



TOWN OF INDIAN LAKE

COMPREHENSIVE PLAN

APRIL 2017

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INTRODUCTION

INTRODUCTION

The Town of Indian Lake is located in New York's Adirondack Park. Rugged ridgelines, fabled waterways, and vast forest tracts help define this quintessential Adirondack community. Although its bucolic landscape is ever-present and revered, its residents, both *natives* and *newcomers*, and an eclectic mix of seasonal homeowners and tourists, make Indian Lake a cherished place to live, work, and play.



Sunrise over Indian Lake (oepphphoto via Instagram)

Encompassing over 170,000-acres of land and waterbodies, a majority of the Town's approximately 1,100 year-round residents live in one of several, historical settlements; Indian Lake, Big Brook, Blue Mountain Lake, Cedar River, and Sabael. Although a portion of the population lives outside of these areas, a significant amount of the Town's land area (87 percent) is protected from development (e.g., conservation

easements, Adirondack Forest Preserve, etc.), and is therefore uninhabited. This in turn fosters a strong sense of place and local community ties.



Adirondack loggers (Seneca Ray Stoddard)

First settled by frontiersmen looking to live off the land, Indian Lake eventually grew to become a bustling lumbering community. With the building of the Adirondack Railroad from Saratoga to North Creek in 1870-1871, Indian Lake continued to grow. This included many wealthy families that would spend their summers at their Adirondack's "great camps." In time, hotels and guest accommodations sprang up as Indian Lake continued to attract an increasing number of tourists. Faced with a decline in forest-based industries, the economy has trended toward tourism, which continues to this day.

While Indian Lake tourism remains strong, and many of the local businesses enjoy broad community support, the Town has experienced a declining population that threatens the vitality of the local economy and the long-term sustainability of community services. These challenges have encouraged Indian Lake to take a proactive approach toward future planning initiatives, including the development of this Comprehensive Plan (or Plan). This Plan is intended to serve as a blueprint for current and future generations.

Comprehensive Planning

What is a comprehensive plan? According to NYS Town Law (272-a), a comprehensive plan “means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive materials that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town...”

Furthermore, NYS Town Law states that “among the most important powers and duties granted by the legislature to a town government is the authority and responsibility to undertake town comprehensive planning and to regulate land use for the purpose of protecting the

public health, safety and general welfare of its citizens.”

So why are comprehensive plans so important? In addition to serving as the statutory basis for zoning, the comprehensive plan is intended to:

- Establish a shared community vision for the future
- Provide justification for decisions
- Promote economic development
- Protect natural resources and public investment
- Balance competing community and private interests
- Provide community-based decision making
- Support grant funding opportunities

Within the Adirondack Park, comprehensive plans have additional meaning and value. By adopting a local comprehensive plan and zoning that mirrors the Adirondack Park Agency’s (APA) land use scheme, local communities (once APA-approved) may act on an array of local land use activities, including Class B regional projects. To date, Indian Lake is one of only eighteen (18) communities with an APA-approved Local Land Use Program.

Planning Process

With funding support from the Upper Hudson Recreation Hub Grant, Indian Lake created a Comprehensive Plan Advisory Committee (hereafter Advisory Committee) that consisted of residents, business owners, property owners, recreational enthusiasts, municipal and county staff, and stakeholders from local organizations. The Advisory Committee began meeting in December 2015 and has since conducted the following:

- Inventory and analysis and existing conditions summary, which examined current demographics, the local economy, land use characteristics, transportation and utility infrastructure, and natural and cultural resources;
- Public participation in the planning process, which included two (2) public workshops, an interactive survey, stakeholder interviews, and a hamlet center design workshop;
- Strengths, Weakness, Opportunities, and Threats (SWOT) analysis;
- Development and review of the Plan. Based on its research and public outreach, the Advisory Committee prepared a preliminary draft plan in September 2016. After a March 13, 2017, public hearing, and further review and revisions, the plan was

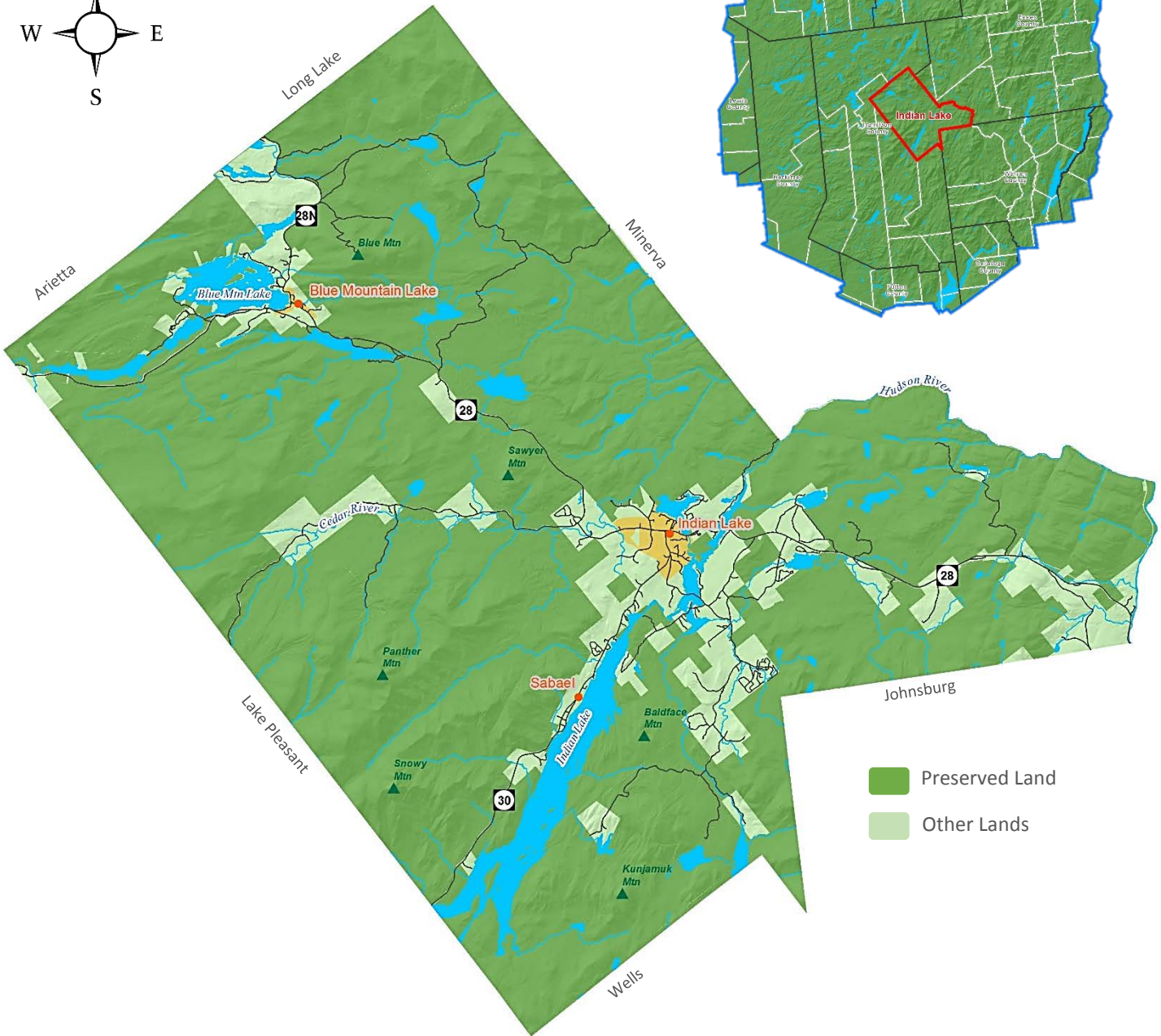
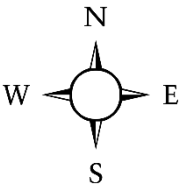
finalized in April of 2017 for the Town Board's and adoption.



Hamlet design workshop

It is worth noting the importance of public input to this process, including a public workshop that was hosted by the Advisory Committee. The workshop was held at the Indian Lake Theater on April 13th, 2015 and was attended by over 50 residents, business owners, Planning and Zoning Board representatives, and elected officials. The presentation was followed by live polling of the participants, allowing the participant to provide direct feedback on their interests and priorities. The survey was also posted online and hard copies were available at Town Hall for residents who could not attend the meeting. Following the presentation, the floor was opened for public discussion, which focused on economic development, land use and zoning, transportation, infrastructure, and quality of life issues.

TOWN OF INDIAN LAKE: STUDY AREA



Adirondack Park



- Preserved Land
- Other Lands

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EXISTING CONDITIONS



CHANGING POPULATION, STRONG COMMUNITY, AND EVOLVING ECONOMY

Like many Adirondack communities, Indian Lake has experienced a decline in overall population and an increase in the median age of residents, which has impacted local businesses, the school district, and community services. Declining employment opportunities have contributed to this trend. Rising housing costs coupled with limited rental options, particularly for young professionals, have also played a role in population loss. This increase in housing costs is partially attributed to a rise in demand for seasonal homes.

While job opportunities have declined, Indian Lake still benefits from a more favorable economic climate as compared to other Adirondack



communities. Specifically, the Town has a relatively large employment base which includes education and social service sector jobs, travel accommodations, lodging, construction, and cultural destinations like the Adirondack Museum. These job opportunities have resulted in a median income that is higher than Hamilton



Slide skiing on Snowy Mountain

County's and almost equal to the state's. Furthermore, with a well-respected, programmatically diverse school system, and quality, health and social services

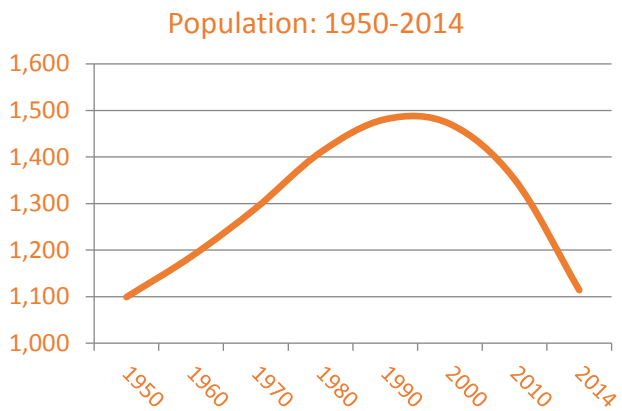
Existing Conditions Summary

Population & Housing

Indian Lake's population steadily rose since 1950, but began to decline in the 2000s. Today, there are 1,114 full-time residents. With a median age of 54.3, much of the Town's population is older, as compared to the state's median age of 38.1. Seasonal homeowners and tourists account for a noticeable influx of population, particularly during summer months. This is reflected in the Town's housing stock, where seasonal

nearby, Indian Lake offers multigenerational benefits and opportunities that many other Adirondack communities are unable to provide. With two walkable downtown hamlets, Indian Lake also offers commercial and cultural attractions that are right at the doorstep of some of the Adirondack's most iconic and pristine natural and recreational resources. Ultimately, leveraging these assets is an essential part of this plan.

The following section provides a brief overview of Indian Lake's existing conditions. Appendix A provides a complete inventory and analysis of the Town.



Source: US Census Bureau

housing accounts for nearly 63% of all housing units.

With a median household income (\$56,111) comparable to the county and state average, top employment categories are education, healthcare and social assistance, construction, arts, entertainment and recreation, and accommodation and food services. Employment rates vary due to the seasonal nature of the tourism industry. Based on an analysis of housing, couples and families earning the approximate median household income can afford the median housing value (\$154,000) in the Town. However, those making 80% or less of the median household income are unable to afford median housing values. With regards to rent, the median price is \$525 a month. Those making 50% or above the median household income can afford this price point. However, based on public input, suitable and desirable housing options are lacking and the condition of rental units may not appeal to among young professionals and/or seniors.

Economic Base & Development

The top three industry types in the town are

educational services, health care and social assistance (27.5%), construction (18.2%), and arts, entertainment, recreation, accommodation and food services (15.1%).



The Indian Lake Chamber of Commerce and the Indian Lake Community Development Corporation (ILCDC) provide direct and indirect support to the many businesses in the Town. Cumulatively, these businesses employ over 300 people (over 46 percent of which are Indian Lake residents). During the busy summer months, some businesses (particularly travel accommodations and lodging services) have employed internationals to fill certain job vacancies. Conversely, during the “off” season, employment levels decline, illustrating the need to cultivate year-round businesses.

Community Services

In addition to serving as a community focal point, the Indian Lake School District offers a one (1) to five (5) teacher to student ratio in classrooms, as well as partnerships with community colleges for distance learning opportunities. Faced with a 37% decline in enrollment since 2005 (196 to 123), the school has developed an international recruitment program. Students from all over the world may come to live and learn in the Indian Lake community in an effort to broaden local student's cultural and educational experiences and boost local enrollment numbers.

Emergency services available in the Town include two fire districts, ambulance services, and County and State Police. The Indian Lake Volunteer Fire Company's fire station was built in 1968. Due to the building's existing condition and limited space, the department is in need of an improved or new station. Redevelopment of the former grocery store has been explored. A vote on whether to spend \$2 million to relocate the fire department to the site was defeated 206 to 63 in August 2016. In response, the Comprehensive Plan

Advisory Committee conducted a GIS analysis to help identify a potential location, which is included as a recommendation in this Plan. However, the site was recently donated to the Board of Commissions, who are now planning to move forward with the relocation of the Fire Department.

