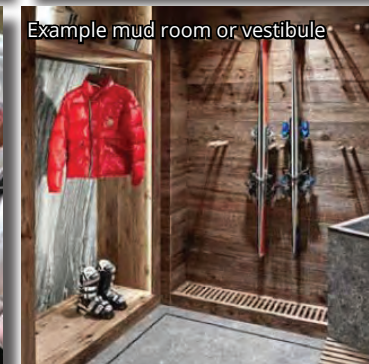
Conceptual great room



Dynamic flex space example

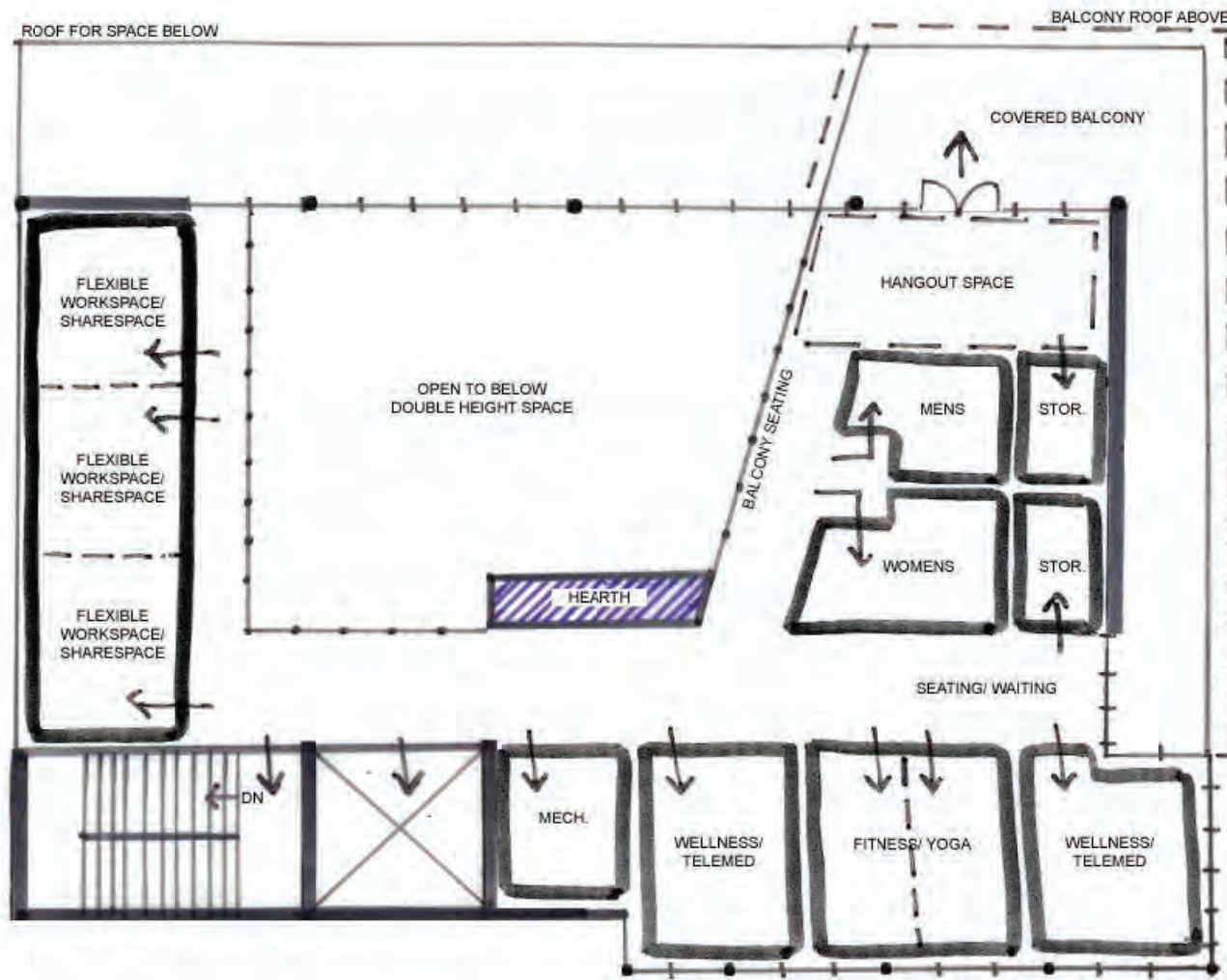


Representative commercial kitchen

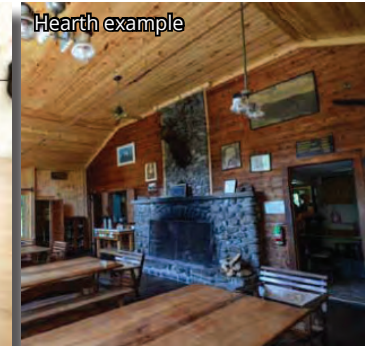


Example mud room or vestibule

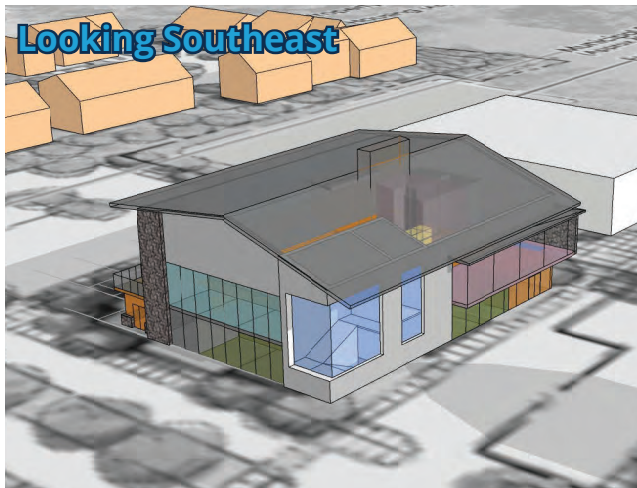
SECOND FLOOR: CONCEPTUAL LAYOUT



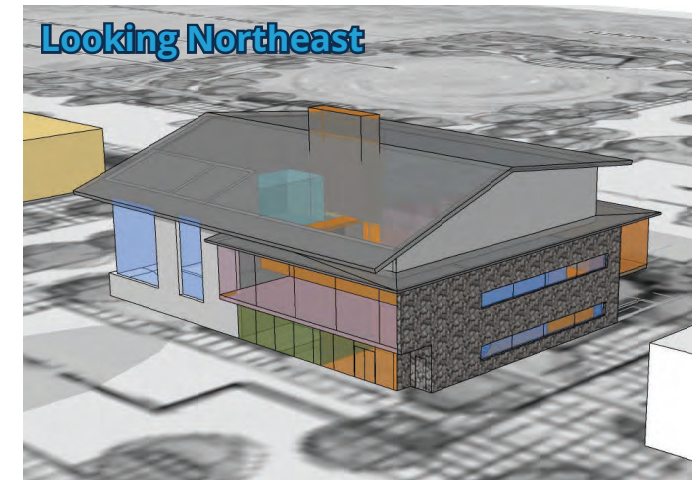
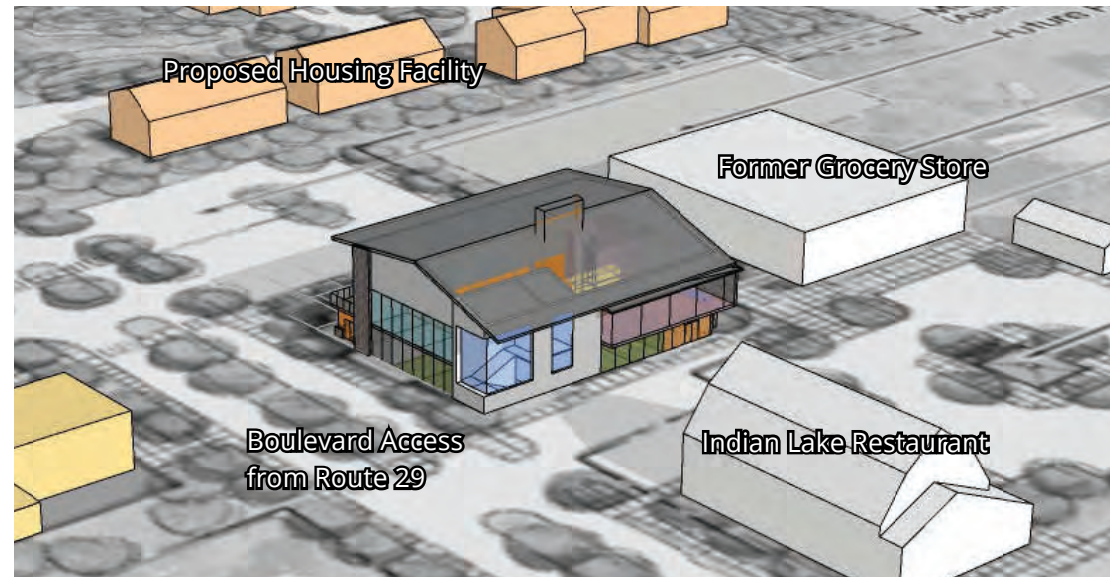
The two-story Community Center provides various open and enclosed spaces, both indoor and outdoor, to create a collaborative, innovative, and welcoming environment for its residents and visitors of the Town of Indian Lake. Flexible workspaces are featured throughout the building, including workshop spaces adjacent to the Great Room. The location of these workspaces allows them to serve as both breakout spaces for large events hosted in the Great Room, as well as private event spaces. Fitness and Wellness spaces are featured on the second floor, including two Wellness & Telehealth rooms and a flexible Fitness & Yoga space. A covered balcony on the upper level continues the concept's exterior connection onto the second floor and provides more exterior gathering spaces, with views toward the Great Lawn and the great outdoors.



EXTERIOR BUILDING: CONCEPTUAL LAYOUT



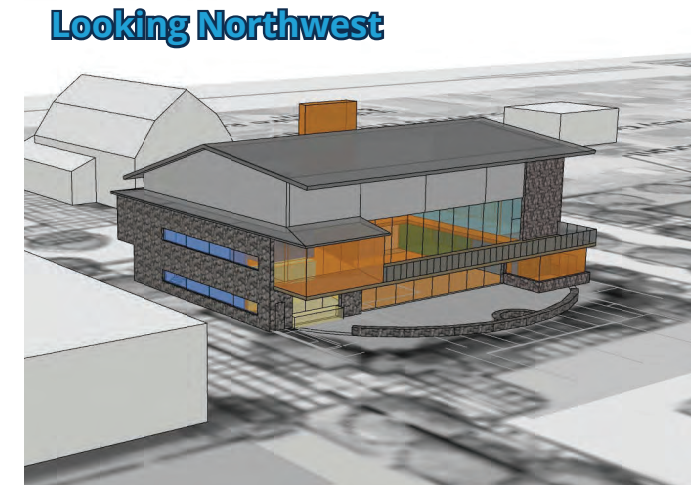
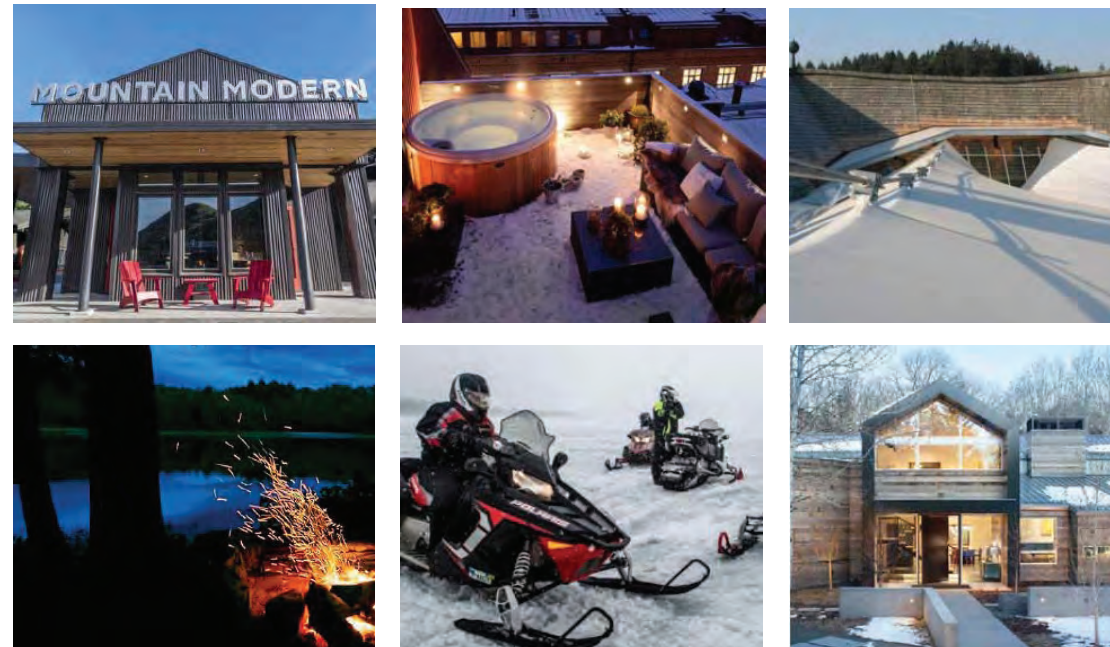
The rendering shown above provides a view of the building from its northeast corner looking south-east.