Health care services within the Town include the Indian Lake Health Center, which is operated by Hudson Headwaters Health Service, and Hamilton County's Health and Human Services. This county division also provides many public health services, including mental health, substance abuse, youth programming and support, and home healthcare programs.

Recreational, Historic & Cultural Resources

One of the greatest recreational resources within Indian Lake is the vast amount of public lands. Over 30,000 people sign in at Indian Lake trailheads annually, and many do not sign in at all, so in reality, that number is even higher. Adirondack Forest Preserve lands offer over 120 miles of public, multi-purpose trails, often with access to campsites, lean-tos, and

campgrounds, and an abundance of other recreational opportunities including hiking, riding, snowmobiling, rock and ice climbing, kayaking, and with over 23,000 rafters, whitewater rafting on the Indian and



Source: Adventure Sports Rafting

Hudson rivers. Town beaches, pavilions, parks, Indian Lake Museums, Indian Lake Theater, ski hill and skating rink, two National Register-listed fire towers, and an assortment of festivals and celebrations (including the Great Adirondack Moose Festival, Black Fly challenge, and Adirondack Challenge) are just a few of the many local offerings.

Indian Lake is also home to the Adirondack Center for the Arts and the Adirondack Museum. Both are located in Blue

Mountain Lake. The Adirondack Museum's 121-acre campus features multiple exhibits and galleries dedicated to the history of the Adirondack region. The museum has both indoor and outdoor exhibits and activities and over 70,000 visitors annually.

Natural Resources & Land Use

Over 97% of Indian Lake is undeveloped, with land comprised primarily of loamy soil, surficial till, and forms of gneiss bedrock. Mountains, foothills, and low laying lands create an undulating, forested landscape. Its many waterways and waterbodies, including Indian Lake, Lake Abanakee, Adirondack Lake, and Blue Mountain Lake add to the community's natural resource valley. Several NYSDEC-designated Wild, Scenic and Recreational rivers, including the Cedar, Indian, and Hudson Rivers, enjoy additional protection from certain activities. Locally adopted zoning mirrors Adirondack Park Agency regulations. Actual land use by acres (based on real property tax data) shows that over 66% of the Town is Forest Preserve, with another 20% in State conservation easements. Nearly 6% is residential use and 5% is vacant.

Approximately 0.4% is commercial. Perhaps the greatest land use change within the Town’s recent history is New York State’s acquisition of the Essex Chain (see below for additional information) to create a large expanse of public, recreational land.

Infrastructure & Utilities

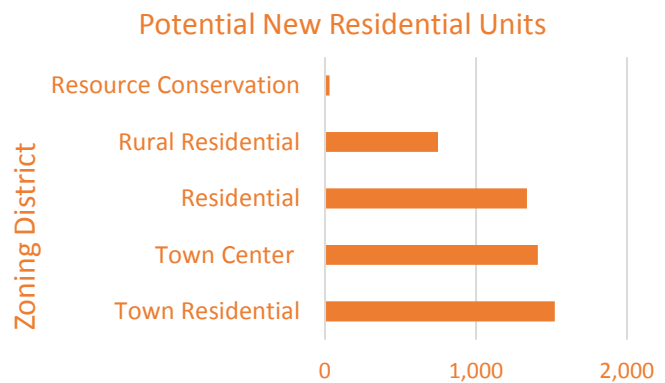
NYS Routes 28 and 30 are the primary transportation network in Town, with portions of 28 serving as the “main street” in the Hamlets of Indian Lake and Blue Mountain Lake. Public water and sewer

districts serve and extend just beyond the Indian Lake Hamlet area and have capacity for new development, but are in need of updates. NYSEG and National Grid supply electricity, Verizon and AT&T offer good cellular reception near Routes 28 and 30, and Frontier Communications recently installed broadband internet. Residents and business owners are hopeful that service will extend its reach and that upload and downloads speeds will be improved in the near future.

Buildout Analysis

In order to better understand potential growth in the Indian Lake, a Geographic Information Systems (GIS) buildout analysis of residential housing was conducted. A GIS buildout analysis provides an estimate of the overall residential development potential given a set of assumptions and constraints. It considers existing development, local regulations such as minimum lot size requirements, and features that often inhibit development due to related costs or construction difficulties (steep slopes, shallow soils, wetlands,

access related issues, etc.) regardless of their regulatory status. However, it is important to point out that a buildout analysis is a *theoretical maximum* and



should not be understood as a future growth projection. According to the buildout analysis, over 5,000 new residential units could be built within the Town (see Buildout Map in Appendix A)

under existing conditions, constraints and assumptions. The greatest number of units could be built in Town Center (TC) and Town Residential (TR) zoning districts.

Strengths, Weakness, Opportunities Threats (SWOT) Analysis

During the planning process, the Advisory Committee conducted a SWOT analysis to identify the current trends. The analysis included an exploration of the following (see Appendix C for the complete analysis):

- **Strengths:** Available and valuable assets that should be enhanced. The camaraderie of the community, beauty of the area, walkable hamlet, low cost of living, school, theater, and quality of life were all identified as strengths.
- **Weaknesses:** Drawbacks or short-term challenges that need to be addressed. Weakness included lack of funding to implement projects, lack of planning, lack of communication or coordination among community groups, committees, and organizations, no grocery store, “naysayers,” limited affordable housing, limited job opportunities, and poor internet coverage or capacity.

- **Opportunities:** Long-range positive trends. Business growth particularly with better internet service, the Adirondack Museum, proximity to Gore Mountain, outdoor recreation, aging in place services, and regional planning and economic development initiatives (see below for more regional planning information).
- **Threats:** Long-term weakness that can undermine goals. Threats included declining and aging population, lack of community engagement or enthusiasm, climate change impacts, school district consolidation, and lack of funding support for initiatives.

The SWOT analysis was referenced throughout the planning process and helped guide the goals and recommendations in this Comprehensive Plan.

Public Participations Highlights



Public workshop participants

Providing opportunities for Indian Lake residents to take part in the preparation of the Comprehensive Plan was a vital part of the planning process. Public outreach efforts included stakeholder interviews, a community workshop with a real-time survey, a public hearing, and a hamlet design workshop.

The Advisory Committee hosted the well-attended public workshop at the Indian Lake Theater on April 13, 2016. In order to maximize input, public outreach to promote the event included press releases in local newspapers, announcements in the Town, Indian Lake Chamber of Commerce, and

Indian Lake Community Development Committee websites, distribution of flyers, an ad on North Country Public Radio, social media outreach, and direct invites to residents.

Nearly 50 people participated in the public workshop, which included an overview of the planning process and the Town's existing conditions. During a real-time survey, participants were able to provide direct feedback. This survey was subsequently posted online to allow others in the community to partake. Appendix B includes a complete summary of the public workshop.



Hamlet design workshop participants

The Advisory Committee hosted a hamlet design workshop on May 19, 2016. The purpose of the walking tour was to discuss possible hamlet revitalization initiatives, including streetscapes, parking, signage, sewer and water infrastructure, infill development, and economic growth opportunities. To better inform discussions, several key stakeholders, including

representatives from Town Departments representatives (e.g., Parks and Recreation, Highway, etc.) and the Indian Lake Volunteer Fire Department were invited to participate. This information was used to develop preliminary concept plans, related cost estimates, and planning recommendations for the hamlet area that are included in the Comprehensive Plan.

Related Leadership & Planning Initiatives

The Town of Indian Lake is directly or indirectly involved in several regional initiatives that will likely have an impact on the community. These include the following:

5 Towns/Upper Hudson Recreation Hub

Through an agreement with The Nature Conservancy (following their purchase of 161,000 acres of land formerly owned by the Finch Pruyn Company), the State of New York has acquired a total of 69,000 acres of land in the Adirondack Park. A portion of this includes the Essex Chain of Lakes and Hudson River lands within the towns of Indian Lake, Long Lake, Minerva, Newcomb and North Hudson. Known as the Upper Hudson Recreation Hub (The Hub),

these towns have formed a coalition to advocate for the 'Wild Forest' land classification of the newly acquired Essex Chain lands, which permits a wide variety of outdoor, recreational uses. The Hub seeks to promote active use of the lands, encourage economic development through tourism in the region, and preserve and restore two, brick and mortar, historical assets in the area (see below for more information).

Essex Chain Lakes Classification

As a component of the reclassification of State's recent land acquisitions in the Adirondack Park, the former Essex Chain Lakes has become part of the larger Essex Chain Complex. These newly classified lands



Essex Chain Lakes

include the Essex Chain Lakes Primitive Area, the Pine Lake Primitive Area, and parts of the Blue Mountain Wild Forest. The land purchase resulted in NYS Department of Environmental Conservation's (DEC) 2014 Stewardship Plan, which outlined existing and future actions such as motorized access on designated roads, parking areas, signage, and establishment of tent sites, canoe carries, horse trails and other recreation options. Subsequently, NYSDEC's 2016 Complex Unit Management Plan addressed potential public-use facilities, including: ADA-accessible recreation, multi-use trails, a bridge over the Cedar River linking the hamlet of Indian Lake to the Blue Mountain Wild Forest trail network, additional

roadway connections, floatplane operations, maintenance of the Outer Gooley Club farmhouse as an historic structure (with future consideration for other uses), and snowmobile trail alternatives connecting Indian Lake and Minerva. Also proposed for the area by the Upper Hudson Recreation Hub and NYSDEC is a Hut-to-Hut trail system, a series of trails linked to communities and amenities allowing users to experience backcountry hikes with access to a variety of lodging along the way.

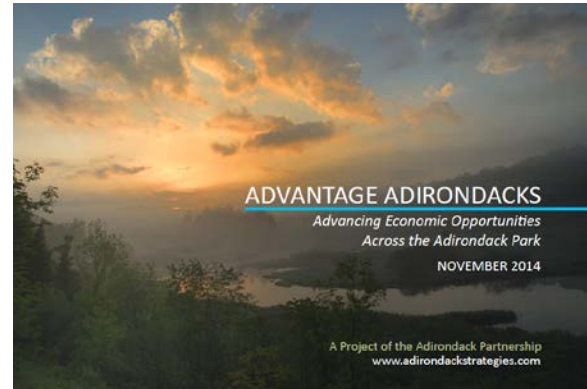
ROOST Regional Marketing

Hamilton County and the Upper Hudson Recreation Hub formed a strategic partnership with the Regional Office of Sustainable Tourism, or ROOST, to further promote a regional approach to tourism and economic development. Within just a day's drive of the Adirondack Park, there are about 85 million potential visitors, most of whom are unlikely to distinguish between town and county lines when planning trips and activities. With this knowledge at the forefront, ROOST has sought to market the county and surrounding areas with a brand identity to

attract an array of outdoor and recreational enthusiasts and visitors. ROOST has advised town officials, the Recreation Hub partners, and Hamilton County on tourism marketing strategies and destination management to ensure the amenities available in these communities meet travelers' needs.

Adirondack Partnership

Advantage Adirondacks is a 2015 plan completed by the Adirondack Partnership, a group formed in 2010 by Hamilton County leadership, non-profits, regional industries and residents to advance community and economic development. The resulting plan is an effort to revitalize hamlets and increase the sustainability of the Adirondack Park. It advances the establishment of a new, Adirondack economy that prioritizes innovation, "place" over "location," the value of growth over scale, and the attraction and retention of talent through various means. Two other (2) projects relevant to Indian Lake were concurrently initiated around this time, including: 1) identification of best practices and opportunities to support collaboration between the Adirondack Museum and a planned hotel to increase tourism, and 2)



Advantage Adirondacks 2014 Plan

advancement of linkage projects in the Upper Hudson Recreation Hub communities. Additional projects and opportunities identified in the Plan include the production and manufacture of sustainable forest, construction, building and other natural products, recreational equipment manufacturing and retail sales, tourism, "prescribing the Park" as a health and wellness refuge (including the Adirondack Trail Towns Initiative), ecosystem services, value-added agriculture and food processing, and bolstered nonprofit employment sector.

Great South Woods

Interrelated to New York State's land acquisitions in the Adirondack Park, several

Adirondack Communities partnered with SUNY Environmental Science and Forestry (ESF) and the NYSDEC to “develop a new strategic vision for recreation infrastructure across the vast Great South Woods region.” The 2016 Great South Woods (GSW) recreation planning project covered 2 million acres of land and 20 different APA land management units. Driven by a public participatory process, the plan’s strategies and recommendations were conceptual in nature and included five (5) core themes: Access, Connectivity, High-Quality Recreation Destinations, Public-Private Partnerships, and Ecosystem Stewardship. The GSW’s preliminary recommendations for Indian Lake include improved connections to nearby campgrounds, fire towers, Beaver Brook Cliffs and other nearby amenities, and are to serve as the foundation for communities like Indian Lake to continue public engagement, identify priority projects, and further develop design.

Raquette River Blueway Corridor

The Raquette River offers beautiful scenery, recreation, and a rich history; however, use

of the river corridor has declined, partially as a result of the loss of local industry.



Blue Mountain Lake (adirondackexperince.com)

In response, the Raquette River Corridor Blueway Plan was prepared to improve access and understanding of the waterway through marketing and development of new amenities in order to attract visitors and increase tourism. This intermunicipal Plan identifies a range of possible projects. Specific recommendations for Indian Lake include the addition of a visitor center and signage at Blue Mountain Lake. The Plan suggests that Corridor communities and project partners, like the Town of Indian Lake, work together toward a shared vision.