The rendering shown above provides a view of the building from its southeast corner looking north-east.



The rendering shown above provides a view of the building from its northwest corner looking south-west.



The rendering shown above provides a view of the building from its southwest corner looking north-west.

IMPLEMENTATION

While the Town of Indian Lake continually demonstrates how hard working and resourceful it is when it comes to advancing priority projects, development of The Commons will require a significant amount of additional investment in both time and resources. In turn, this will necessitate additional organizational capacity and funding. In recognition of this, the following implementation strategy provides a phased approach whereby the requisite subdivision of land and essential infrastructure would be completed in the first phase, providing utilities and access to subsequent development and facilitating strategic public and private partnerships. In addition to phasing and strategic partnerships, additional organizational recommendations, relevant cost estimates are provided, as well as potential funding sources and financing strategies.

THE COMMONS PHASED DEVELOPMENT STRATEGY

Development of The Commons includes four phases. The first two phases include subdivision of the land and the development of access, utilities, and parking improvements. Subsequent phases include site-specific redevelopment, including the community center and open space event and recreation area. Below is a more detailed explanation of these phases.

Phase I: Includes the subdivision of the property based on the preferred concept plan. Specifically, it would include the creation of four separate properties and a right-of-way for the new road. The properties would ultimately consist of the community center, the open space event and recreation area, the proposed housing or lodging area, and the commercial development area. This approach would allow the Town to manage the redevelopment of each parcel in a way that was unique to each land use (see Phase II for more information). Ultimately, the cost and effort for subdividing the parcel is minimal.

Phase II: Design and development of the roadway, as well the underlying utilities and adjoining munic-

ipal parking lot, would occurring during this phase. Included under a separate cover from this plan are a full topographic survey and preliminary site plan that illustrate the design of the roadway and parking area. Further design is need to finalize grades, and to identify the type and size of stormwater controls and sewer and waterline specifications. However, constructing using primarily local forces would help reduce the overall cost and could be something the Town advances once the requisite funding is established.

Phase III: This phase is multifaceted because it includes the development of the individual sites and respective uses. As such, it includes a number of sub-phases for each of the following uses:

Community Center: The development of the community center will likely take several years. The preliminary concept for the facility that is included in this plan should be used to pursue additional funding support for more detailed design and permitting. The concept should also be used to engage potential partners that may occupy select portions of the space. In addition to developing the building, the Town will need to develop a long-term management strategy to operate and maintain the building. While a partnership may help keep the lights on, open and close the doors each day, and help with cleaning and general maintenance operations, it is likely they will not be responsible or willing to handle all of the operations and maintenance of the facility. The Town may consider several other means of operating the facility and covering the expenses. Other communities are sometimes willing to dedicate the additional costs if there is community support. The Town may consider creating a new entity that is responsible for the facility and try to develop some sort of revenue stream through sponsorship, events, or user fees for select programming or events. Because this portion of The Commons will be an ongoing effort, it is recommended that the Implementation Committee continue to play a key role in reviewing alternative designs and pursuing funding. However, the Town Board and Implementation Committee may consider developing a subcommittee that is dedicated to the community center because of its complexity and to streamline the decision-making process.

Open Space Event & Recreation Area: Similar to other park projects the Town is engaged in, the open space event and recreation area will likely be developed iteratively over the next several years. To advance its development, the Town will likely need additional funding support to finalize the design and permitting. However, the level of design (and ultimately the overall cost) may be reduced if the Town can construct the site using mostly (if not all) local forces. If the Town plans to bid the construction work, the design will need to be more in-depth and include the proper specifications for bidding and construction purposes. Similar to the community center, the Implementation Committee should play a key role in reviewing the ongoing designs and pursuing additional funds.

Private Uses: Facilitating the desired commercial development and uses at The Commons will require strong leadership. While larger municipalities may cultivate and execute such transactions, smaller communities often have less experience. Nevertheless, the approach is of the same. More specifically, the Town should use the concept plan to develop an incentive program for each of the sites. This may include the sale or lease of the properties for a minimal cost (as low as one dollar), or offering a tax incentive such as a Payment in Lieu of Taxes (PILOT) program. The Town may also conduct preliminary permitting, such as State Environmental Quality Review (SEQR), for the site through a basic Generic Environmental Impact Statement (GEIS), thereby expediting the review and permitting process for a potential developer. Once an incentive package is developed, the Town may issue a Request for Proposals (RFP(s)) to develop either the housing and lodging or the commercial site. In addition to a widely broadcasted public notice, the Town may share the RFP(s) directly with a number of preferred businesses based on their experience. The RFP(s) should stipulate the parameters for each project, which may include preferred designs, overall siting, and ultimate use (based on the concept plan). The Town would then choose a preferred developer based on their submittals and enter into negotiations and final contract accordingly. It is recommended that the Town include a number of performance measures that ensure the timeliness and quality of development, as well as various circuit breakers should any of the projects fail at a particular phase.

Similar to the Comprehensive Plan, it is recommended that the Implementation Committee continue to play a significant role in advancing the vision for The Commons. While the Town Board will certainly take the lead on facilitating the subdivision of land, authorizing funding and related grant applications, conducting requests for proposals and qualifications, and related legal and permitting matters, the Implementation Committee will be crucial with helping the Town Board review proposals, conducting further outreach, working with professionals on alternative designs, and providing input on a variety of public amenities. As noted previously, there are some instances for which the Town may consider developing subcommittees or entirely separate entities, particularly for the Community Center, as the project

moves from conceptual to construction phases, and ultimately to operating and managing the facility.

PERMITTING CONSIDERATIONS

Included in the appendices is a construction requirements analysis that lists many of the permits that will be needed for various portions of the project. At the local level, each building project will require, at a minimum, local building permits. The various uses, including the Town's community center, will likely require, site plan review by the Town's Planning Board. Fortunately, the Town's recently adopted revised zoning supported the proposed concept plan. As noted in the Implementation section above, the Town may consider preparing a GEIS to satisfy SEQR; however, SEQR will still be required for all components of the project. It is important for the Town to consider the project phasing and work to avoid segmentation under SEQR (another reason to consider preparing a GEIS for the overall project). Other permits and reviews may include New York State Department of Environmental Conservation (NYSDEC) Natural Heritage consultation, the State Historic Preservation Office (SHPO), and the New York State Department of Transportation (NYSDOT). Because the project is in the Town's APA designated Hamlet Area, many aspects of it may not be non-jurisdictional. However, given the project's scale, or if any one portion exceeds the scale of a Class B project, it may become subject to the APA's review and approval. Other permits are customary to development projects, including New York State Department of Health (NYSDOH) for on-lot septic systems and NYSDOT Highway Work Permits for any work along NYS Route 28 and NYS Route 30. More obscure permits or procedural hurdles may be triggered when it comes to complying with post remediation protocols, or if the project requires unique utility work.

COST ESTIMATES

A detailed cost estimate for The Commons is premature given the conceptual nature of the current design and configuration. While the preferred concept is feasible from a constructability standpoint, continued design and public input efforts will most certainly result in substantive changes to the project as new opportunities and

partnerships arise and the Town works to advance the most cost effective and beneficial project for the community.

However, for future planning, budgeting, and grant funding efforts, select, preliminary cost estimates are provided for the proposed new access roadway and underlying infrastructure, event and park space, and the community center. It is important to note that these estimates are based on public bidding and prevailing wages. They also include significant contingencies (20 percent) given their preliminary nature. As such, with further and more detailed design, along with the use of local materials and forces, the final project cost could significantly be reduced. However, adjustments that account for inflations should be made if the projects take a long time to advance (note, typically construction related costs outpace the inflation rate).

- **Access Roadway:** The preferred concept plan includes a new downtown roadway that would provide access to the various project components. To increase prominence and universal accessibility, it includes a robust sidewalk network, crosswalks, signage, and landscaping. It also includes underlying sewer and water lines, as well as stormwater management controls (e.g., catch basins, piping, etc.). Based on this, the preliminary cost estimates for the access roadway is approximately \$500,000. It is important to note that this figure does not include electrical services and assumes relatively straight forward utility expansion (e.g., no new pump station, etc.).
- **Park & Outdoor Event Space:** The proposed park area will allow for more event programming downtown. It will also provide a place for residents and visitors to recreate in the downtown area. The proposed space includes a covered stage and covered pavilion that could be used for such events as craft fairs, farmer's markets, and the like. Based on the preferred concept plan, the preliminary cost estimate for the park and outdoor event space is \$1.6 million. It is important to note that this includes electrical service and lighting, water service to the covered pavilion, select landscaping, and requisite stormwater management controls. Excluding "soft"

costs (e.g., design, permitting, and contingencies), the covered pavilion is approximately \$250,000 and the covered stage is approximately \$200,000. In the absence of these features, the proposed park area, trails, and landscaping (along with water and electrical service) is approximately \$850,000.

- **Community Center:** The proposed community center is intended to provide a high quality, flexible user space for the community to use as a center of activity, growth, and collaboration. However, it also represents the greatest possible public expense to developing The Commons and, thus requires long-term due diligence as the project proceeds to ensure the greatest return on investment. Based on the approximately 11,000-SF, two-story design, the preliminary cost estimate for the community center is approximately \$4.8 million. This assumes a \$300 price per SF of construction. However, while often difficult to achieve, at \$200 per SF, it would cost approximately \$3.0 million. On the higher end of the spectrum, (at \$400 per SF) it would cost \$6.0 million to build. It is important to note that these estimates include design, permitting, and 20 percent contingencies, as previously noted. It, however, does not include fitting out the building (e.g., furniture, etc.). While the building could certainly be reduced in size (e.g., to a single floor, etc.), the community would need to decide what programming elements would need to be excluded from the final project. Finally, as noted in the Implementation section, the Town should pursue a phased development strategy that includes securing funding for the design and permitting, at which point it can carefully reevaluate the overall project and long-term commitments and expenses. Once designs are finalized, the Town can pursue additional grant funding to offset the overall project costs.

In addition to these preliminary cost estimates, the Town will need to consider other expenses related to the development of The Commons. This includes professional support that may be needed to execute the subdivision of the property, preparation of RFP(s) for soliciting preferred developers, creating any separate entities to oversee or manage the community center preparing MOUs or lease agreements for any potential

partners (e.g., shared parking or shared space in the community center), and additional or revised insurance policies. While some of these expenses may be offset using volunteer or local labor, or be nominal in nature, some may require out of pocket spending, since many grants do not cover such administrative, programmatic, or legacy costs.