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VISION STATEMENT



WHO ARE WE, WHERE HAVE WE BEEN, AND WHERE DO WE HOPE TO GO?

This Comprehensive Plan represents Indian Lake's effort to foster a sustainable future by inspiring community pride and participation and increasing interest in living, visiting, or doing business in the community. Indian Lake last adopted a Comprehensive Plan in the 1970's following the creation of the Adirondack Park Agency. In the years since many changes have taken place on a local, regional and national scale; yet the Town's Plan has not been updated to reflect and respond to the changing times. As a small Adirondack town that has experienced a decline in population and job opportunities, it has become increasingly evident that strategic planning is vital to the community's future success.



Indian Lake third graders (photo: NCPR)

During the development of this plan the Advisory Committee and Indian Lake residents demonstrated their passion and commitment to the community and its vast potential. Their shared vision for the

Comprehensive Plan and the future Indian Lake included the following:

- Ensure the availability of year-round, full-time, quality job opportunities for residents to earn an acceptable, living wage and encourage young people to stay in this community or others to move here.
- Increase year-round population base to enable the availability and diversity of businesses that are desired, including restaurants, small shops, and a grocery store.
- Become a well-known, ***year-round destination*** in the Adirondacks by leveraging the many natural, cultural, and recreational opportunities that are available and fostering tourism with complimentary services.
- Increase recreational, social, and cultural events and opportunities throughout the year.
- Enhance the vitality and aesthetic appeal of the Hamlet to offer a pedestrian-friendly, “complete streets” environment that attracts residents and visitors to its shops and creates opportunities for socializing and participating in the community environment.
- Encourage “smart growth” land use practices that encourages development in areas where there is existing public infrastructure (e.g., water and wastewater services, transportation, etc.) and preserves existing open space and environmental resources.
- Recognize the inherent value of all residents and ensure the current level of services available for residents is maintained. Ideally this would also increase services for youth, the elderly, and those with specials needs.
- Inspire and promote civic participation and pride in the community beginning at a young age, which will translate and continue through adulthood.

Finally, this Comprehensive Plan is intended to be a living document. As such, the Town should arrange for periodic, future meetings to revisit these goals and strategies over time. It should also consider revising or update this plan every five (5) to 10 years.

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GOALS & RECOMMENDATIONS

K MUSEUM



The Klondike Museum
is a unique and important
place for all coming to the grounds.
We hope you'll be getting in.



“A GOAL WITHOUT A PLAN IS JUST A WISH”

-Antoine de Saint-Exupery

The following goals, recommendations, and revitalization initiatives are based on extensive public input that was obtained during the planning process. While these recommendations represent a range of policy and land use options that will help guide and revitalize Indian Lake over the long term, true success will depend upon a committed, informed community, strong leadership, and effective public and private partnerships.

Because implementation of these strategies requires a long-term commitment from dedicated and knowledgeable members of the community, one of the primary recommendations in this Plan is the need for an Implementation Committee as a long-term extension of this Plan update.

The Advisory Committee felt it was also critical to establish a community development position to coordinate or lead Plan related action items.

Formally authorized or appointed by the Town Board, the Implementation Committee, with assistance from the proposed community development coordinator, would be tasked with implementing the recommendations outlined in this Plan. Because there is often a limited number of volunteers in a small community and efforts can overlap, the Town Board should consider assigning this role to an existing committee or organization. Alternatively, the Town Board could select representatives from existing entities to serve on the Implementation

Committee. This may include the Indian Lake Community Development Corporation (ILCDC) and Chamber of Commerce. Additional support or partnership opportunities may include the North Country Regional Economic Development Council (NCREDC) and Hamilton County representatives.

Ultimately, the intent is to create a well-coordinated implementation and economic development strategy through effective communication and collaboration. This may include quarterly or biannual roundtable discussions among stakeholders, including Town leadership, business owners, and economic development representatives. The focus of these meetings should be on the status of implementation of the Comprehensive Plan recommendations, implementation of roles and responsibilities, identification of next steps, and establishing new or revised recommendations.

As previously noted, there are a number of regional initiatives that directly or indirectly involve Indian Lake. This includes the 5 Towns/Upper Hudson Recreation Hub, Adirondack Partnership, Great South Woods, Raquette River Blueway Corridor,

and regional marketing through ROOST. It is important for Indian Lake to remain involved in these efforts. More specifically, grant funding is increasingly being awarded to regional, collaborative efforts, organizations, and projects. Furthermore, regional strategies offer the town greater human, social, political, and financial capital to be more effective. As a small community, any additional help, funding, access to resources, and/or exposure to opportunities should be welcomed and fully leveraged.

Goals & Recommendations Outline

A full year of Advisory Committee meetings and community feedback resulted in identification of the most pressing issues in the Town, followed by the development of goals and recommendations to best address these. The primary issues have been synthesized into eight, overarching themes, reflecting the most resonant issues throughout the planning process. The Advisory Committee prioritized these themes in the following order:

- (1) Economic Development,
- (2) Hamlet Revitalization,

- (3) Community Services, Land Use and Zoning,
- (4) Infrastructure,
- (5) Community and Quality of Life,
- (6) Housing Needs, and
- (7) Senior Support Services.

Following the identification and prioritization of the above themes, the Committee then established twenty (20), tangible, core goals and recommendations. The goals and recommendations are best understood as “action items” or mission statements to address the Town’s self-identified, highest priority themes in this Plan. Although the Committee has established well-informed priorities with a

necessary hierarchy, it should be noted that all twenty of the goals and recommendations remain of great importance for the long-term success of the community. Finally, each of the 20 goals contain one or more recommendations or strategies for implementation.

An abridged version of the Goals & Recommendations is located in the Implementation section of this Plan. The Implementation section provides this information in a succinct, tabular format, listing each goal, the entity most likely to undertake primary leadership for it, and a cost estimate for each item.

Comprehensive Plan Goals & Recommendation

Economic Development Initiatives:

The following economic development goals and recommendations are intended to cultivate a culture of entrepreneurialism, increase year-round tourism, and improve economic development coordination. Furthermore, the goals recognize that there is no one “silver bullet” solution to revitalizing the Town’s economy; success is more often in the form of many, small

victories over time. When it comes to entrepreneurialism, Hamilton County, the Indian Lake Chamber of Commerce, and Indian Lake Community Development Corporation offer a number of programs and resources for new and existing businesses. Greater awareness and improved programs are needed to increase participation. Furthermore, strategies to reduce startup costs and provide ongoing mentoring are vital to encouraging

potential business owners to take the next steps. In a small community, it takes just a handful of entrepreneurs to make real and lasting change.

When it comes to tourism, the community must further leverage its existing natural and recreational resources, as well as its walkable hamlets and cultural amenities. This includes efforts to help potential visitors hit the “easy button” when deciding when and where to travel. These decisions are increasingly made online, which necessitates that the Town, local businesses, and organizations improve their online presence with visually appealing, user-friendly, social media-oriented, rich in content, and well-coordinated websites. It also includes highlighting enough amenities of interests and showcasing enough entertainment (including events) options to attract visitors who will stay longer and support local businesses.

Goal 1: Ensure that the NYS Broadband Initiative is Fully Implemented by 2018 Goal Year

1. Work to expand high speed internet access throughout the Town to reach all residents and business owners. Engage

New NY Broadband Program representatives and other state programs (e.g., Connect NY) that are working to develop broadband throughout the state. Advocate for on-time and complete, town-wide coverage. Currently, the state’s goal is to provide broadband services with at least 100 megabits per second (Mbps) to the entire state by 2018. Quality internet service is essential to attract not only new brick and mortar businesses, but internet-based businesses and telecommuters as well. While NYS Broadband Program is looking to install the necessary cabling to support broadband, alternative infrastructure should be explored in areas where cabling is not feasible. This may include WiMax technology, or something similar.

Goal 2: Promote Existing Funding & Loan Support Programs

1. Assist the Indian Lake Community Development Corporation (ILCDC) to possibly expand and educate residents about potential and existing business owners about funding and loan opportunities. This includes working

collaboratively with the Indian Lake Chamber of Commerce, the CDC, and Hamilton County to promote the use of existing, low interest, small business loans or a microenterprise grant program offered by the county and the state. Ideally, a local contact for these programs could be designated (e.g., proposed economic development coordinator or a designated mentor) to both personalize and localize assistance and the process of applying or patriating.

2. New York State’s Consolidated Funding Application (CFA) process offers significant grant opportunities to private businesses. The Town, Indian Lake Chamber of Commerce and Indian Lake Community Development Corporation should continue to host a forum for local business owners to learn about the



process and to identify potential grant applications. This may include coordination with the North County Regional Economic Development Council Representatives. Such forums could be integrated into related business training and mentoring initiatives that are recommended in this plan.

Goal 3: Assist with Business Startups & Development

1. Help develop “pop up” spaces with flexible layouts, high-speed internet access, and supporting infrastructure (e.g., meeting space, Department of Health-approved kitchen, etc.) for business startups, seasonal operations, and telecommuters to use, rent, or lease. Redevelopment of the Townsend property may provide an opportunity for several of these amenities (see related Townsend property recommendation below).
2. Support development of market analysis and business pro forma(s) for target businesses and identify key sites for redevelopment as an incentive. This may include select retail (e.g.,

restaurants, grocery stores, etc.) and recreation-related businesses. Identify select redevelopment sites and market them directly to the business community. Consider expediting the review and permitting a process for preferred projects. Consider other incentives to attract preferred businesses (e.g., pilot agreements, etc.).

Goal 4: Help Promote and Expand Outdoor Recreation Opportunities and Related Eco-tourism

1. Add new walking, snowshoeing, cross-country skiing and snowmobile trails and connections to downtown to increase ease of access to nearby businesses throughout the year. The existing snowmobile and trail network



runs just south of the Indian Lake hamlet, and has a few connections to businesses including a gas station and restaurant just beyond the core of the Indian Lake Hamlet. Additional connections to the core, business center will improve visitation and help to promote Indian Lake as a winter destination as well.

2. Revitalize the ski hill to provide additional trails and recreation opportunities. While Indian Lake has many miles of Adirondack hiking trails, not all visitors want to spend a full day out in the woods. More often, people are looking to get out for a quick walk or as part of their daily exercise. As such, the Town should work to develop additional trails close to the business center that may serve, at the very least, as a nice amenity. Specifically, trails that connect with the Ski Hill toward Crow Hill Road should be explored. Additional recreation improvements to the Ski Hill include covering the ice skating rink to preserve ice throughout the winter and offer additional recreation space during the warmer months. The Town should also consider installing tubing

infrastructure in order to expand recreation opportunities.

3. Help inform the public that direct access to the Hudson River is now available via the Gooley Club Road. Previously the outdoor and recreation community could only access the Hudson River via the Indian River. However, such information should include whitewater related safety and warning information.
4. Help formalize access to Snowy Mountain slides for backcountry skiing. Backcountry skiing is increasing in popularity. The slides on Snowy Mountain are become a popular destination among the skiing



*Otter Slide Rapid on Indian River
(Americanwhitewater.org)*

community. Currently, access to the slide is unmarked and there is no parking along Route 30. The slides (and access to them) are located on Forest Preserve land. The Town should work with NYSDEC to improve access and promote the use of the trail and the slide accordingly.

5. Explore single-track mountain biking opportunities. Similar to backcountry skiing, single-track mountain biking has increased in popularity. Most Adirondack trails do not allow mountain biking. As such, the Town should consider developing a single-track trail system. The Ski Hill should be considered a potential location.
6. Improve access to Essex Chain Lakes Complex recreation opportunities. Efforts should include developing a gateway kiosk (that includes information about new mountain biking and equestrian opportunities but Town-wide information as well), creating camping facilities, a formalized boat launch, signage, improving the Town Beach, and a walkway or another attraction that spans the length of

primarily Town-owned, waterfront property along Chain Lakes Road from Route 28 through Town Beach, and possibly continuing up to the Abanakee Dam and whitewater rafting parking area. While New York State is responsible for trailhead and access signage, the Town should consider installing additional signage to further promote access. For example, existing NYSDEC signage at the Chain Lakes Road intersection is somewhat small given the significant access that provides. The same can be said for the Elm Island Trail at the end of Pelon Road. Simple directional signage or an informational kiosk along Route 28 could help increase access and visitation.

Furthermore, great opportunities exist along Chain Lakes Road for additional recreation and increased economic development, should the Town decide to pursue and develop them. Because the majority of Lake Abanakee's shoreline along Chain Lakes Road is town-owned, including Town Beach, the Town could foster environmentally friendly, tourism-related growth and development, including camping



Chain Lakes Road Gateway Kiosk Concept

facilities, a roadside or waterfront walkway with interpretive signage, and other water-based activities appropriate to the Lake such as stand-up paddle boarding, paddle boats, and leisurely canoeing and kayaking. Additionally, this waterfront corridor along Chain Lakes Road would serve as an exceptional gateway to and from the greater Essex Chain Complex.

Goal 5: Develop Additional Amenities and Attractions for Residents and Visitors

1. Develop public restrooms at popular or high traffic locations. This may include a central location in Indian Lake (e.g., the redeveloped Townsend property),

adding signage for the existing public restrooms at Byron Park, or a central location in Blue Mountain Lake. However, it may also include the ski hill. Maintenance, safety and security concerns typically associated with public restrooms can discourage communities from providing them. However, it is important to note that providing such amenities is necessary for a positive, visitor experience and one of the most cost effective ways of getting people to simply stop in the community. Public restrooms can also be used during events.

2. Provide a small-scale dog park for visitors and residents. Pets are increasingly becoming part of the everyday and the traveler experiences. Hotels are trying to become more accommodating to pet owners and tourists are partially basing their travel decisions on the accommodation of their pets. The Town should develop a dog park in a centralized location to appeal to such visitors. It would also be beneficial to residents (both year-round and seasonal) who enjoy shopping with

their pets or socializing with other pet owners in the community.

Goal 6: Help Facilitate Business-Led, Hamlet-Based Improvements and Activities

1. Work with Indian Lake Chamber of Commerce to facilitate, promote, and advocate for Hamlet-specific improvements, maintenance, and events. Ultimately, the intent of this effort is to improve the Hamlet and attract visitors to the “downtown” or “central business district.” Because visitors and potential investors are increasingly looking for downtown walkable environments, it is essential to focus considerable effort on the Hamlet area itself. The Town, Indian Lake Chamber of Commerce, Indian Lake Community Development Corporation, and Garden Club could help identify needed streetscape improvements, organize and promote downtown events, advance economic development initiatives, and assist with landscaping, plantings, banners, and trash receptacles.

Goal 7: Help Develop and Facilitate Existing and New Events, Provide Improved or Additional Staging Areas and Communications for Events

1. In partnership with Indian Lake Chamber of Commerce and Indian Lake Community Development Corporation, develop a comprehensive events strategy among existing organizations, businesses, and institutions (e.g., Adirondack Museums, Indian Lake Theater, Adirondack Center for the Arts, etc.). While many excellent events are held throughout the year, a more considered effort should be made toward developing key, large-scale, signature events that are designed to attract visitors for one-day or multi-day excursions. The Great Adirondack Moose Festival, Black Fly Challenge, Antiques Show and Sale, Cycle Adirondacks, and Adirondack Challenge are examples of events that should be expanded or emulated throughout the year. Moving forward, the Town should develop an events strategy using the existing network of event organizers by tasking them to participate in a newly appointed, all-inclusive, events

leadership committee. These events could be marketed regionally to boost tourism.

Several committees, organizations and individuals are already making positive impacts in the community and a newly formed events leadership committee should be certain to include these groups. A plethora of institutional knowledge exists within each, and this



Indian Lake Moose Festival (indian-lake.com)

leadership committee will be most successful by incorporating and maximizing the use and participation of all such individuals. It will be critical to the future success of this leadership committee to establish and agree upon a shared vision with clearly defined

roles and responsibilities for each group, committee, organization, etc. to minimize any overlap and ensure that work is delegated efficiently.

An events leadership committee should include a wide variety of community representatives (e.g., residents, business owners, local organizations, etc.) and focus on two primary goals: 1) increase visitation throughout the year, and 2) build off Indian Lake's existing events infrastructure (e.g., places to hold events, places for people to stay, outdoor and recreation resources to leverage, etc.) and community character. This may include:

- a. Outdoor or sports-oriented events (e.g., cycling, running, skiing, rafting, kayaking, fishing, hunting, snowmobiling, etc.)
- b. Festival or event related to Indian Lake's dark sky status (e.g., astronomy camp)
- c. Music festival (possibly located at the Ski Hill)
- d. Adirondack culture related events (e.g., woodsman, crafts, boating,

etc.). Consider partnering with Adirondack Museum

When developing an events strategy, it is important to consider the type of experiences visitors seek and how long they may anticipate finding such entertainment locally. For example, according to a recent study of millennials and the Adirondacks prepared by The Wild Center in Tupper Lake, many millennials are unwilling to travel more than 4 hours for a regional trip, which is true of most people. When traveling 3 to 4 hours, people expect to stay 1 to 2 nights. Therefore, when planning an event with the intent of drawing visitors from Western, Central, and the Hudson Valley of New York, Vermont, and Canada, the Town will need to provide enough lodging, dining, and entertainment opportunities to keep people occupied for 1 to 2 days. This will require significant collaboration between business owners and the community.

2. Currently there are several locations within the Town to stage large-scale events. This includes the Hamlets' streetscapes, Indian Lake Central

School, and the Adirondack Museum. However, parking and gathering space can be difficult within the Hamlets, and the school and Adirondack Museum (while excellent partners), may not be able to host certain types of events or during certain times of the year. Because of this, the Town should explore revitalizing the Ski Hill into a multi-use recreation and events facility. The figures located at the end of this section depict these improvements. Event related improvements include improved parking and circulation, restroom facilities (requires the relocation or reuse of a maintenance building), walkways, landscaping, and an ice rink that could be used year-round as a covered, yet open, pavilion/event venue. The existing recreation building could also be remodeled to provide additional facilities, including meeting space and a NYS Department of Health approved community kitchen. The Ski Hill itself can be used for event staging and as a gathering space. Please note, additional recreation improvements to the Ski Hill are discussed below.

Goal 8: More Fully Engage Existing Marketing & Branding and Develop Local Content

1. Work with Hamilton County and ROOST, as well as the Adirondack Museum, on existing marketing efforts. There are a number of existing marketing and branding efforts that directly or indirectly involve the Town. The Town needs to continue to take part and consider playing an increasing role in these initiatives. This includes the Hamilton County Adirondack Experience campaign and the Adirondack Museum's recently initiated marketing efforts. Similar to Tupper Lake and the Wild Center, the Town of Indian Lake should increasingly identify itself as the home of the Adirondack Museum and celebrate its presence throughout the community. This may include signage at Town gateways, cross promotional opportunities, and interpretive signage throughout the community that may be sponsored by the Museum and helps to tell the history of Indian Lake and the greater Adirondacks. With regards to marketing collaboration with Hamilton County and ROOST, the Town should

work with Indian Lake Chamber of Commerce to ensure that all lodging, dining, entertainment, events, and recreation opportunities within the community are well represented. Conversely, the Town should work with local business, Hamilton County, and ROOST to make sure local events and marketing content complement regional efforts and reach target markets. This may require the creation of specific, Indian Lake-based, marketing material that is designed for online and print mediums. This may include visual content that can be incorporated into community and wayfinding signage.

Goal 9: Help Improve and Expand Lodging and Restaurant Facilities

1. Conduct a visitors and users survey to identify desired lodging and dining styles and amenities and existing deficiencies. The survey could be distributed to local hotels and motels, restaurants, events, and online. This effort should build upon previous leisure travel studies conducted by the Regional Office of Sustainable Tourism (ROOST). ROOST may also provide technical support or oversight.

Following the survey, the Town, in partnership with Indian Lake Chamber of Commerce and Indian Lake Community Development Corporation, should share the survey information with existing lodging and restaurant facilities (possibly during a local, industry-based forum). Based on the results of the survey, consider hosting a collaborative workshop run by ROOST and industry representatives that focuses on how to address issues and provides information on emerging tourism, lodging, and dining trends. This includes high quality, local foods, larger hotel suites with kitchenettes, European style hostels, and even high end camping or “glamping.” It also includes, simple, clean, and affordable short term



The Hedges (thehedges.com)

lodging or overnight RV facilities.

Consider working with local lodging and restaurant owners to develop a strategy for improving their facilities. This may include the use incentives to encourage new investments (e.g., tax abatements, etc.) and grant funding (see related grant funding recommendation below).

2. Improve marketing of existing lodging and restaurant facilities (see related marketing recommendations below). This includes working with the Indian Lake Chamber of Commerce and Indian Lake Community Development Corporation to ensure that their websites list all lodging (including rental units) and restaurant options, and are always current. It also includes making sure that comprehensive lists of these businesses are available in print and all online forums and leveraging all existing marketing efforts (e.g., Adirondack Experience website, etc.) to maximize impact. Consider working with businesses owners to improve their descriptions and photographs for online material.
3. Conduct a community-specific Blue Mountain Lake planning initiative to

identify the support and need for a lodging facility associated with the Adirondack Museum. This topic was discussed during the planning process. Some members of the Blue Mountain Lake community expressed concern regarding a new hotel. However, other members of the community expressed support for such a hotel. From an economic development standpoint, newer, high quality accommodations could be beneficial to the local economy and help support economic revitalization initiatives (e.g., events, etc.). However, some members of the Blue Mountain Lake community noted that a poorly designed, too large in scale, or “chain” hotel accommodations could negatively impact character of the community. The need to develop consensus around this topic is important to attract potential investors for a new lodging facility.

4. Support related grant applications for existing or new lodging and restaurant facilities. Included in the implementation section of this plan is a discussion about funding opportunities. This contains information related to NYS

Consolidated Funding Application (CFA) process and programs. Several of these programs are designed for private development initiatives. If a potential or existing business owner wishes to develop or improve a facility, the Town should work with them to help identify any potential funding opportunities.

Goal 10: Encourage & Help Facilitate Student Internships & Training at Local Businesses

1. Related to business training and mentoring, work with the Indian Lake Central School District to expand student internship opportunities at local and regional businesses. Coordinate these efforts with the Indian Lake Chamber of Commerce and Indian Lake Community Development Corporation. Begin by building an inventory of supporting or participating businesses. Work with the school to identify student candidates and their interests. Help facilitate internships or training at participating businesses.

Goal 11: Assist with Business Training, Mentoring, and Local Employment

1. Help promote and advertise existing business training programs and explore new opportunities. This includes working with the Indian Lake Chamber of Commerce, Indian Lake Community Development Corporation, and a proposed business alliance to host regular forums and training events related to a wide range of topics (e.g., developing a business plan, accounting, marketing, management, online sales, grant writing, etc.). Efforts to maximize participation, particularly among young entrepreneurs and existing businesses, should be made. Consider surveying these populations in order to identify



*ILCDC Show Me the Money Seminar
(suncommunitynews.com)*

their training needs and develop a program(s) accordingly.

2. Encourage mentoring among business startups and long-term business owners. This may include the use of SCORE, which is a nonprofit organization that consists of business owners who provide mentoring and free business advice. Consider generating a list of business owners that are willing to mentor those that are looking to start a new business or current business owners.
3. Work with the Indian Lake Chamber of Commerce, Indian Lake Community Development Corporation, and Indian Lake Central School District (ILCSD) to promote the use, and perhaps provide shuttle services to, SUNY Adirondack, Paul Smith's College and ILCSD's existing long-distance learning facility for program instruction opportunities. Several programs and classes available at both institutions can provide local residents (adults and youth) useful education and skills for success in industries such as Hospitality & Tourism Management, Culinary Arts & Service Management, Hotel, Resort & Tourism

Management, Parks & Conservation Management, and many more. In addition to typical business management classes, the colleges offer courses ranging from Marketing, Convention and Event Planning, Recreation, Adventure Education & Leisure Management, Tourism, restaurateur-related skills, and advertising and promotion via social media.

4. Consider hosting a seasonal job fair to help fill positions at local establishments. This may include the participation of rental property owners that can address housing needs for anyone considering relocating to Indian Lake while they work. Alternatively, encourage local business owners to take part in the annual Adirondack Job Fair in Lake Placid.

Hamlet Revitalization Initiatives:

Goal 12: Revitalize Hamlet Public Spaces and Streetscapes

1. Improve and extend the existing sidewalk network within the Indian Lake Hamlet with "complete streets" features. This vision of a complete

street includes access and accommodations for everyone (i.e., pedestrians, bicyclists, transit riders, and drivers), and takes into account the needs of people with disabilities, the elderly, and children. The Town should revitalize and improve access to select locations, including the following: Hamlet gateways (i.e., near Cedar River Road intersection and Byron Park), Town Center (e.g., Town Hall, Indian Lake Central School, Post Office, Library, and Indian Lake Museum), Chain Lakes Road (gateway to the Essex Chain Complex, and including Chain Lakes Beach), the pump station along Cedar River, along Chain Lakes Road to access the proposed recreation opportunities (see Goal 4, item 6) and the former grocery store and Townsend properties. Depending on the availability of funding, the Town may need to consider phasing streetscape improvements, if necessary. The Figures located at the end of this section illustrate these recommended improvements. This includes two (2) alternatives for the former grocery store and Townsend property (see related Townsend property redevelopment

recommendation in Goal 13 below). The proposed improvements as depicted on the figures also include new gateways, interpretive, and safety signage, walkways, pocket parks, pedestrian amenities, parking, vehicular access, lighting, street trees, and waterfront enhancements. The figures also depict select trail network improvements, including snowmobile connectivity and proposed, multi-use trails. Ultimately, these improvements are intended to acknowledge the importance of having a walkable, amenity-rich, downtown from a safety, aesthetic, and economic development perspective by creating more complete streets.

Goal 13: Redevelop Townsend and former Indian Lake Market Properties into Indian Lake Business Startup or Pop-up Center

1. Provide attractive, affordable, flexible, mixed-use business startup, and community gathering space at the Townsend property. Funding to acquire the property was recently awarded to the Town. As part of acquisition and redevelopment efforts the Town should conduct due diligence, including title, survey, and environmental review (e.g.,



Townsend buildings existing condition

Phase I and Phase II site assessment). Based on this information, the Town should establish a redevelopment plan based on additional public input that can be used to support future grant funding for the project. To date, the community has expressed support for “pop-up” space or “makerspace” (i.e., commercial space, particularly for startups, that are low cost, temporarily occupied and versatile for a multitude of uses), municipal parking, and recreation trails. Additional opportunities may include higher density housing (see related housing recommendation below) and mixed-use development. Included in the figures at the end of this section is a rendering that illustrates the conceptual reuse of

the existing Townsend building. The rendering shows community gathering and popup business spaces. If the Town decided to pursue this plan it is recommended it create a committee to oversee and manage operations, including the selection of occupants, execution of leases, and property maintenance.