FUNDING CONSIDERATIONS

Included at the end of this section are preliminary cost estimates for the community center, new roadway and parking area, and open space event and recreation area. While the total amount is significant, Indian Lake's ability to pursue and manage grant funding and capital planning will be beneficial to the project. However, the following section is intended to help the Town move forward with capital planning for this relatively complex project by highlighting some funding opportunities that can assist with the development of The Commons.

In New York State, most grant opportunities are accessed through the Consolidated Funding Application (CFA) process. The CFA process is an element of New York State's Regional Economic Development Council (REDC) initiative, in which the State is divided into 10 regions, each with its own strategic plan for economic and community development. On an annual basis, grant opportunities from a range of state organizations (e.g., NYS DOS, NYS DEC, New York State Empire State Development (NYSESD)) are applied for via the CFA process. Municipalities proposing projects that best align with their REDC's priorities are awarded funding. Indian Lake is part of the North Country REDC (NCREDC) and should refer to the NCREDC's strategic plans and progress reports, which are updated on a semi-annual basis. In addition, due to the Town's location in the Great Lakes watershed and proximity to the Canadian border, there are various federal grants that the Town can pursue. Hamilton County relies upon the Lake Champlain Lake George Regional Planning Board (LCLGRP) for County planning issues, and the Town should continue a dialogue with the LCLGRP to stay abreast of regional and federal grant opportunities as they arise. LCLGRP coordinates directly with the U.S. Economic Development Administration (USEDA) and could potentially identify rural development programs that could further efforts

to redevelop The Commons.

Successfully applying for and receiving a grant is just the first step in managing a successful project. Launching, managing, and closing a grant-funded project requires a considerable amount of time and attention on behalf of the recipient. While there are regional partners like the LCLGRP who can help with grant administration, the Town should ensure that there is a basic understanding of what successfully managing a grant entails. Ensuring that Town staff are adequately trained in advance of starting a grant-funded project will result in a smoother transition from being awarded funding to launching a project.

List of Funding Sources:

NYS DOS LWRP: NYSDOS's LWRP, funded under Title 11 of the Environmental Protection Fund (EPF), provides matching grants on a competitive basis to eligible villages, towns, cities, and counties located along New York's coasts or designated inland waterways for planning, design, and construction projects to revitalize communities and waterfronts. Grant categories include preparing or updating an LWRP; preparing an LWRP Component, including a watershed management plan; updating an LWRP to mitigate future physical climate risks; implementing an LWRP or a completed LWRP Component; and improving public waterfront access for canal communities. This program helps communities breathe new life into their waterfronts and underused assets in ways that ensure successful and sustainable revitalization. The Town of Indian Lake has multiple eligible waterways and can apply for funding through this program. The priorities of the LWRP grants are updated periodically and NYSDOS representatives should be consulted before deciding to prepare an application.

New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP): The EPF Grants Program provides matching grants on a competitive basis for the acquisition, planning, and development of parks, historic properties, and heritage areas located within the physical boundaries of the State of New York. The Parks grant is for the acquisition, development, and planning of parks and recreational facilities to preserve, rehabilitate, or restore lands, waters, or structures for park,

recreation, or conservation purposes and for structural assessments and/or planning for such projects. The Historic Preservation grant is for the acquisition, improvement, protection, preservation, rehabilitation, or restoration of properties listed on the State or National Register of Historic Places and for structural assessments and/or planning for such projects. Indian Lake may be able to leverage the presence of multiple historic properties to apply for funding through NYSOPRHP.

NYSESD: NYSESD has several grant programs that, together, make available \$150 million of capital grant funding for the REDC Initiative. Capital grant funding is available for capital-based economic development projects intended to create or retain jobs; prevent, reduce, or eliminate unemployment and underemployment; and/or increase business or economic activity in a community or region.

NYSDEC/NYS DOS Adirondack Smart Growth Grant: A collaboration between the NYSDEC and NYSDOS prioritizes and funds projects that exhibit smart growth planning and activities throughout communities in the Adirondack Park. The grant program supports planning projects that foster sustainable development practices, environmental protection, and livability in Park communities. Projects can be for visioning or strategic planning processes. Additional funding for the 5 Towns has been provided through this funding source, as well. This includes community grants and microenterprise funding for local business and initiatives.

NYS DOS Brownfield Opportunity Areas (BOA) Program: NYSDOS's BOA Program provides communities with guidance, expertise, and financial assistance (up to 90 percent of the total eligible project costs) to complete BOA Nomination Plans, which are revitalization strategies for neighborhoods or areas affected by brownfields or economic distress. Collections of vacant commercial properties in downtown areas are good candidates for this program, and Indian Lake may be able to leverage the presence of such structures in and around The Commons.

New York Main Street (NYMS) Program: The NYMS program is administered by the Office of Community Renewal (OCR) under the direction of the Housing Trust

Fund Corporation (HTFC). NYMS funds are awarded to units of local government and non-profit organizations that are committed to revitalizing historic downtowns, mixed-use neighborhood commercial districts, and village centers. NYMS grants are available for technical assistance projects or targeted improvements, such as facade renovations, interior commercial and residential building renovations, and streetscape enhancement projects.

Dormitory Authority (DASNY) State and Municipal (SAM) Capital Program: DASNY administers SAM Grants awarded by the Senate Finance Committee, the Assembly Ways and Means Committee, and the Executive Committee. This flexible funding is used for a variety of capital projects. Typically, these grants are applied for with the strong support from elected officials at the State level.

Non-CFA Funding Opportunities:

Northern Borders Regional Commission: These grants emphasize projects that promote economic development. As noted in this plan, there is a clear connection between Indian Lake's environmental quality, tourism, recreational facilities, and economic development. Elizabethtown (in Essex County) secured funding from this program for the design and construction of a mountain bike trail network. Elizabethtown won funding by making a compelling case that outdoor recreation facilities play a crucial role in the region's economic development.

Adirondack Foundation's Generous Acts Program: The Adirondack Foundation, based in Lake Placid, works with Adirondack organizations and communities to support valuable community development projects that align with the following priority program areas: well-being, educational opportunity, and community and economic vitality. Some Adirondack communities have used funding from the Adirondack Foundation to serve as a local cash match for State grants.

U.S. Economic Development Administration (USEDA) Public Works Program: The USED A Public Works program invests in communities to revitalize, expand, and upgrade their physical infrastructure in order to attract new industry; encourage business expansion; diversify local economies; and generate job growth. This program invests in technology-based infrastructure, as well as

traditional public works projects, such as water and sewer improvements, industrial parks, and brownfield redevelopment. The LCLGRP B generally serves as an intermediary between local communities and the USED A.

U.S. Department of Agriculture (USDA) Rural Development Community Facilities Direct Loan and Grant Program: This program provides affordable funding to develop essential community facilities in rural areas. Communities with a population under 5,500 are eligible for low interest loans or grants. Essential community facilities include things like schools, firehouses, and medical facilities.

APPENDIX A: PUBLIC OUTREACH

Indian Lake – Townsend “The Commons” Property

Executive Summary of the Public Workshop

Date: November 14-16, 2019

Location: St. Mary’s Church, NY-30, Indian Lake, NY 12842

The Townsend Property (a.k.a. “The Commons”) Public Workshop was held at the St. Mary’s Church in downtown Indian Lake. The purpose of this event was to engage residents and stakeholders in a collaborative design process and to generate ideas for the reuse of the 7.7 acre municipally owned parcel on Main Street. The workshop started on the morning of Thursday, November 14 and finished by 11:00 AM on Saturday, November 16. The workshop schedule proceeded as follows:

| TIME | DAY 1 (Thursday) | DAY 2 (Friday) | DAY 3 (Saturday) | |
|----------|--------------------------------|---------------------------|----------------------------|------------|
| 8:00 AM | Studio Setup | Staff Meeting | | |
| 9:00 AM | | Open House | Design Session | |
| 10:00 AM | Committee Meeting & Site Visit | | | |
| 11:00 AM | Lunch | | Closing Open House Session | |
| 12:00 PM | Lunch | | | |
| 1:00 PM | Stakeholder Meetings | Technical Review Meetings | | Open House |
| 2:00 PM | Stakeholder Meetings | | | |
| 3:00 PM | Stakeholder Meetings | Committee Meeting | | |
| 4:00 PM | Stakeholder Meetings | Studio Breakdown | | |
| 5:00 PM | Stakeholder Meetings | Staff Debrief | | |
| 6:00 PM | | | | |
| 7:00 PM | | | | |

The workshop included multiple components including an open house, Advisory Committee meetings, stakeholder meetings, technical review meetings, design sessions and staff meetings involving the Chazen Companies and Envision Architects. The following is a summary of concepts, themes, obstacles and opportunities that were identified throughout the exercise and design process.

Committee Meeting Discussions:

During the first meeting with the Advisory Committee participants were asked to provide one (or two) word about living or experiencing Indian Lake. The Commons Redevelopment Committee includes member of the Indian Lake Community Development Corporation, Town Board members, the Comprehensive Plan Implementation Committee, Town staff, and residents. The Committee worked with the project team to identify the themes and concepts



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that would develop a shared understanding of what makes Indian Lake a special place. The following is a summary of responses.

- Unique Culture
- Opportunity for Growth
- Family
- Nature and Connectivity
- Nostalgia
- Sense of Community
- Lack of Jobs – Substantial Commuters

Following the Advisory Committee meeting a series of stakeholder and focus group meetings were conducted. The following is a list of the stakeholders that participated throughout the three-day process:

- Adirondack Lake Center for the Arts
- Adirondack Hamlets to Huts
- Indian Lake Theater
- Stewarts Shops (Land Development)
- Town Board Members
- Indian Lake Museum
- Hamilton County Historian
- Events Coordinator for Indian Lake
- Fire Commissioner
- Employee of State-run homes for health and human services
- Community Lake Residents
- Economic Director for the Adirondack Park Agency
- Town Supervisor
- Director of the Parks and Recreation Department
- Indian Lake Community Development
- Rafting Outfitters and Guides
- Local independent business owners

The following is a summary of stakeholder input. It has been organized by local and regional themes that may be considered as the redevelopment of the Commons property is determined. (“Think Regionally, Act Locally”)

- Housing
 - Many community members noted that there are very limited rental housing options for young professionals and seniors. This is important when attracting new residents to the area who may want to try living in the area before committing to purchasing a home.
 - There is a mismatch between local wages and the cost of housing.



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- Stakeholders also noted that Indian Lake is primarily a “second-home” community and few options for short-term accommodations near the center of town. It was commented that Airbnb is very popular, especially for millennials.
- Job Creation
 - Stakeholders would like to see more opportunities for creating jobs within the area. Many of the current jobs available are part-time and seasonal. Stakeholders would like to attract new residents to the area by being able to support the creation of full-time, professional positions.
 - There were also multiple discussions of how broadband access needed to be improved to be able to accommodate telecommuting positions.
- Population Decline and “Aging in Place”
 - Community members noted that housing and jobs often make it difficult to make Indian Lake a full-time residence. Some full-time residences who attended the workshop noted their commutes of over an hour to get to their place of employment.
 - Stakeholders also noted the lack of young families moving into the area and how that it is affecting the Town’s school district. The area is primarily a retirement community.
 - Many seniors are remaining in their homes, not wanting to leave the area, with few facilities or services to assist them.
- Economy and Industry
 - Stakeholders would like to see a thriving economy where small businesses and entrepreneurs could be successful.
 - Community members noted that Indian Lake is known for its rafting tours, hiking trail proximity, and snowmobile trails. There are also campgrounds in the area that draw visitors.
- Absence of Parking
 - Stakeholders noted that there are currently no municipal parking facilities in Indian Lake’s town center. On-street parking is available on Route 30, but it is not a favorable place to park and be able to walk around. The parking area in front of the vacant grocery store has filled to role of a municipal lot. However, once the grocery store is redeveloped an alternative parking solution will be required.
- Absence of Community or Civic Space
 - Specific to Indian Lake (rather than regionally), stakeholders felt that they are limited in community gathering spaces.
 - Community members expressed that their current community facilities (Ski hut, Bryon Park Building, School) have limitations involving space, location, ability to prepare and sell food, availability.
- Lack of Food Access



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- Community members exclaimed that the availability of a grocery store and fresh produce is an issue. Many mentioned that the closing of the IGA grocery store severely affected the Town. The grocery store was viewed not only as a resource but also as a social space.
- Many residents travel to Tupper Lake or Glens Falls for groceries. Some have attempted to start food co-ops, but they have been unsustainable with a transitional population.
 - In the summer, Hope Valley Farm sells produce across from the Pines store.
 - The “One Stop” gas station/convenience store has made some efforts to provide grocery staples and expand their offerings, but trips to Glens Falls are still requisite.
- Difficulties with Broadband Access
 - Stakeholders also noted that the unreliability of broadband and lack of cellular service prevents businesses and residents from connecting, therefore undermining their ability to live/stay in Indian Lake.

The following is a summary of the discussions that involved potential ideas that could be developed on the Commons property to serve the community.

- Community Center
 - Many stakeholders expressed the need for a community center or civic space that is large enough to host a multitude of activities including group exercise, dances, sewing/knitting club, organizational meetings, events and receptions.
 - Stakeholders also expressed interest in a Community Space that has a Department of Health (DOH) certified kitchen that can be used for catering and/or preparing and selling food.
 - The current facilities available to residents are often at or over capacity.
- Event, Festival, and Market Space
 - Many stakeholders agreed with the Town’s event coordinator that summer concerts are very popular in attracting visitors and offer a benefit to residents. Currently, concerts are held in Byron Park which has limitations on space as well as availability based on weather conditions.
 - Stakeholders were receptive to the idea of open space that could be used as a market for either farmers or crafters especially if the space could be used throughout the year.
- Affordable/Multi-tier Housing or Accommodations
 - Stakeholders noted that attracting families and young professionals to the area is essential. They feel one of the largest limitations of the area is the availability of housing options for those individuals.



This document was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Act.



- Retirees and seniors noted that apartments, townhouses or some sort of assisted living facility would also be beneficial to allow the aging population to stay in the Town instead of moving to areas where housing requires less maintenance or staying in their homes without the necessary services to care for them “aging in place”.
- Municipal Parking
 - As previously noted, the Town has no municipal parking facilities. Stakeholders commented that a parking facility could help to get visitors to stop in Indian Lake and walk around downtown, benefiting the Town’s economy (i.e. dining and the theatre).
 - Indian Lake is also a popular destination for snowmobilers. A parking area for trucks and trailers would allow for a drop off location as well as a destination for snowmobile enthusiasts.
 - Parking on the Townsend site could be part of a phased approach to the parcel’s redevelopment. As an interim solution, snowmobile/car parking could be allowed there while the site’s eventual use is determined.
- Training Center/Trade School
 - Many stakeholders commented that once students graduate from Indian Lake High School they go off to college and don’t come back to the area. It was noted that there would be interest in seeing if a university or community college would have interest in investing to create some sort of training center or trade school that would allow Indian Lake to build a local workforce while also attracting students to the area.
 - Participants noted that there are various colleges in the region that have programs that would complement the local economy including outdoor recreation or hospitality/tourism management.
- Medical Facility (Urgent Care, Rehab Facility)
 - Historically, group homes for mentally and physically disabled persons have been employing many Indian Lake residents. The homes have provided a specific professional service that could be leveraged to attract more professionals to the area.
 - The history of the group homes coupled with the need for a health care facility in this region of the Adirondacks led stakeholders to note that a medical facility maybe a successful use of the Commons.

The following is a summary of the discussions that involved potential obstacles that could impede development on the Commons property.



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- Frontage and Access
 - Visibility
 - Due to the properties limited frontage, it lacks visibility on Rt. 28.
 - Removing the existing building that once served as a garage was discussed as a possibility to improve visibility. Residents felt that there was no historic or aesthetic value to the building. However, most residents felt that the building should not be demolished until a more appropriate use for that section of the property was identified.
 - Traffic at intersections of Rt. 28 and Rt. 30
 - It was noted that in the summer there are increased traffic levels at the intersection of Rt. 28 and Rt. 30. The property only has one ROW/access point on Rt. 28 very close to that intersection.
 - Access to the rear portions of the property is limited. The current access point is very narrow. Stakeholders noted that developing roadways through the rear portions of the parcel would open more space. Potential through roads could connect via Bennett Road, Pelon Road, or via an existing right of way (pending widening) next to the Gadway Realty property.
- Knowledge of Seasonal Residents
 - There is a general lack of knowledge regarding seasonal residents and second homeowners.
 - i.e. who they are, where they come from, what they do for work, how much time they spend in Indian Lake.
 - This demographic does not *appear* to have a vested interest in the community. There may be missed opportunities for this demographic to be involved in the potential project either by providing input or by investing resources. There are an increasing number of second home owners in the Town of Indian Lake as properties that were previously used as weekly rentals are converted into seasonal housing. Philanthropic efforts seem to be focused in the hamlet of Blue Mountain Lake. However, as the second home owner demographic grows there will be more opportunities to engage them in the community.
 - Lack of support for increased municipal involvement in land development, program management and administration.
 - Members of the Committee and the public noted that any plan recommending a larger role for the municipality with regards to issue like housing would be met with skepticism from many in the community. Many residents share the sentiment that the Town should approach topics like housing and real-estate management cautiously.

The following is a summary of the discussions that involved the opportunities that can be leveraged in developing the Commons property.



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- Size of property
 - The property is just over 7-acres in size allowing for a numerous design and use opportunities. Rough estimates showed that an entire neighborhood could fit into the 7-acre site. The Committee discussed the possibility of a phased approach to developing the site as opposed to programming the entire 7 acres at once.
- Location
 - The property is strategically located in the downtown area of Indian Lake where there is more traffic, high visibility, and favorable “hamlet” land use/zoning classification.
- Surrounding investment
 - Properties surrounding the site are being looked at for investment and development. Stewart’s is looking to relocate and expand their store somewhere in downtown Indian Lake.
 - There are two properties adjacent to the Townsend parcel that are for sale, including the IGA grocery store parcel and the adjoining parcel directly to the north.
 - Investments in the Townsend property could have a catalytic effect on nearby investment due to it’s high profile nature. Visible public investments in a previously underutilized parcel could inspire private investments.

The following bulleted list is a recording of the public responses on the interactive boards that were on display at St. Mary’s Church during the open house portion of the workshop.

What are some “big ideas” for the Commons space?

- Open Air Market/Craft Center/Farmers Market
- Fire Department Training Center
- Brewery
- Housing – Rental/Apartments for young professionals or seniors
- Lodging and Accommodations – small and upscale
- Snowmobile Parking
- Community Space – Gathering Area
- Commercial Kitchen – DOH certified
- Festival/Performance Space (Bandstand, Skating Rink, Outdoor Amphitheater)
- Urgent Care Facility
- Pop-Up Entrepreneurial Space

What is your vision for the Commons space?

- Adirondack Experience – Atrium Remote Display
- A catering facility that could be used as a wedding venue
- Satellite Arts Center
- Training space with technology



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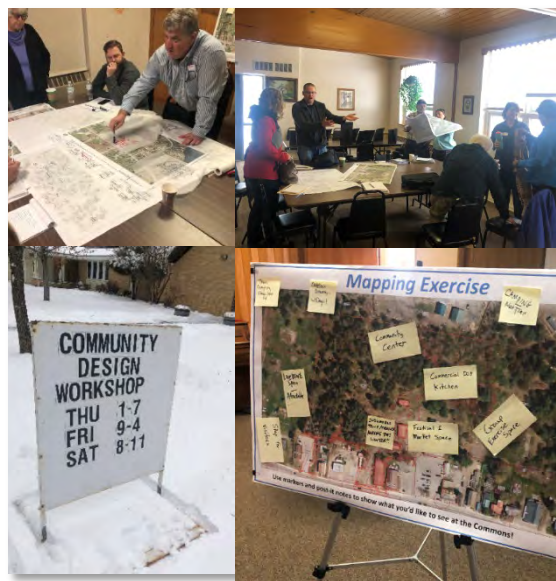
- Affordable multi-tier lodging/camping/hostel/private room with shared bath and kitchen
- Affordable space for entrepreneurs or local businesses
- Campground for hikers or cyclists
- Indoor exercise facility
- Snowmobile truck and trailer parking
- Commercial DOH kitchen
- Group exercise space
- Festival and market space
- Stopping place for visitors
- Outdoor dining space

Major Takeaways:

- Be a benefit for residents while also attracting visitors.
- Provide for intergenerational uses.
- Have flexible, mixed, 4-season uses.
- Integrate with the “downtown” area.
- Include some sort of open space or natural area.
- Create a catalyst for investment.
- Environmentally and economically sustainable.
- Explore possibility of phased development.
- Explore possibility of institutional partnerships to program space.

Next Steps:

1. Chazen and Envision will meet to review and discuss preliminary findings.
2. Chazen and Envision will prepare a summary of the event.
3. Chazen and Envision will work with the committee to select a January or February 2020 meeting date.
4. Chazen and Envision will work with the committee to discuss further stakeholder outreach.



APPENDIX B: SITE RECONNAISSANCE

MEMORANDUM

To: Katherine Hogle
From: Paul W. Cummings, AICP, LEED AP
cc: Brian E. Wells, Town of Indian Lake Supervisor
The Commons Redevelopment Committee
Date: November 21, 2019
Re: Townsend Property Site Reconnaissance
NYSDOS Work Plan Task 9

Chazen Job #: 91909.01

DOS Contract: C1001155

Introduction

This Site Reconnaissance Memo has been prepared for the proposed “Commons Redevelopment Project” formerly known as the Townsend property and is consistent with the NYS Department of State (NYSDOS) Work Plan. The purpose of this site reconnaissance is to familiarize the design team with the study area, the site assets and constraints, and other existing conditions that may influence the final design and end uses.

Site Reconnaissance

The former Townsend property site (hereafter ‘site’ or ‘the Commons’) is located on NYS Route 28 in the Town of Indian Lake, Hamilton County. The site is located in the Town’s downtown area; adjacent to the Indian Lake Restaurant, residential and vacant properties (see Figure 1), including the former grocery store.

Site Survey

A site survey was completed by The Chazen Companies in May 2019 (see Figure 2). The site is 7.66 acres and the survey details the boundaries, NYSDOT right-of-way (ROW), topography, and areas of vegetation. The survey further identifies adjacent property owners.

Site Conditions

The soil type on the site is Skerry-Becket complex, 3 to 15 percent slopes, very boulder, Adirondack fine sandy loam, 3 to 8 percent slopes, very bouldery (725B). According to the US Department of Agriculture Soil Survey for Hamilton County, 725B is very deep, gently sloping, and is moderately well drained. The seasonal high-water table is 61 inches and there are no flooding or ponding issues associated with this soil type. Bedrock is mainly at a depth of more than 78 inches. While these soils appear to be suitable

for development, it is highly recommended to conduct on-site soil testing to confirm soil conditions before construction.

Based on the topographic survey (see Figure 2), the elevation of the site is 1,754 ft. Generally, the site is flat with very little slope away from Route 28. The site has two existing structures, including a vacant automobile repair garage and a barn. The site formerly included a restaurant and laundromat building (not used for dry cleaning). These buildings were demolished in the spring of 2019.

Most of the vegetation on the site is coniferous trees located on the northern and western portion of the property. There is also vegetation consisting of shrubs and deciduous trees in north-east portion of the property. An open field area is along the ROW on the site remains where the two existing structures are located.