Community Services Initiatives:

Goal 14: Improve Existing and Support New Community Services and Organizations

1. Help identify a location and support the development of a new Fire Department building. Many in the community agree that the current facility is undersized and not in a desirable, physical condition. The Fire Department recently explored redeveloping the former grocery store. A vote on whether to spend \$2 million to relocate the fire department to the site was defeated 206 to 63 in August 2016. Many in the community noted that the site was not to suitable for the fire department’s relocation due to its potential for a greater economic development impact. In response, efforts to identify a new

location should be made. Based on GIS modeling, the area south of the Hamlet along Route 30 is the weighted center of the Fire Department service area. This is based on existing roadway networks and building locations. Additionally, an alternative location within the vicinity of the Indian Lake hamlet should be considered. The Town may consider assisting the fire department's relocation by identifying and securing funding through US Homeland Security and/or US Department of Agriculture low interest loans or grants. However, the site of the former grocery store was recently donated to the Board of Commissions, who are now planning to move forward with the relocation of the Fire Department to that location. Plans for the redevelopment of the site have been reviewed by the Planning Board. Given the site's prominent location, the quality of the design should be held to a high standard. This includes thoughtful layout of curb cuts, sidewalks, and traffic circulation, attractive landscaping, a building façade that reflect the architectural heritage of the community, and use of quality

materials. Included in the Concept Plan section are several design considerations that should be taken into account, regardless of the final use of the site.

2. Support the Town's Parks & Recreation department by providing additional resources that are needed to improve and maintain the Indian Lake Hamlet streetscape and park related improvements that are recommended in this plan. For example, the Parks and Recreation department may be asked to undertake new responsibilities to oversee the new waste receptacles, improvements, and maintenance to landscaping in the Hamlet, and to assist the Garden Club in its various existing and proposed roles, among other possible responsibilities, based on the Comprehensive Plan goals and recommendations.
3. Continue to support the Indian Lake Central School District (CSD). While New York State is pushing to consolidate schools, particularly those with less than 1,000 students, it is important to recognize that the school not only provides educational services for the

entire Town, it also serves as a community center. The school has been forward thinking, exploring new ways to attract families and students, and provided much need to services to all of Indian Lake. While school taxes and expenses are often a sensitive topic and require thoughtful consideration, preserving the school is interrelated to preserving Indian Lake as a community. Some community members have shared suggestions to reduce budget expenditures, including sharing certain services, sharing certain administrative positions, and other possibilities that may be considered in future budget reviews.

4. Consider working with local businesses, community organizations, governmental services, as well as the greater North Creek Community (including Gore Mountain) to create a local transit service to basic amenities. In addition to senior transportation needs, dependable access to employment, education, and retail centers would be beneficial to the greater Indian Lake community, particularly among lower income residents and youth



*North Creek Business Alliance Shuttle
(suncommunitynews.com)*

populations. The system could possibly connect with the North Creek Railroad, Warrensburg, and Greater Glens Falls Transit (GGFT) busing services.

Land Use and Zoning Initiatives:

Goal 15: Continue to Work with New York State on Essex Chain Lakes Complex Unit Management Plan (UMP)

1. As the Essex Chain Lakes Complex UMP continues to evolve, the Town should continue to work collaboratively with the 5 Towns/Upper Hudson Recreation Hub, Adirondack Park Agency, and NYSDEC (for both legal and programmatic reasons) to ensure that environmental resources are protected

and outdoor recreational opportunities are provided. The Town recognizes that environmental conservation and economic development are not mutually exclusive, and that ecotourism is a vibrant and essential part of the Town's economy. As such, use of the Essex Chain Lakes Complex should be balanced and serve as a model of economically stable, human coexistence with nature to the rest of the Adirondack Park, state, and nation.

Goal 16: Update the Town's Zoning Code

2. The Town's current Zoning Code was passed in 1977 and has not been updated since that time. There was an effort in the 1990's to update the Zoning Code, however, the proposed revisions were never successfully passed into law. As such, there are various issues that should be addressed given the age of the code. For example, the code states that if a certain use is not explicitly listed as an allowable use, then it is prohibited, which offers little room for interpretation and flexibility that is common in most zoning codes. Town zoning code has also not been revised to include new terminology and

technologies. Cell towers and other modern forms of telecommunications for example, are not defined or included in the zoning. A town's zoning code needs to be consistently updated as societal changes occur. Indian Lake should explore funding opportunities to update the Town's zoning ordinance in the near future to reflect these changes and to ensure that recommendations in this Comprehensive Plan (e.g., higher density housing) can be fully implemented as envisioned by the Advisory Committee.

Infrastructure Initiatives:

Goal 17: Address Select Infrastructure Needs

1. Identify issues, needed improvements, and possible expansions opportunities to the sewer district. Like all wastewater management operations, there are ongoing maintenance needs and are aging facilities that require replacement. Often, many communities fail to prepare and execute capital asset management plan for their infrastructure. New York State has been working to encourage or require

communities to prepare capital asset management plans if they would like to be eligible for low interest loans or grants. Fortunately, Indian Lake has been able to maintain its infrastructure. The Town should continue these efforts by developing a plan and explore possible expansion. This may include area that support development associated with the Townsend property.

2. Continue efforts to assess and make dam improvements, and explore funding opportunities. The Town is currently advancing improvements to the Lake Abanakee Dam. To support this regionally important project, the Town should seek additional funding opportunities through NYS. Moving forward, the Town should evaluate needed improvements to the Adirondack Dam. Such improvements may incorporate the proposed Byron Park improvements (see concept plan located at the end of this section).
3. Identify opportunities to expanded cellular coverage within the Town (as previously noted, this will likely require updates to the Town's zoning code). More specifically, cellular coverage

within the populated portions of the Town is mixed. Appropriately located and well-designed telecommunication infrastructure (i.e., visually mitigated impacts) would allow for new access to residents and visitors that currently have no coverage in select areas.

Community & Quality of Life Initiatives:

Goal 18: Pursue Community Pride and Youth-related Initiatives

1. Develop multigenerational, public events and programming that appeals to the broader community and encourages participation from residents of Blue Mountain Lake, Sabael, and Cedar River. The proposed events' leadership committee should use surveys, social media and other public input methods to identify desired events and activities. The Town should identify ways to increase participation through an improved communication strategy. Ultimately, the goal is to create opportunities for the whole community to come together and celebrate Indian Lake.

2. Reach out to local youth to determine what activities they are most interested in and work to include their interests in local events, facilities, and programs. The importance of including and considering youth interests cannot be understated; community and civic pride begins at an early age. By engaging Indian Lake’s youth and including them in the decision making process, the Town can offer an opportunity for the next generation to have sense of ownership and pride, resulting in long term improvements.

Housing Needs and Initiatives:

Goal 19: Expand and Improve Housing Opportunities

1. Explore opportunities for higher density, high quality, and appealing, yet affordable housing. This may include apartments, workforce, rental, and targeted housing options that are appealing to young professionals and millennials as well as senior housing with accompanying amenities or services. Based on community input and the housing analysis included in this plan, there is limited amount of quality

and relatively affordable housing within the Town. The desire for such housing, particularly among young professionals and seniors, is a local, state, and nationwide trend. Currently, there are many young professionals commuting to the Town from North Creek and other points south. An increase in residential units in a downtown often directly support new and existing businesses. The Town should identify and market “shovel ready” properties, particularly within the Indian Lake Hamlet where municipal infrastructure exists and pedestrian walkability to businesses and services is safe and easy. This strategic, environmentally- and



New higher density housing in Bolton Landing

pedestrian-friendly planning is known as a Smart Growth approach to development. The Town will likely need to engage and collaborate with key members of the development community and interested property owners. The Townsend and former grocery store properties present tremendous opportunities for such development and should be taken into consideration by the Town and the community.

2. Consider ways to balance code enforcement and incentives to encourage maintenance of private properties, particularly in targeted areas (e.g., the Hamlet) that are vital to economic development. In addition to being public health and safety issues, poorly maintained or vacant buildings can be a deterrent to potential residents, business owners, investors, and visitors. An attractive community and business center helps to instill a sense of community pride and contributes to a high quality of life. As such, the Town should review its existing building codes and zoning provisions to see if they are adequate

when it comes to enforcing property maintenance. If not, they should consider revising them accordingly and providing municipal staff clear direction and authority regarding enforcement. However, as a rural community of residents with various financial and physical means available, the Town should consider ways to incentivize property maintenance rather than, or in addition to, the sole implementation of punitive measures. This may include an annual awards program for the most improved property. It may also include an expansion of the Garden Club's current role (and volunteer capacity) to assist those in need with minor, exterior home repairs and maintenance, landscaping, and general aesthetic improvements.

Senior Support Services and Initiatives

Goal 20: Improve or Help Facilitate Public Services, especially for Seniors

1. In addition to helping facilitate the development of senior housing (see related housing recommendation above), the Town should help ensure

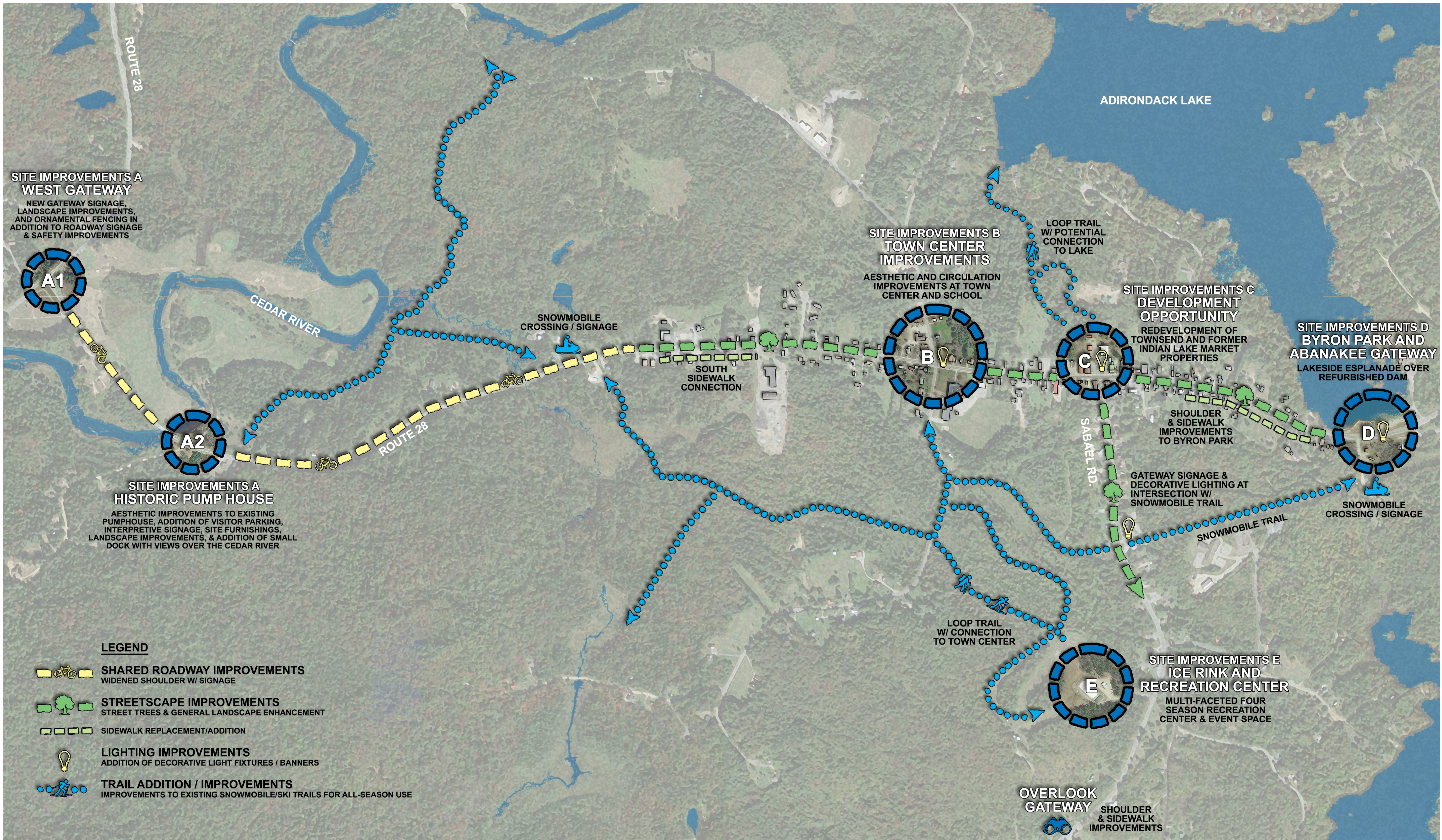
quality housing for seniors. In addition to code enforcement, the Town should consider developing a list of contractors who have worked in the municipalities in the past, have a good working relationship with the community, and are willing to provide affordable home repairs and/or offer flexible payment schedules for seniors (and possibly other disadvantaged members of the community with similar needs).