The site is visible from Route 28. The garage is predominantly in the foreground while limited views of the open field/lawn area are visible for vehicles travelling along Route 28.



View looking south along Route 28



Former automobile repair shop on-site



Vegetation on-site, view looking north-west



ROW on to site, looking north-west

Existing barn on-site



View of site looking east towards Route 28

Land Use and Water Resources

Based on Hamilton County real property data, land uses surrounding the site are primarily commercial, residential and vacant (i.e., Indian Lake Restaurant and Private Residences, see Figure 4). Land across Route 28 is primarily commercial and community services (i.e., Chili Nights Restaurant and the Indian Lake Chamber of Commerce, see Figure 4).

As part of a Dormitory Authority of the State of New York (DASNY) grant, funding was provided for the acquisition of the site by the Town. The DASNY funding also supported a Phase I and Phase II environmental site assessment which is currently underway. Preliminary results, of the Phase I assessment, suggest that any contamination on the site is minor, if any. Activity required to restore the site to “shovel ready” status. The Town and Hamilton County benefit from having the proper technical training and disposal practices should any action ultimately be undertaken.

All portions of the site drain to Adirondack Lake, which is approximately 0.25 miles to the north-east (see Figure 5). The site is located in an area outside of the 100-year and 500-year floodplains at an elevation of 1,740 ft.¹

Zoning & APA Land Use

The site is located in the Town Center (TC) Zoning District (see Figure 6). Permitted uses in this district include: single-family dwellings, two-family dwellings, multifamily dwellings, community, civic, and commercial uses. Additionally, the site is located within the Town’s Adirondack Park Agency (APA)

¹ According to the FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map), the project site is in Zone C, an area outside of the 500-year flood plain. The project site is .20 miles away from Zone A, an area within a 100-year floodplain. The estimated 100-year floodplain elevation is based on the closest FEMA determination along Adirondack Lake. Based on this estimate, the lowest portion of the project site is approximately ±40 ft. above the 100-year floodplain.

Hamlet land use designation and it is beyond the 150 ft. limits of no development. Within this designation, most uses are permitted and there are no guidelines regarding densities. Should the Town develop the property they would need to adhere to all applicable APA guidelines (height restrictions, wetlands, etc.) with knowledge that the hamlet designation is non-jurisdictional. The Town would also need to acquire building permits. Municipal actions do not need site plan approval.

If a private party were to develop the property, they would need to adhere to all applicable APA guidelines and the Town Zoning Ordinance. Development would also need site plan approval from the Town Planning Board.

Historic and Archaeological Resources

The site is not located within an archaeological sensitive area and there are no national or state register historic sites according to NYS Office of Parks, Recreation, and Historic Preservation's (OPRHP) Cultural Resource Information System (CRIS). Given the site was previously disturbed (demolition of the laundromat, restaurant, etc.), the presence of archaeologically sensitive resources is not anticipated. However, further consultation with the State Historic Preservation Office will be conducted as part of the State Environmental Quality Review Application (SEQRA) for any proposed project.

Transportation/Circulation

The site is located on the east side of Route 28, which is controlled by NYSDOT (see Figure 7). The single-lane roadway travels in a north-west/south-east direction, connecting the towns of Warrensburg and Blue Mountain Lake. Route 28 continues west to Old Forge, NY. Traffic speeds along the nearby section of roadway are 45 mph. The posted speed limit in the hamlet of Indian Lake is 35 mph. According to NYSDOT, Annual Average Daily Traffic (AADT) counts along this section of Route 28 are 2,720 (southern section), and 2,215 (northern section).

Additionally, the site is located east and perpendicular to Route 30, which is also controlled by NYSDOT (see Figure 7.) This single-lane roadway travels in eastbound/westbound direction and connects the Town of Indian Lake to the Town of Speculator. Traffic speeds along this roadway are 60 mph. The posted speed limit is 55 mph. According to NYSDOT, AADT counts along this section of Route 30 are 735.

Access to the site is an existing gravel driveway, on Route 28, located north of the existing garage.

Utilities (Sewer and Water)

The site has access to potable water supply, sanitary sewage disposal system and storm sewer disposal. These systems are served by the Town's Department of Sewer and Water. It is estimated that the sewage system was installed in the area of the site in the 1930's, no specific date was available. According to the survey these systems run adjacent to the site parallel to Route 28.

Additionally, the site has access to electricity provided by National Grid. The site currently does not have active service.

Analysis of Site Constraints

Most of the existing characteristics of the site, including soil type, vegetative cover, and topography are favorable to a wide range of development. There are certain characteristics of the site that may need to be taken into consideration when determining specific uses, design or permitting of the site. Specifically, for certain uses alternative access and ROW through adjacent properties may need to be considered. Additionally, the remaining existing structures of the garage and restaurant may need to be demolished or repurposed. Finally, in developing the site, proper erosion and sediment control will need to be taken to mitigate potential runoff. Stormwater runoff should also be considered in the overall use and maintenance of the site.

List of Attachments

Figure 1 Location Map

Figure 2 Site Survey

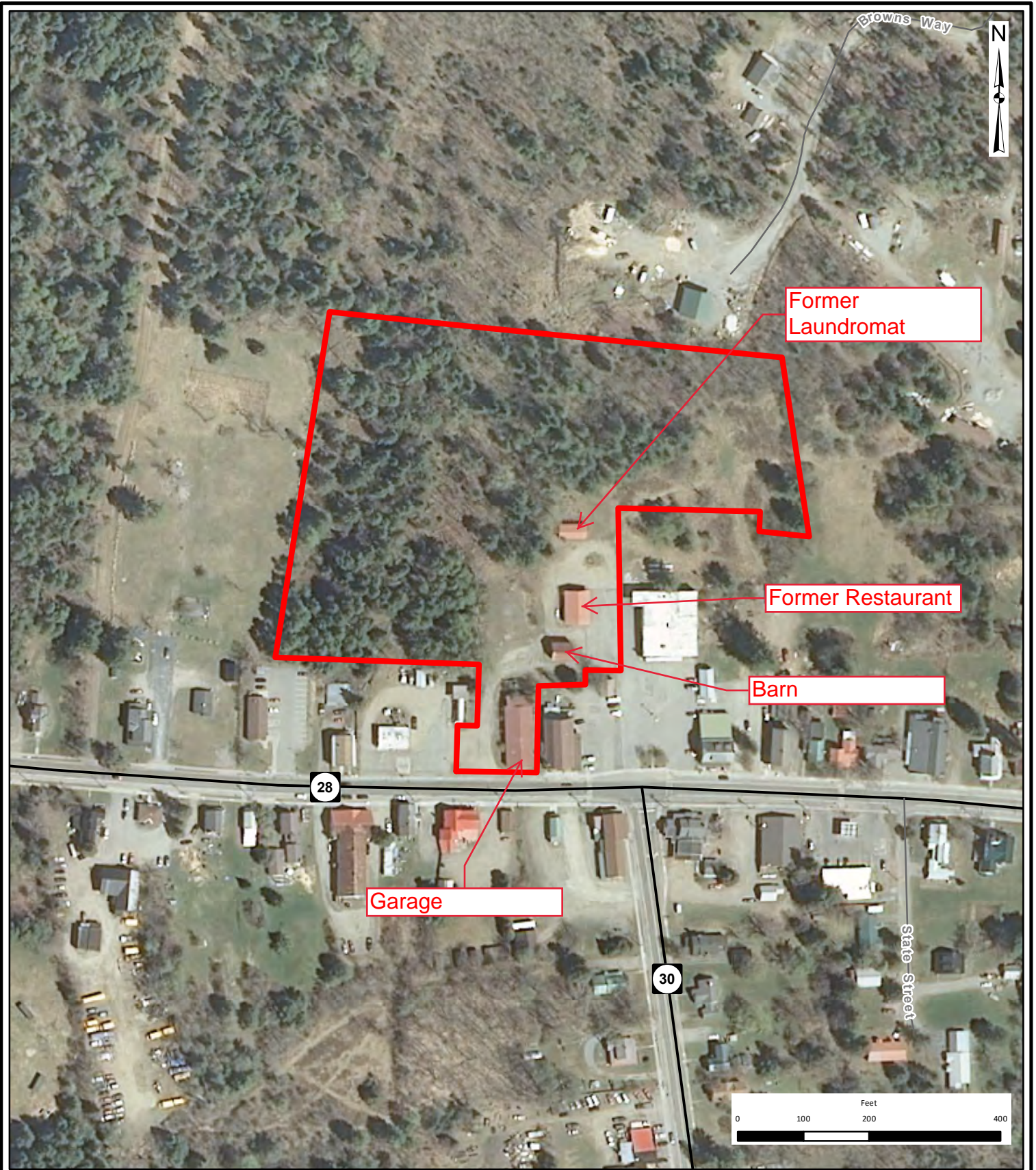
Figure 3 Soils Map

Figure 4 Land Use Map

Figure 5 Water Resources

Figure 6 Zoning

Figure 7 Transportation



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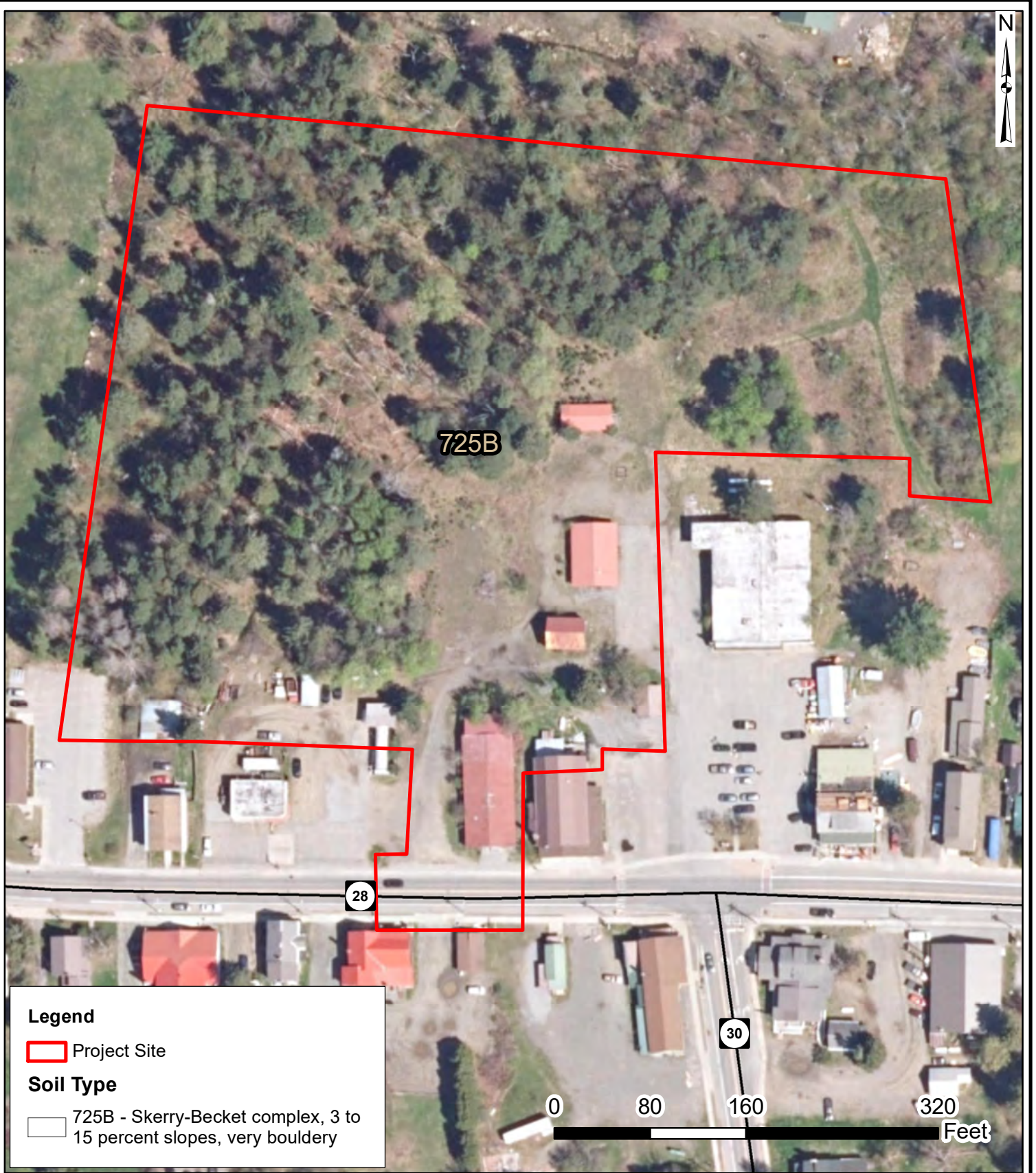
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 21 Fox Street, Poughkeepsie, NY 12601
 Phone: (845) 454-3980
Capital District Office:
 547 River Street, Troy, NY 12180
 Phone: (518) 273-0055
North Country Office:
 20 Elm Street, Glens Falls, NY 12801
 Phone: (518) 812-0513

Town of Indian Lake Property (formerly Townsend Property)

Figure 1: Location Map
 6298 NYS Route 30
 Town of Indian Lake, Hamilton County, New York

Source: Hamilton County 2012 Tax Parcel Dataset;
 NYS department of Transportation 2008 Roads Dataset; NYS Office of Technology 2013 orthophoto imagery Dataset


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| Drawn: | MO |
| Date: | 2/18/2019 |
| Scale: | 1 inch equals 200 feet |
| Project: | 91909.01 |
| Figure: | 1 |



Legend

 Project Site

Soil Type

 725B - Skerry-Becket complex, 3 to 15 percent slopes, very bouldery

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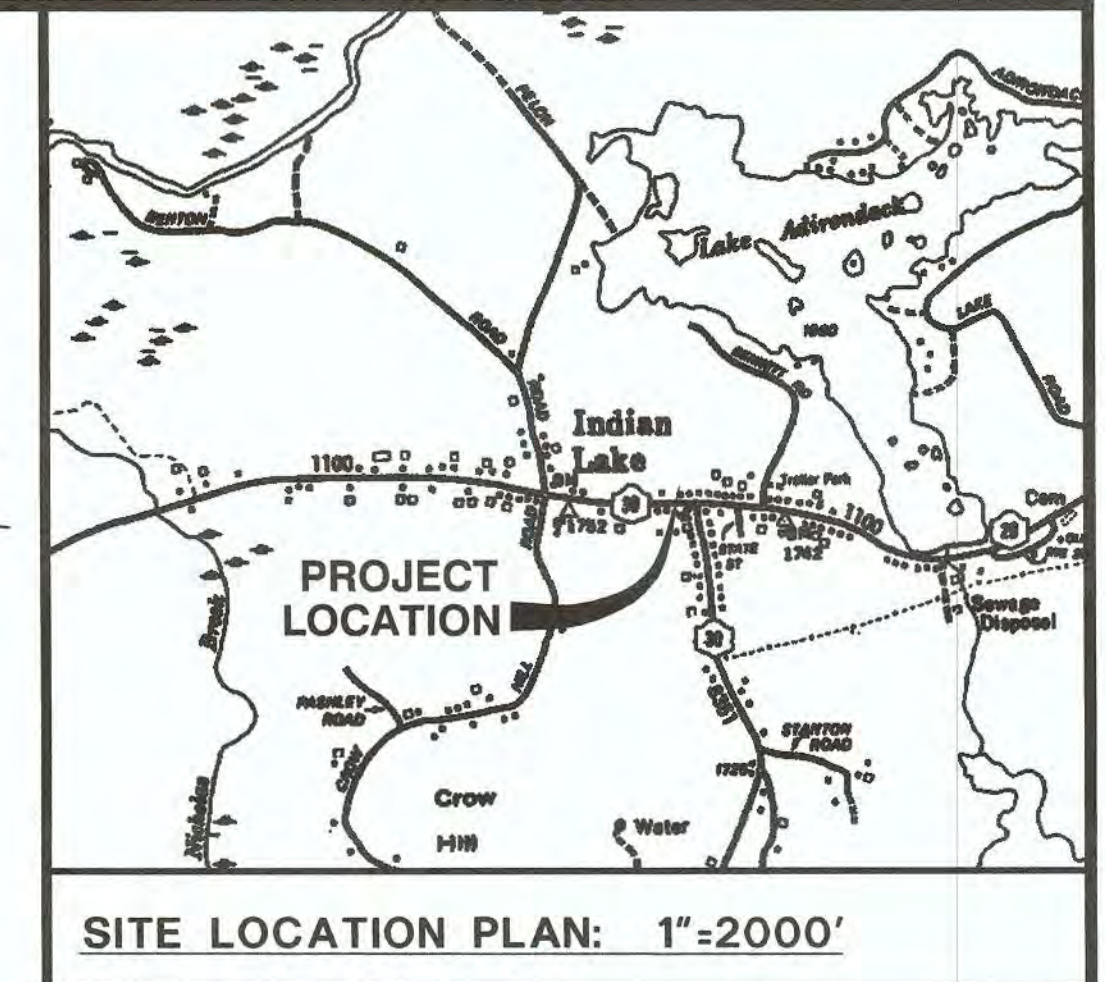
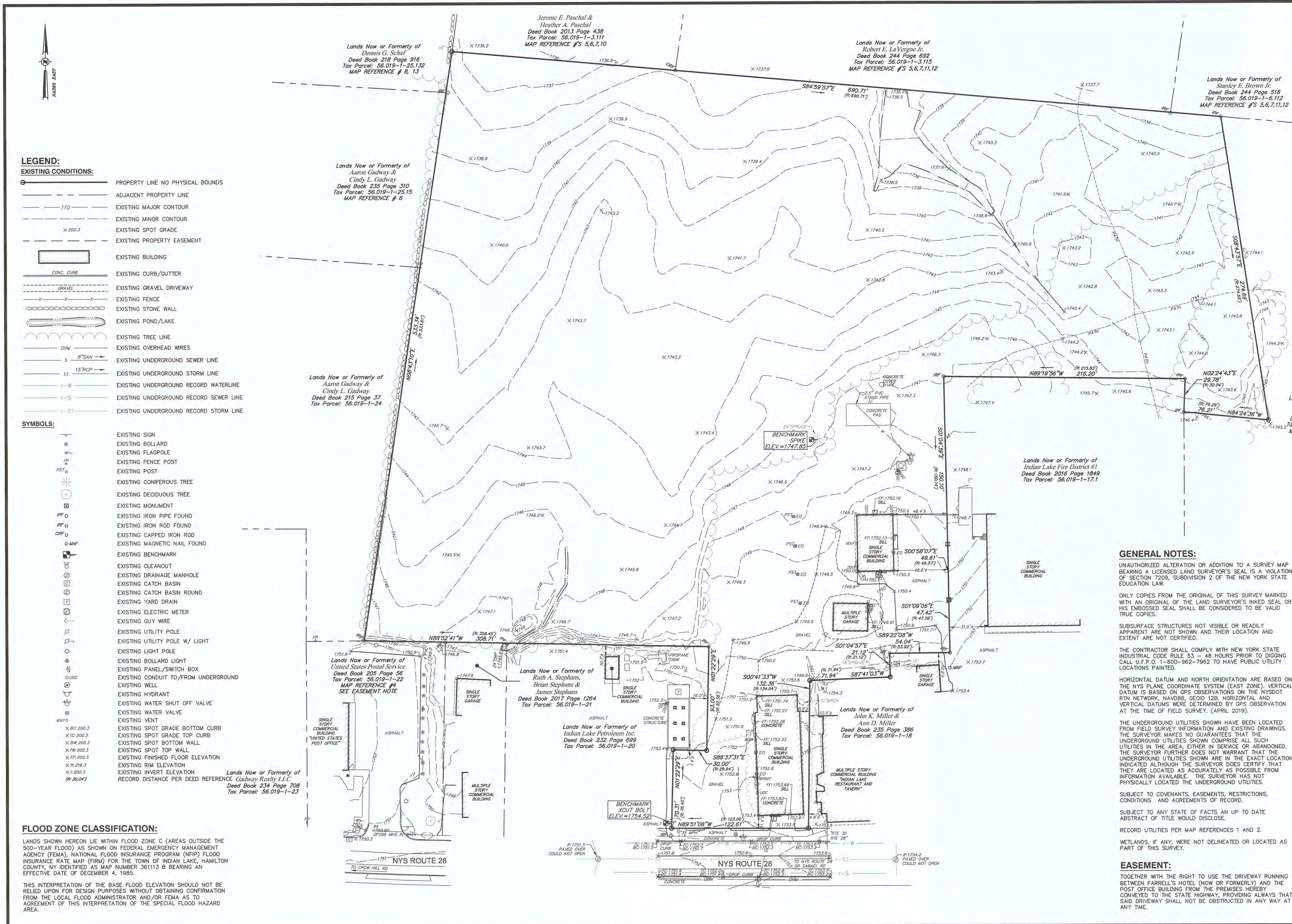
North Country Office:
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

Town of Indian Lake Property (formerly Townsend Property)

Figure 3: Soils Map

6298 NYS Route 30
Town of Indian Lake - Hamilton County, New York

| | |
|----------|-------------------|
| Drawn: | JC |
| Date: | 11/26/2019 |
| Scale: | 1 inch = 110 feet |
| Project: | 91909.01 |
| Figure: | 3 |



TAX PARCEL:
TOWN OF INDIAN LAKE, HAMILTON COUNTY, NEW YORK
SECTION 56.019 - BLOCK 1 - LOT 19

PARCEL AREA:
333,925 SQ.FT. ± OR 7.666 ACRES ±

DEED REFERENCES:
1) HELEN TOWNSEND TO TOWN OF INDIAN LAKE, DATED FEBRUARY 14, 2018, FILED IN THE HAMILTON COUNTY CLERK'S OFFICE AS INSTRUMENT # 2018-028 ON MAY 24, 2018.

Lands Now or Formerly of
John M. Starling &
Wendy F. Starling
Deed Book 212 Page 244
Tax Parcel: 56.019-1-3113
MAP REFERENCE #S 5,6,7

- LEGEND:**
- EXISTING CONDITIONS:**
- PROPERTY LINE NO PHYSICAL BOUNDS
 - ADJACENT PROPERTY LINE
 - 110 --- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - X 200.3 EXISTING SPOT GRADE
 - EXISTING PROPERTY EASEMENT
 - EXISTING BUILDING
 - EXISTING CURB/GUTTER
 - EXISTING GRAVEL DRIVEWAY
 - EXISTING FENCE
 - EXISTING STONE WALL
 - EXISTING POND/LAKE
 - EXISTING TREE LINE
 - EXISTING OVERHEAD WIRES
 - EXISTING UNDERGROUND SEWER LINE
 - EXISTING UNDERGROUND STORM LINE
 - EXISTING UNDERGROUND RECORD WATERLINE
 - EXISTING UNDERGROUND RECORD SEWER LINE
 - EXISTING UNDERGROUND RECORD STORM LINE
- SYMBOLS:**
- EXISTING SIGN
 - EXISTING BOLLARD
 - EXISTING FLAGPOLE
 - EXISTING FENCE POST
 - EXISTING POST
 - EXISTING CONIFEROUS TREE
 - EXISTING DECIDUOUS TREE
 - EXISTING MONUMENT
 - EXISTING IRON PIPE FOUND
 - EXISTING IRON ROD FOUND
 - EXISTING CAPPED IRON ROD
 - EXISTING MAGNETIC NAIL FOUND
 - EXISTING BENCHMARK
 - EXISTING CLEANOUT
 - EXISTING DRAINAGE MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING CATCH BASIN ROUND
 - EXISTING YARD DRAIN
 - EXISTING ELECTRIC METER
 - EXISTING GUY WIRE
 - EXISTING UTILITY POLE
 - EXISTING UTILITY POLE W/ LIGHT
 - EXISTING LIGHT POLE
 - EXISTING BOLLARD LIGHT
 - EXISTING PANEL/SWITCH BOX
 - EXISTING CONDUIT TO/FROM UNDERGROUND
 - EXISTING WELL
 - EXISTING HYDRANT
 - EXISTING WATER SHUT OFF VALVE
 - EXISTING WATER VALVE
 - EXISTING VENT
 - EXISTING SPOT GRADE BOTTOM CURB
 - EXISTING SPOT GRADE TOP CURB
 - EXISTING SPOT BOTTOM WALL
 - EXISTING SPOT TOP WALL
 - EXISTING FINISHED FLOOR ELEVATION
 - EXISTING RIM ELEVATION
 - EXISTING INVERT ELEVATION
 - RECORD DISTANCE PER DEED REFERENCE

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SUBJECT TO ANY STATE OF FACTS AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.