2. The Town should work with county health officials to develop an aging in place initiative for seniors. Aging in place is a concept that first recognizes the challenges often experienced by American's later in life, including loss of mobility, health impairments, financial hardship, and social isolation, among others. While retirement communities and various other health facilities exist to provide medical care for the elderly in this stage of life, aging in place is

instead a planned choice by communities and individuals to best serve the needs of the elderly and maintain the best possible quality of life. Frequently, this results in seniors opting to remain in their life-long homes or communities where they have strong social support systems intact with increased access to additional support services. Studies show that there is a strong desire among seniors and retiring baby-boomers to age in place. With an aging population, the Town should consider ways to provide senior transportation (see related community services recommendations below), support Meals on Wheels programs, consider expanding the volunteer capacity and role of the existing Garden Club to assist seniors with property maintenance, and develop a voluntary check-in registry program for extreme weather events.



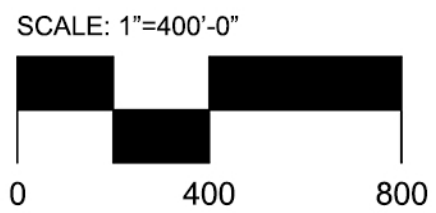
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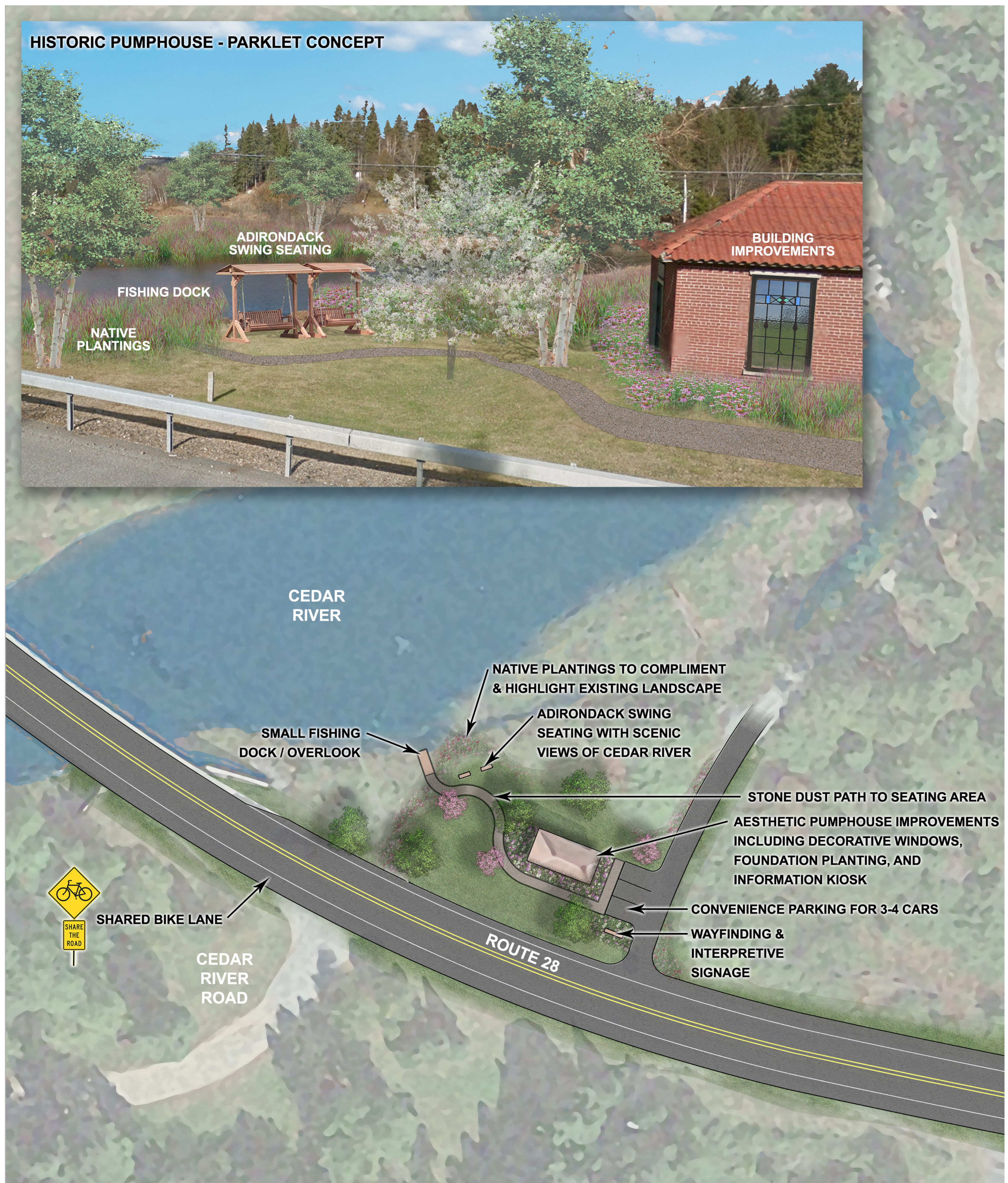
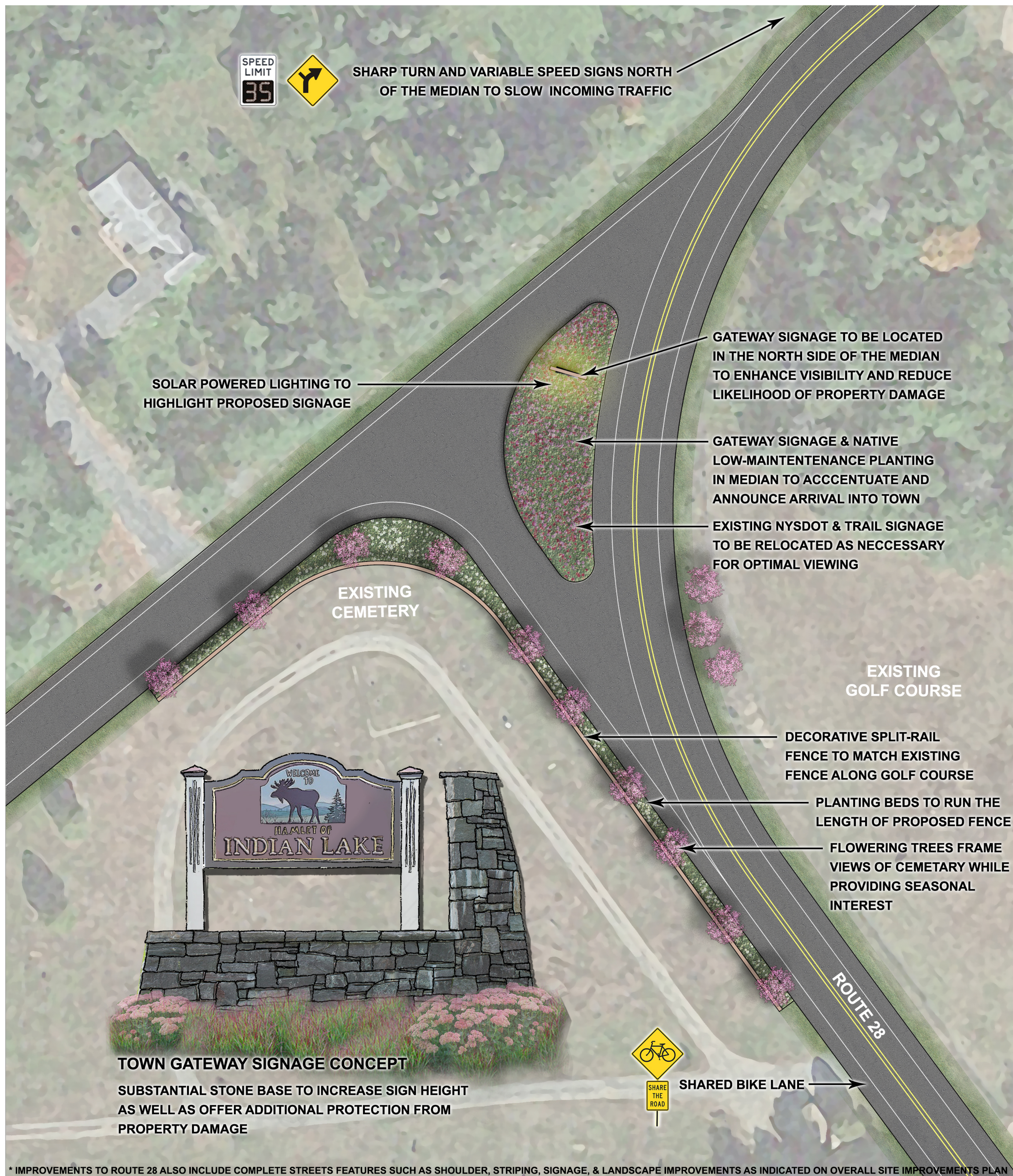
NOTE: THE MAPPING AS SHOWN IS APPROXIMATE, COMPILED FROM MULTIPLE SOURCES, & SUBJECT TO ANY STATE OF FACTS A CURRENT SURVEY WOULD DISCLOSE.

TOWN OF INDIAN LAKE
CHAZEN PROJECT 91524.00
JANUARY 23, 2017



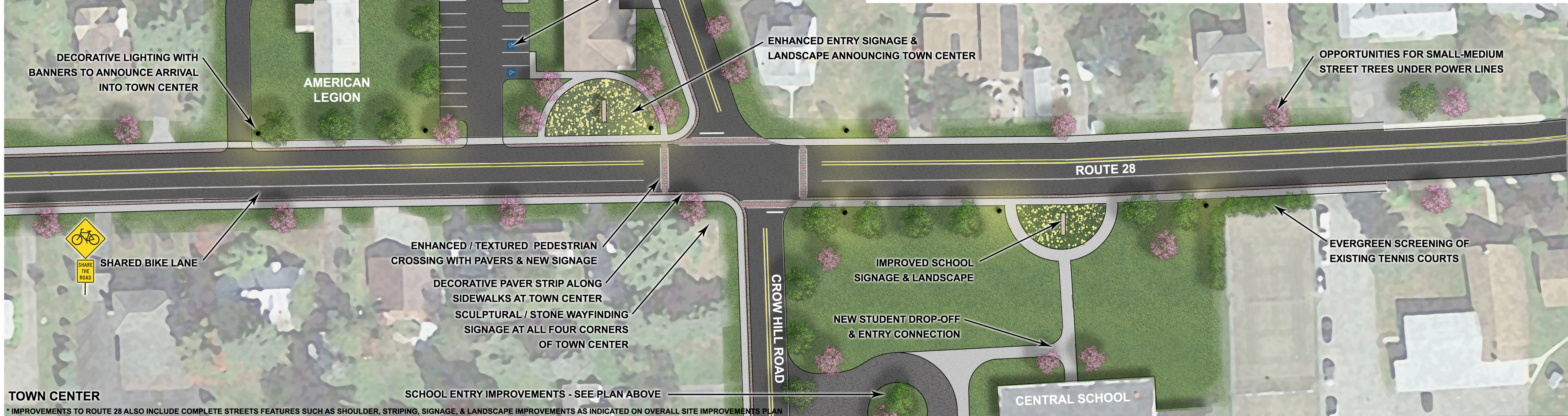
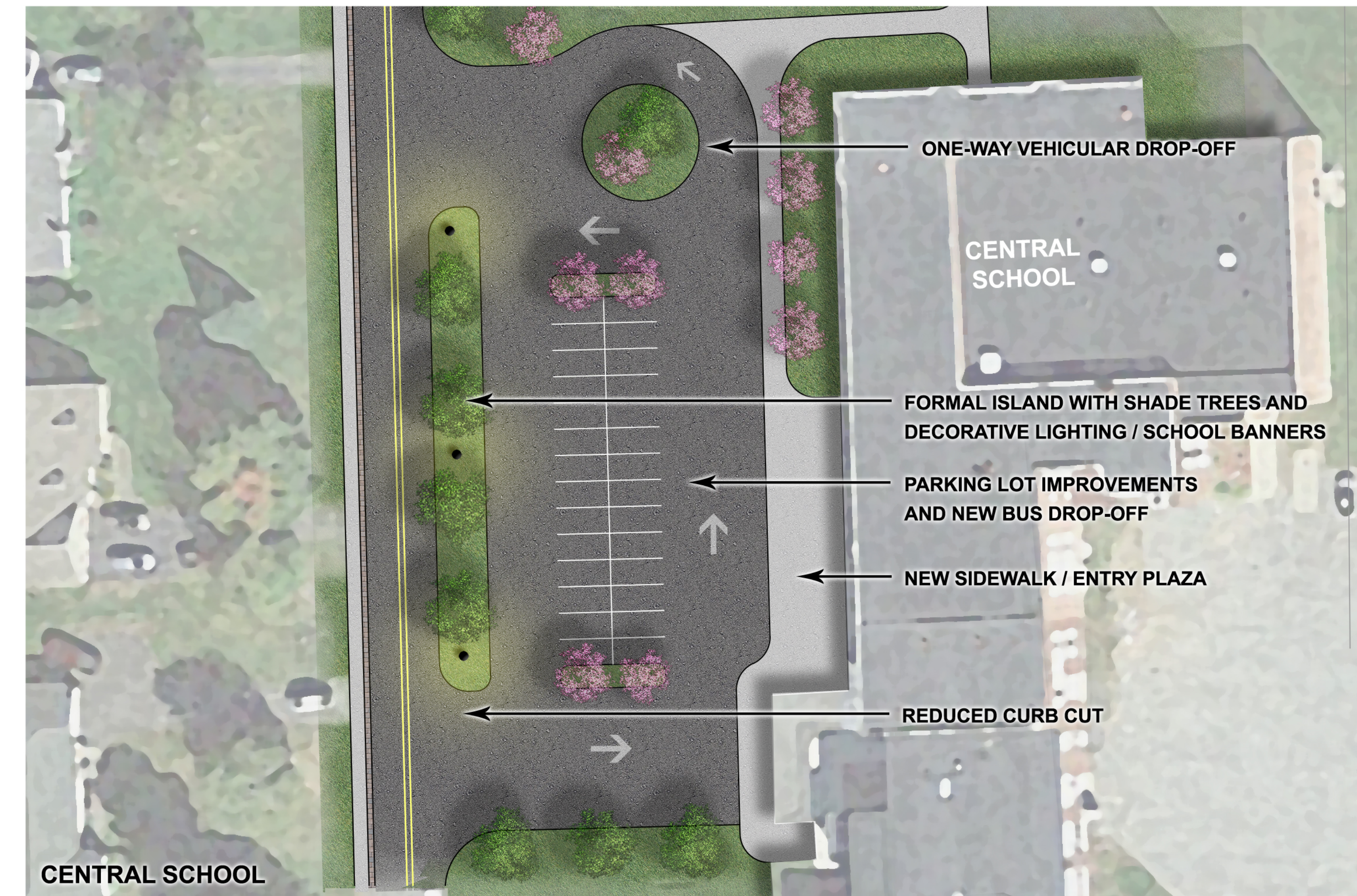
OVERALL SITE IMPROVEMENTS PLAN