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EASEMENT:
TOGETHER WITH THE RIGHT TO USE THE DRIVEWAY RUNNING BETWEEN FARRELL'S HOTEL (NOW OR FORMERLY) AND THE POST OFFICE BUILDING FROM THE PREMISES HEREBY CONVEYED TO THE STATE HIGHWAY, PROVIDING ALWAYS THAT SAID DRIVEWAY SHALL NOT BE OBSTRUCTED IN ANY WAY AT ANY TIME.

FLOOD ZONE CLASSIFICATION:

LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE C (AREAS OUTSIDE THE 500-YEAR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF INDIAN LAKE, HAMILTON COUNTY, NY IDENTIFIED AS MAP NUMBER 351113 B BEARING AN EFFECTIVE DATE OF DECEMBER 4, 1985.

THIS INTERPRETATION OF THE BASE FLOOD ELEVATION SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES WITHOUT OBTAINING CONFIRMATION FROM THE LOCAL FLOOD ADMINISTRATOR AND/OR FEMA AS TO AGREEMENT OF THIS INTERPRETATION OF THE SPECIAL FLOOD HAZARD AREA.

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- Capital District Office: 647 River Street Troy, New York 12180 Phone: (518) 273-0055
 - Westchester NY Office: 1 North Broadway, Suite 803 White Plains, New York 10601 Phone: (914) 997-8510
- Nashville/Tennessee Office: 2416 21st Ave S. (Suite 103) Nashville, Tennessee 37212 Phone: (615) 380-1359
 - Chattanooga/Tennessee Office: 427 E. 5TH ST. (Suite 201) Chattanooga, Tennessee 37403 Phone: (423) 241-6575

TOWN OF INDIAN LAKE

LANDS NOW OR FORMERLY OF THE TOWN OF INDIAN LAKE

TOWN OF INDIAN LAKE, HAMILTON COUNTY, NEW YORK

| rev. | date | description |
|------|------|-------------|
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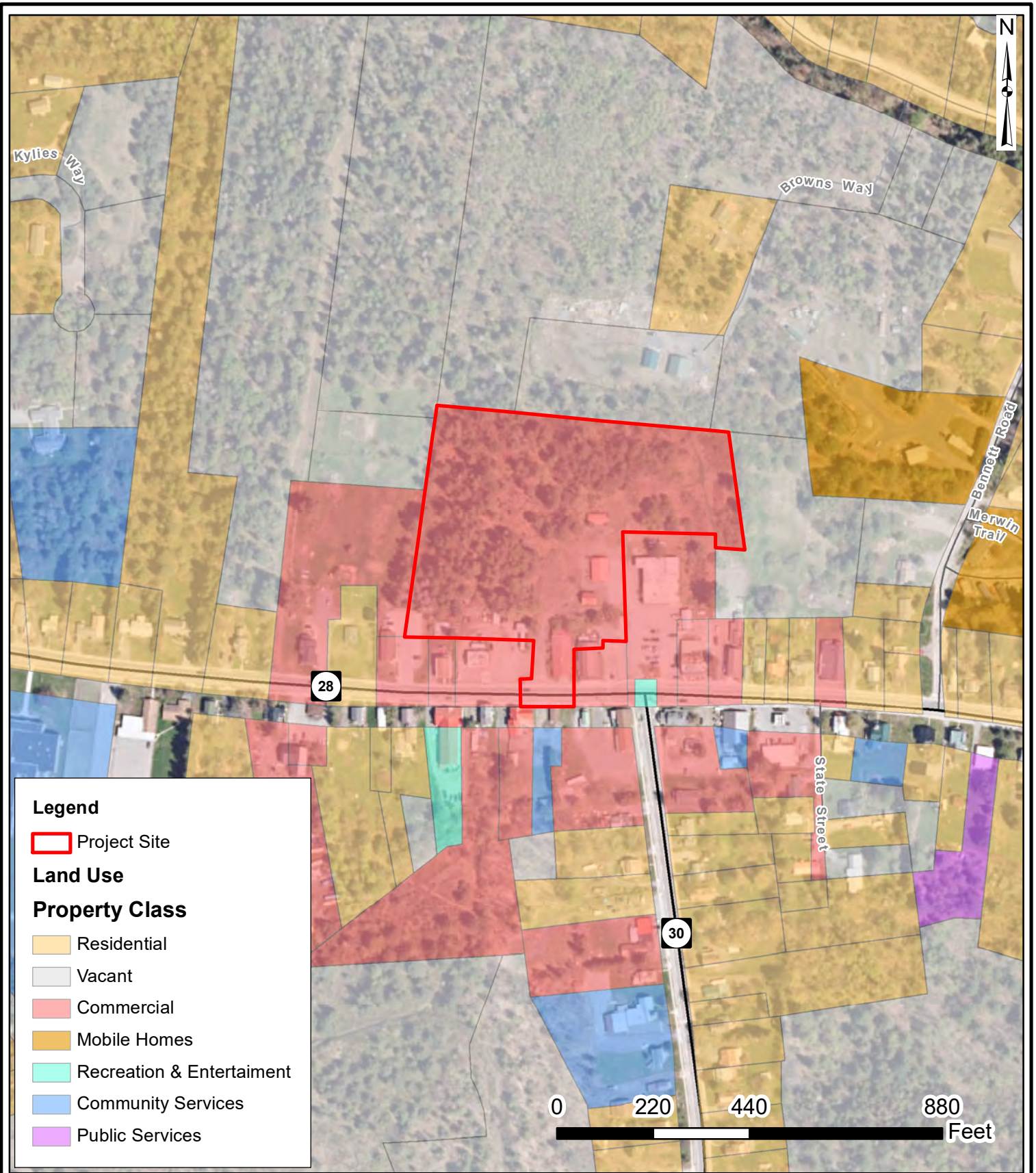
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ORIGINAL SCALE IN INCHES

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xref's Attached: 05_SVY_91909-00

designed DML checked BGW
date 05/13/19 scale 1"=40'
project no. 91909.00
sheet no. **SP1**

05_SVY_91909-00



Legend

Project Site

Land Use

Property Class

- Residential
- Vacant
- Commercial
- Mobile Homes
- Recreation & Entertainment
- Community Services
- Public Services

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Phone: (518) 273-0055

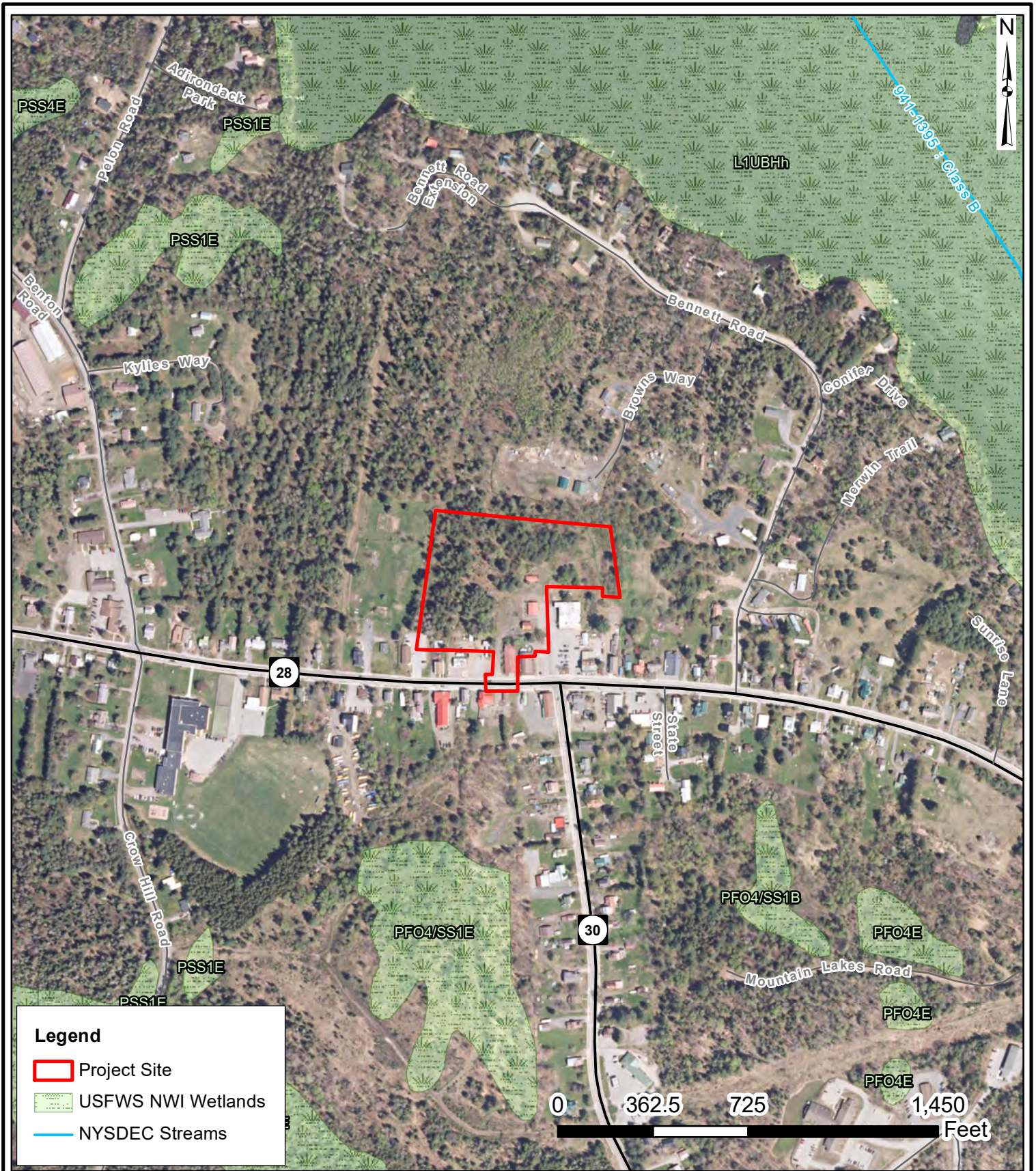
North Country Office:
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

Town of Indian Lake Property (formerly Townsend Property)

Figure 4: Land Use Map

6298 NYS Route 30
Town of Indian Lake - Hamilton County, New York

| | |
|----------|-------------------|
| Drawn: | JC |
| Date: | 11/26/2019 |
| Scale: | 1 inch = 300 feet |
| Project: | 91909.01 |
| Figure: | 4 |



Legend

- Project Site
- USFWS NWI Wetlands
- NYSDEC Streams

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 21 Fox Street, Poughkeepsie, NY 12601
 Phone: (845) 454-3980

Capital District Office:
 547 River Street, Troy, NY 12180
 Phone: (518) 273-0055