TOWN OF INDIAN LAKE



* IMPROVEMENTS TO ROUTE 28 ALSO INCLUDE COMPLETE STREETS FEATURES SUCH AS SHOULDER, STRIPING, SIGNAGE, & LANDSCAPE IMPROVEMENTS AS INDICATED ON OVERALL SITE IMPROVEMENTS PLAN
 CONCEPT DESIGN

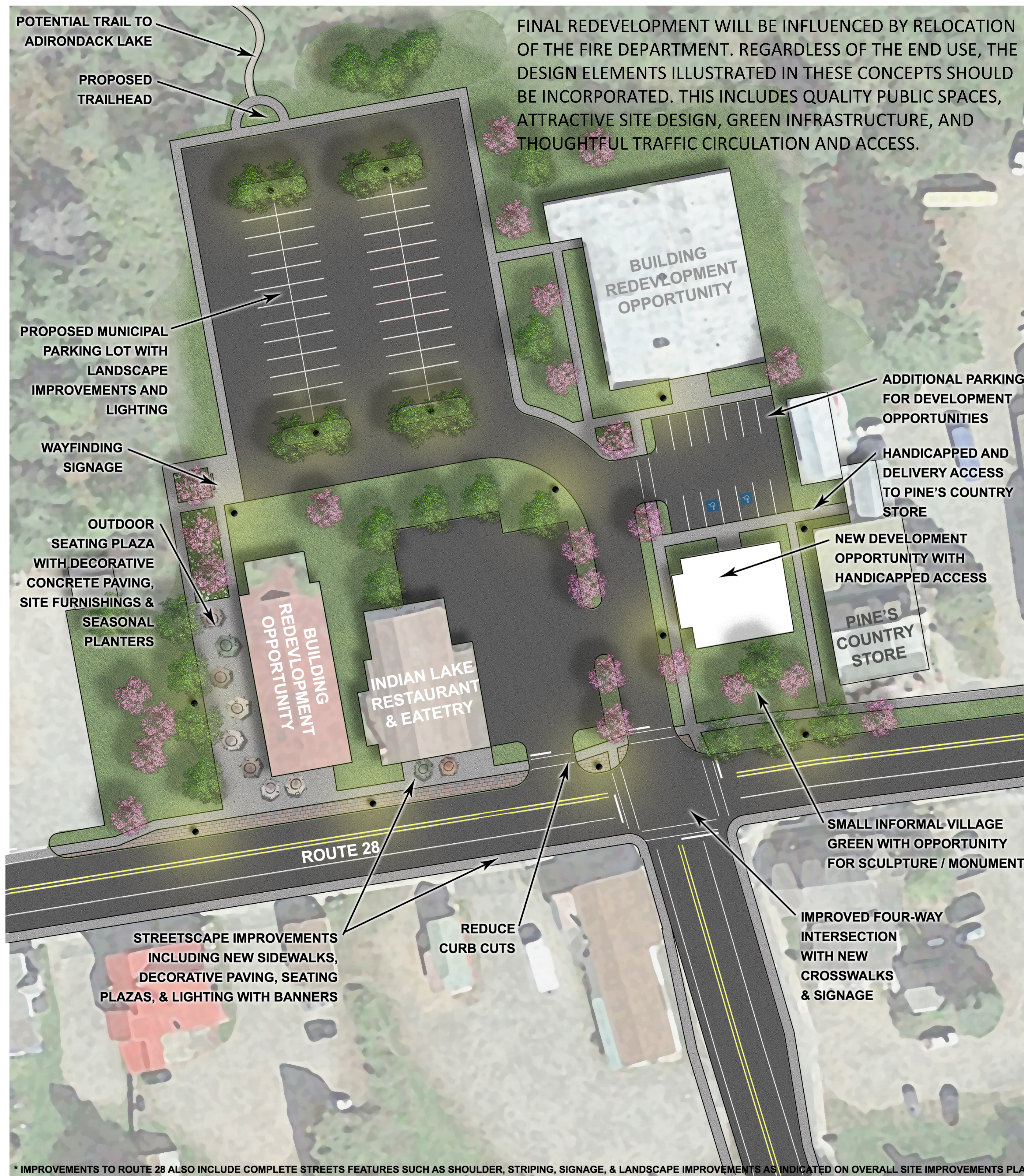
NOTE: THE MAPPING AS SHOWN IS APPROXIMATE, COMPILED FROM MULTIPLE SOURCES, & SUBJECT TO ANY STATE OF FACTS A CURRENT SURVEY WOULD DISCLOSE.



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SITE IMPROVEMENTS B
 TOWN CENTER & CENTRAL SCHOOL
 TOWN OF INDIAN LAKE



CONCEPT DESIGN

TOWN OF INDIAN LAKE
 CHAZEN PROJECT 91524.00
 JANUARY 23, 2017

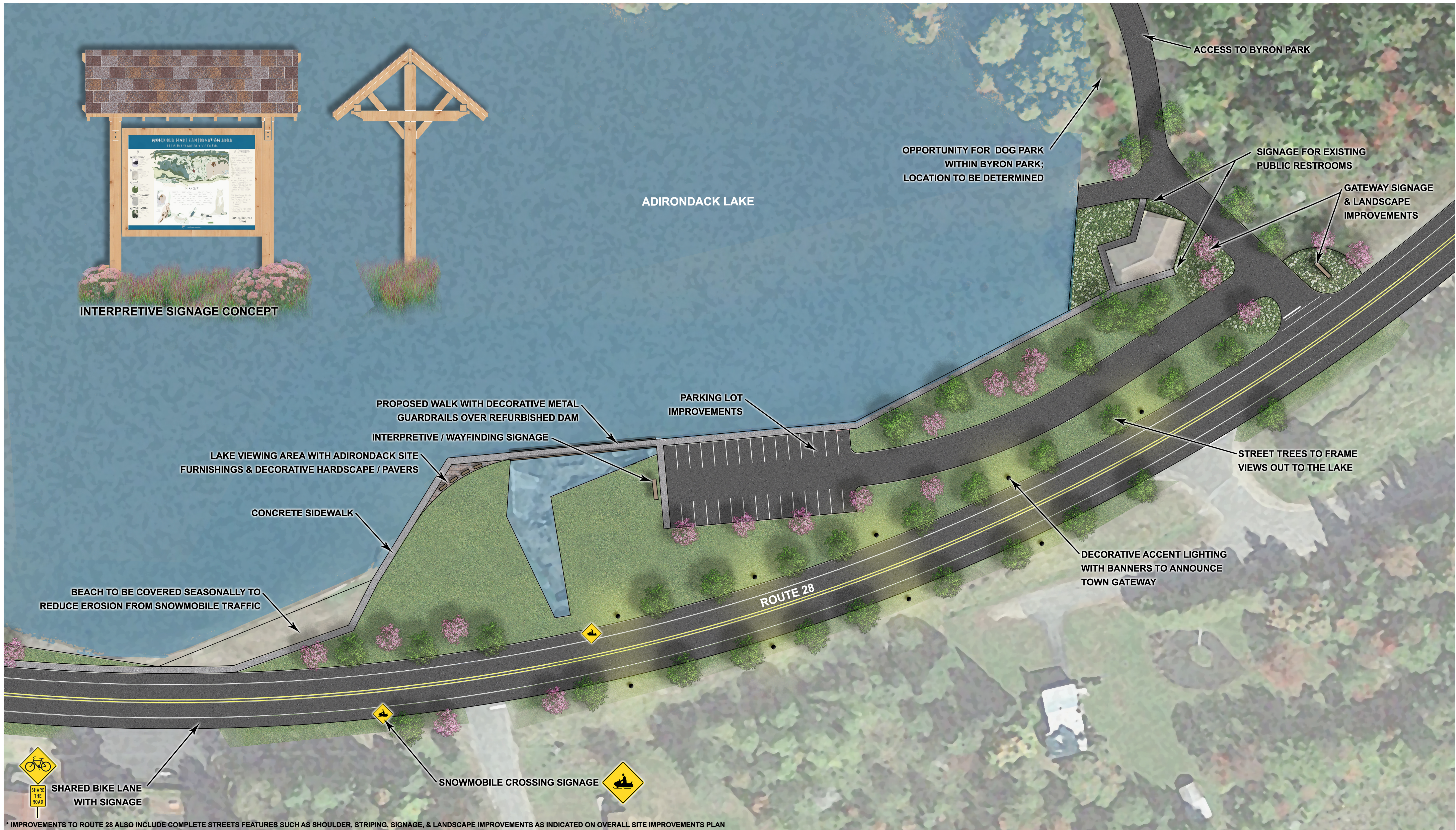
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SITE IMPROVEMENTS C
 DEVELOPMENT OPPORTUNITY

TOWN OF INDIAN LAKE



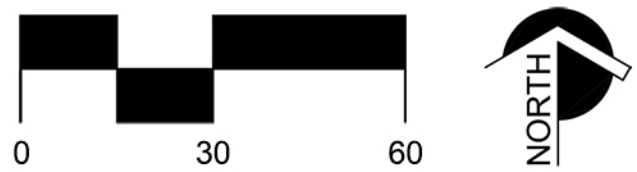


CONCEPT DESIGN

NOTE: THE MAPPING AS SHOWN IS APPROXIMATE, COMPILED FROM MULTIPLE SOURCES, & SUBJECT TO ANY STATE OF FACTS A CURRENT SURVEY WOULD DISCLOSE.

TOWN OF INDIAN LAKE
 CHAZEN PROJECT 91524.00
 JANUARY 23, 2017

SCALE: 1"=30'-0"