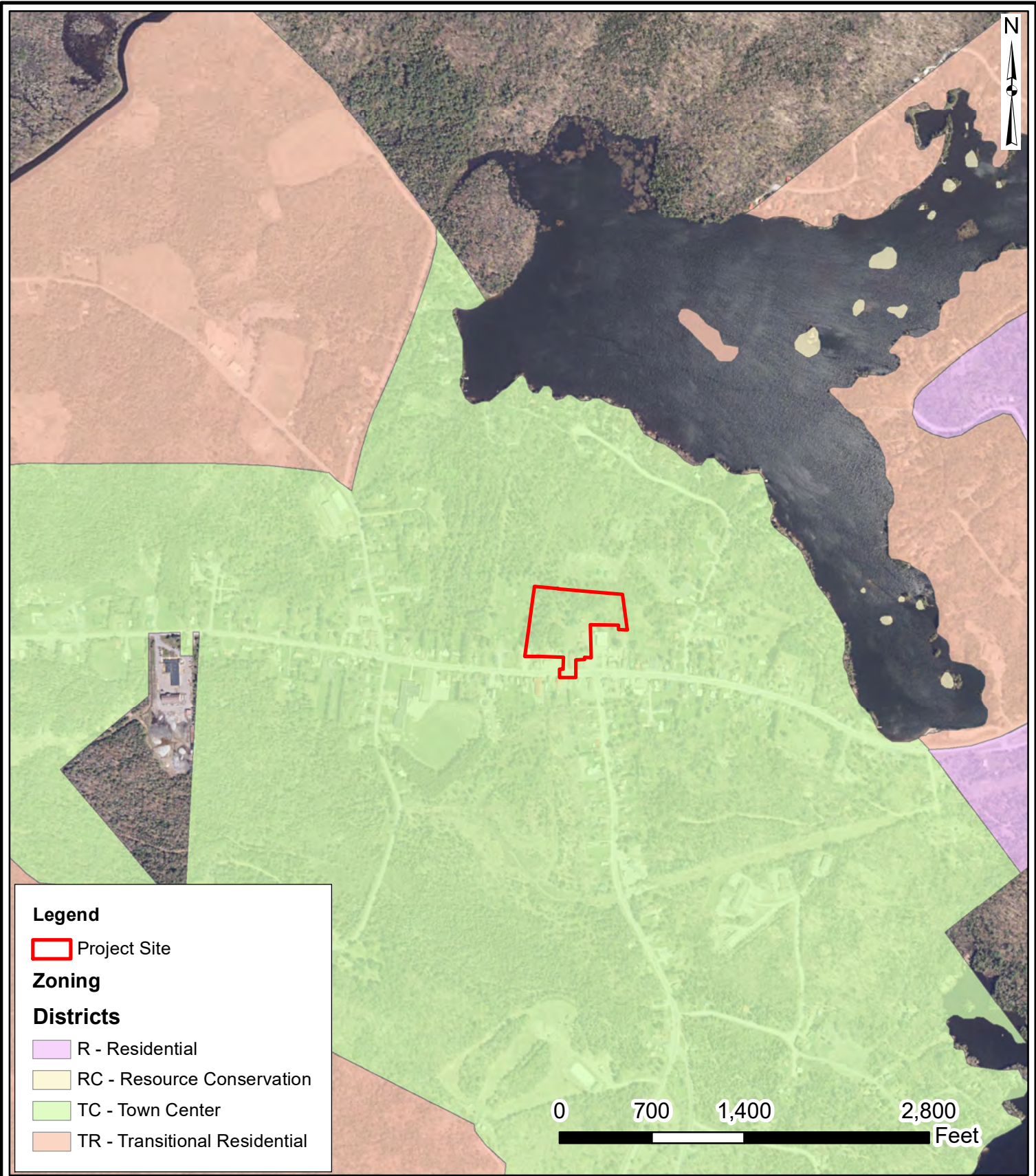
North Country Office:
 375 Bay Road, Queensbury, NY 12804
 Phone: (518) 812-0513

Town of Indian Lake Property (formerly Townsend Property)

Figure 5: Water Resources

6298 NYS Route 30
 Town of Indian Lake - Hamilton County, New York

| | |
|----------|-------------------|
| Drawn: | JC |
| Date: | 11/26/2019 |
| Scale: | 1 inch = 500 feet |
| Project: | 91909.01 |
| Figure: | 5 |



Legend

Project Site

Zoning

Districts

- R - Residential
- RC - Resource Conservation
- TC - Town Center
- TR - Transitional Residential

0 700 1,400 2,800
 Feet

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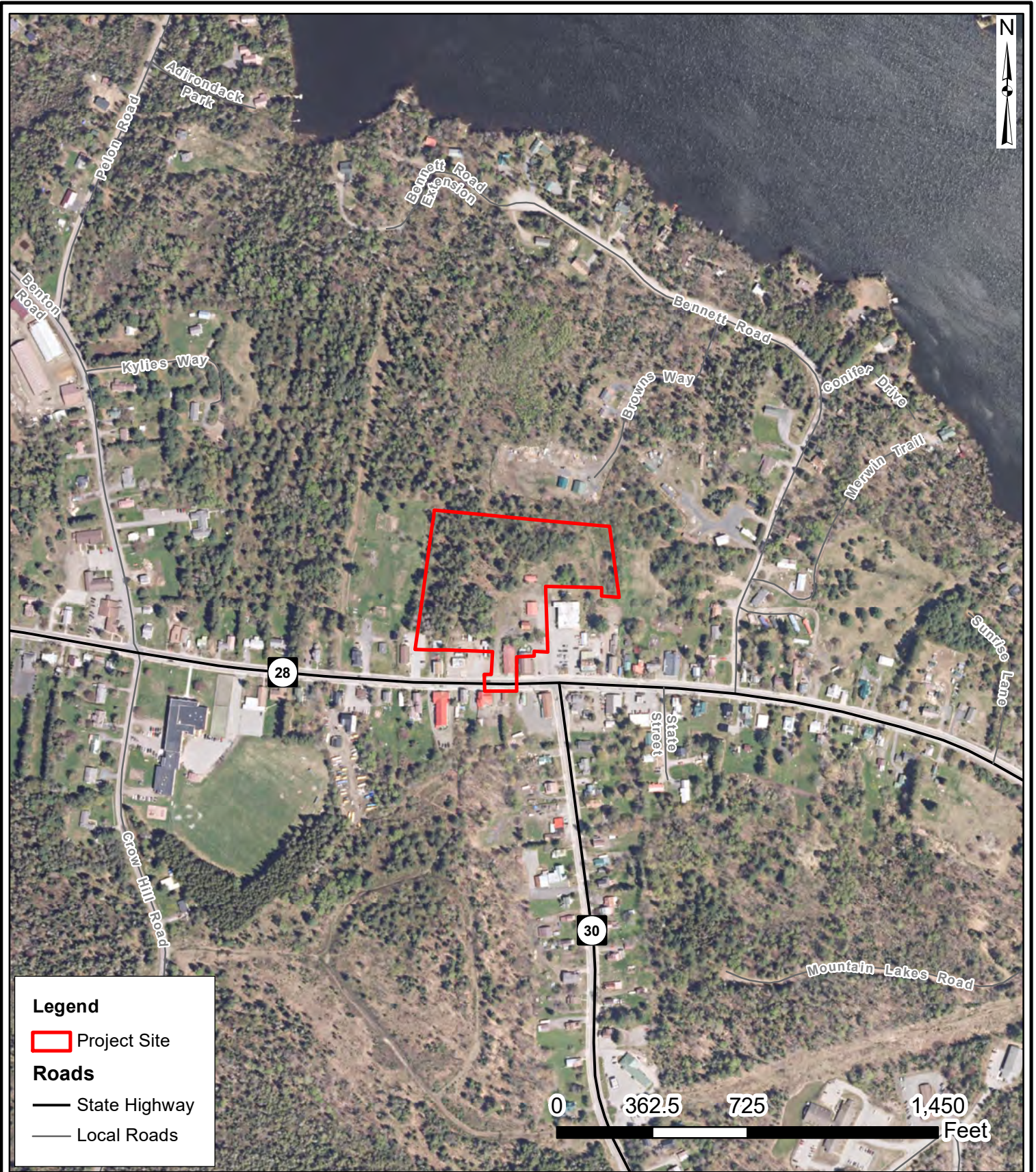
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 Phone: (518) 812-0513

Town of Indian Lake Property (formerly Townsend Property)

Figure 6: Zoning

6298 NYS Route 30
 Town of Indian Lake - Hamilton County, New York

| | |
|----------|---------------------|
| Drawn: | JC |
| Date: | 11/26/2019 |
| Scale: | 1 inch = 1,000 feet |
| Project: | 91909.01 |
| Figure: | 6 |



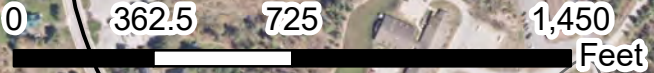
Legend

Project Site

Roads

— State Highway

— Local Roads



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Town of Indian Lake Property (formerly Townsend Property)

Figure 7: Transportation

6298 NYS Route 30
Town of Indian Lake - Hamilton County, New York

| | |
|----------|-------------------|
| Drawn: | JC |
| Date: | 11/26/2019 |
| Scale: | 1 inch = 500 feet |
| Project: | 91909.01 |
| Figure: | 7 |

APPENDIX C: CONSTRUCTION REQUIREMENTS

TOWN OF INDIAN LAKE: THE COMMONS

Regarding: Construction Requirement Analysis

Date: September 8, 2020

Introduction

The following is a summary of the likely reviews, permits, and approvals that will be required to develop The Commons. It is important to note that there may be additional permits and approvals. However, it is difficult to discern this early in the process. It is also important to note that the time of these permits and approvals may vary and are often interrelated to one another. As such, careful consideration regarding timeline and scheduling need to take the permitting process into account.

Existing Conditions & Setting:

A Site Reconnaissance memorandum date November 21, 2019 was prepared as part the project. The memorandum details the existing conditions of the site as well as the land use and regulatory setting. The memorandum notes that nearly 7.66-acre site is located within the Town Center (TC) zoning district and Adirondack Park Agency's (APA) Hamlet land classification, which affords the greatest development potential. According to a survey of the site and USDA soil mapping, the site is relatively level and has favorable development conditions. A significant portion of the site is already cleared and there are limited (if any) wetland resources. Finally, the site is not located withing an Archeologically Sensitive area. As such, there are not anticipated impacts to cultural resources.

Potential Reviews, Permits, and Approvals:

- The project would likely be classified as an Unlisted Action under the NY State Environmental Quality Review Act (SEQR). Given the size of the project, various phases would require a long Environmental Assessment Form (EAF) or a more in-depth Environmental Impact State (EIS). It is suggested that the Town consider prepare and Generic EIS to facilitate and encourage private development efforts and to avoid any potential segmentation issues.
- Wetland delineation to further define the limits of potential wetlands. Note, the proposed concept plan for the site already includes the avoidance of these areas.
- Consultation with NYSDEC Natural Heritage Program regarding endangered, threatened, and rare (ETR) species.
- Consultation with US Fish and Wildlife Service (USFWS) regarding ETR.
- NYSDEC State Pollutant Discharge Elimination System (SPDES) General Permit GP-0-10-001 (for storm water run-off from construction activities)

- State Historic Preservation Office (SHPO) Consultation. It is anticipated that the project would receive a “No Effect” letter.
- NYS Department of Transportation (NYSDOT) Highway Work Permit.
- Adirondack Park Agency (APA) Jurisdictional Inquiry
- Town of Indian Lake Subdivision approval.
- Town of Indian Lake Site Plan and/or Special Use Permit Review.
- Town of Indian Lake Building Permit
- Possible easements and/or Memorandum of Understanding (MOU) with adjoining property owners if the project includes shared parking or access.