SITE IMPROVEMENTS D
 BYRON PARK & LAKE ABANAKEE GATEWAY

TOWN OF INDIAN LAKE



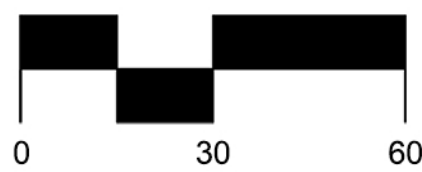


CONCEPT DESIGN

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TOWN OF INDIAN LAKE
 CHAZEN PROJECT 91524.00
 JANUARY 23, 2017

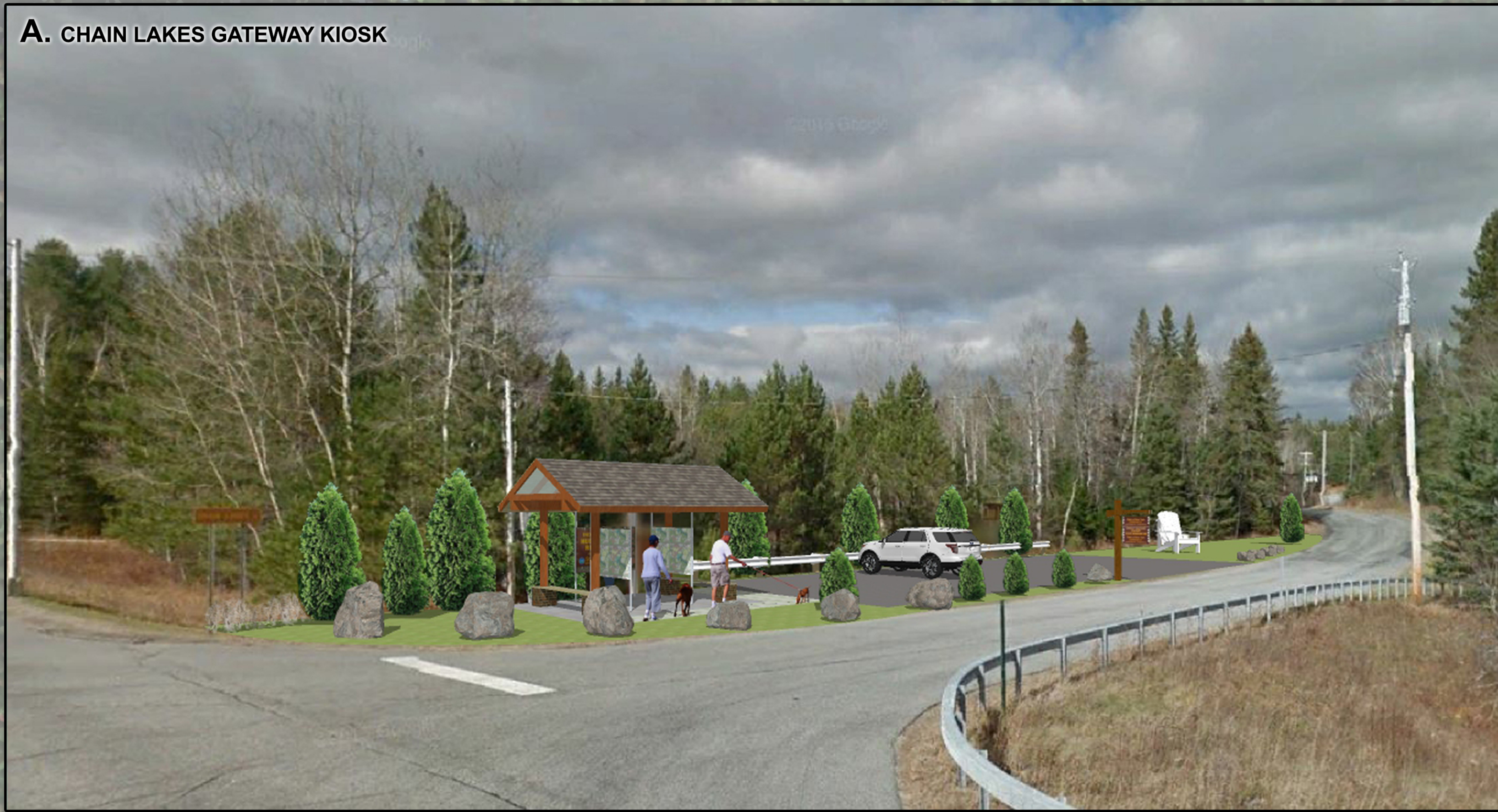
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SITE IMPROVEMENTS E
 SKI HILL RECREATION CENTER & ICE RINK

TOWN OF INDIAN LAKE

A. CHAIN LAKES GATEWAY KIOSK



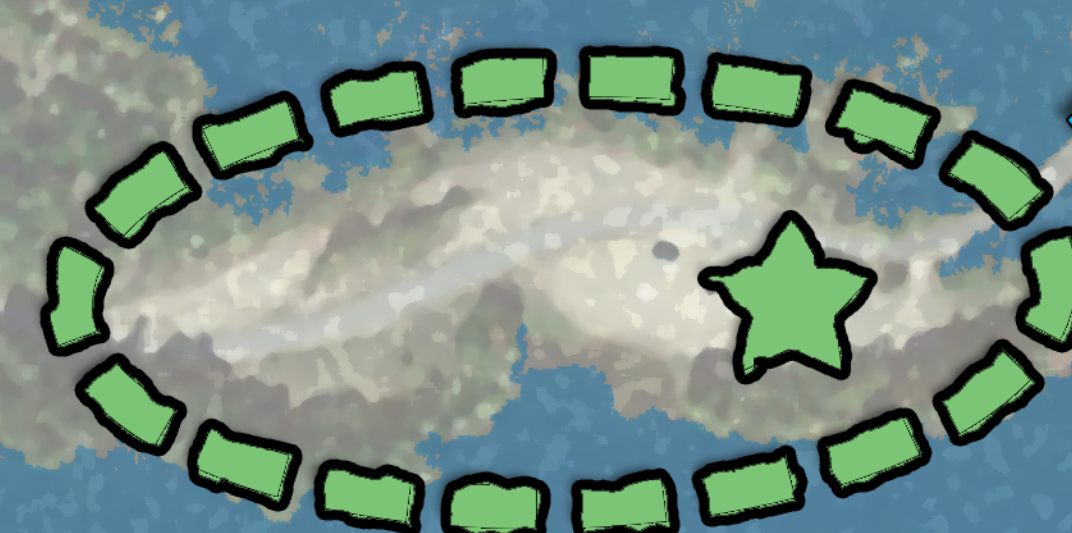
ENHANCED WHITE WATER RAFTING STAGING AREA

- LANDSCAPING IMPROVEMENTS
- PUBLIC RESTROOMS
- WAYFINDING SIGNAGE & KIOSK



ABANAKEE DAM AND OTTER SLIDES

- INTERPRETIVE SIGNAGE



PUBLIC BEACH ENHANCEMENTS

- SITE & LANDSCAPE RESTORATION ALONG ROADWAYS
- IMPROVED BEACH ENTRY AND PARKING
- CONCESSIONS BUILDING IMPROVEMENTS

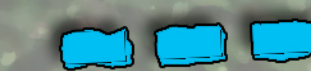


A. CHAIN LAKES GATEWAY KIOSK

- LANDSCAPING IMPROVEMENTS
- PUBLIC RESTROOMS
- WAYFINDING SIGNAGE & KIOSK

LAKE ABANAKEE

LEGEND



PEDESTRIAN CIRCULATION
NEW TRAIL ALONG ROAD AND/OR TOWN-OWNED PROPERTY



GATEWAY IMPROVEMENTS



INTERPRETIVE SIGNAGE

CONCEPT DESIGN

NOTE: THE MAPPING AS SHOWN IS APPROXIMATE, COMPILED FROM MULTIPLE SOURCES, & SUBJECT TO ANY STATE OF FACTS A CURRENT SURVEY WOULD DISCLOSE.

TOWN OF INDIAN LAKE
CHAZEN PROJECT 91524.00
JANUARY 23, 2017

SCALE: N.T.S.



SITE IMPROVEMENTS F
CHAIN LAKES ROAD GATEWAY ENHANCEMENT,
EASTER GATEWAY & CHAIN LAKE ACCESS
TOWN OF INDIAN LAKE

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IMPLEMENTATION STRATEGY

DON MELLOR CLIMBING OK SLIP FALLS
PHOTOGRAPH COURTESY OF DON MELLOR & ADIRONDACK EXPLORER

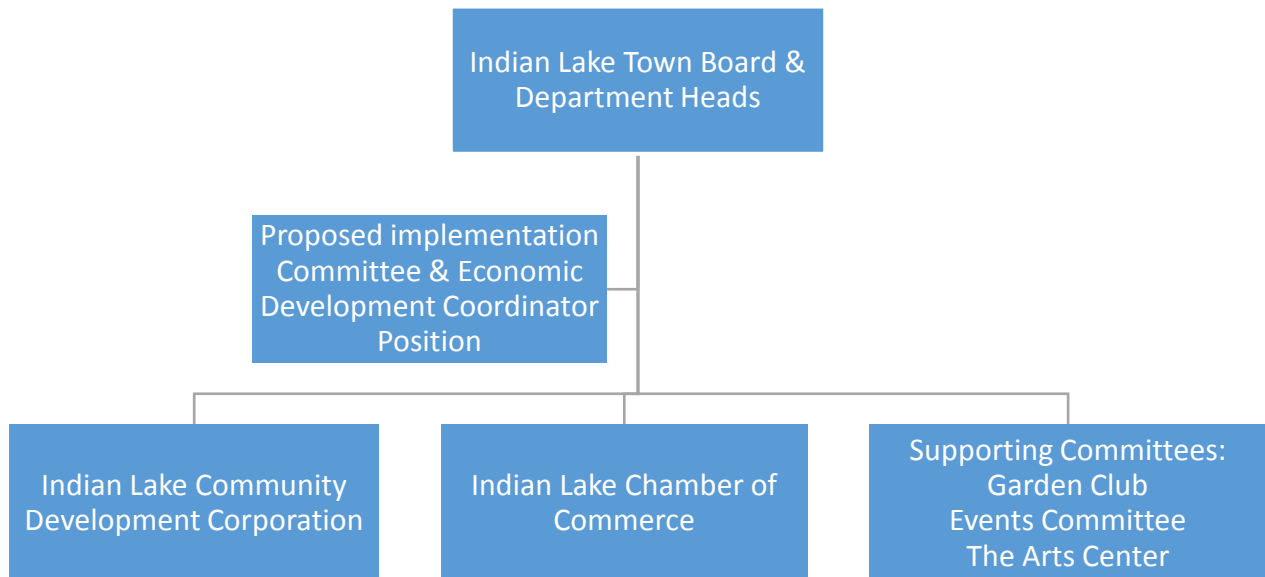
NEXT STEPS...

Implementation of the Indian Lake Comprehensive Plan will depend upon the commitment of local leaders, continued public participation, availability of funding, and successful partnerships. The timing to initiate and complete each recommendation will vary greatly. For example, high priority initiatives may require a significant amount of time and resources to complete, whereas lower priority recommendations might be accomplished in a short period of time with little effort and minimal resources.

As such, the Town, as well as the recommended committee and economic development coordinator, should continually monitor funding opportunities and evaluate possible implementation strategies. The following implementation strategy is intended to provide a leadership

framework as well as specific steps and requirements for select recommendations. Finally, the list of potential funding opportunities is provided for review and consideration. The Implementation Strategy Table (next page) is intended to be used as a quick reference when evaluating next steps.

Moving forward, the Town Board should conduct a thorough review of the Comprehensive Plan. Following their review, the Town should hold a joint meeting among stakeholder to discuss next steps and to initiate the implementation process. Among the most important topics is the proposed implementation committee and/or economic development coordinator position. Below is a suggested organizational strategy.



IMPLEMENTATION STRATEGY TABLE

GOAL	RECOMMENDATIONS	PRIMARY LEADERSHIP
ECONOMIC DEVELOPMENT		
Goal 1	Ensure that the NYS Broadband Initiative is Fully Implemented by 2018 Goal Year	TOWN
Goal 2	Promote Existing Funding & Loan Support Programs	TOWN, ILCDC, ILCC
Goal 3	Assist with Business Startups & Development	TOWN & ILCDC
Goal 4	Help Promote and Expand Outdoor Recreation Opportunities and Related Eco-tourism	TOWN
Goal 5	Develop Additional Amenities and Attractions for Residents and Visitors	TOWN
Goal 6	Help Facilitate Business-Led, Hamlet-Based Improvements and Activities	TOWN, ILCC, ILCDC, OILO
Goal 7	Help Develop and Facilitate Existing and New Events, Provide Improved or Additional Staging Areas and Communications for Events	TOWN, ILCDC, ILCC, OILO
Goal 8	More Fully Engage Existing Marketing & Branding and Develop Local Content	TOWN, ILCDC, ILCC, OILO
Goal 9	Help Improve and Expand Lodging and Restaurant Facilities	TOWN, ILCDC, ILCC
Goal 10	Encourage & Help Facilitate Student Internships & Training at Local Businesses	ILCSD, ILCDC, ILCC
Goal 11	Assist with Business Training, Mentoring, and Local Employment	ILCDC, ILCC, ILCSD
HAMLET REVITALIZATION		
Goal 12	Revitalize Hamlet Public Spaces and Streetscapes	TOWN, GC, OILO
Goal 13	Redevelop Townsend and former Indian Lake Market Properties into Indian Lake Business Startup or Pop-up Center	TOWN & ILCDC
COMMUNITY SERVICES		
Goal 14	Improve Existing and Support New Community Services and Organizations	TOWN, ILVFD, ILCSD, ILCC, ILCDC, COUNTY
LAND USE		
Goal 15	Continue to Work with New York State on Essex Chain Lakes Complex Unit Management Plan (UMP)	TOWN
Goal 16	Update the Town's Zoning Code	TOWN
INFRASTRUCTURE		
Goal 17	Address Select Infrastructure Needs	TOWN

IMPLEMENTATION STRATEGY TABLE

GOAL	RECOMMENDATIONS	PRIMARY LEADERSHIP
	COMMUNITY & QUALITY OF LIFE	
Goal 18	Pursue Community Pride and Youth-Related Initiatives	TOWN
	HOUSING NEEDS	
Goal 19	Expand and Improve Housing Opportunities	TOWN, GC, ILCDC, COUNTY
	SENIOR SERVICES	
Goal 20	Improve or Help Facilitate Public Services, Especially for Seniors	TOWN, COUNTY

**TABLE OF ORGANIZATIONS & ENTITIES
PRIMARY LEADERSHIP TO IMPLEMENT RECOMMENDATIONS**

- TOWN: Town Board of Indian Lake with various Departmental assistance and proposed Implementation Committee and/or Economic Development Coordinator Positions
- ILCSD: Indian Lake Central School District
- ILCDC: Indian Lake Community Development Corporation
- ILCC: Indian Lake Chamber of Commerce
- OILO: Other Indian Lake Organizations (e.g., Garden Club, Adirondack Center for the Arts, Indian Lake Theater, Indian Lake Museum, Adirondack Museum, etc.)

Preliminary Cost Estimates

Included at the end of this section are preliminary cost estimate for select streetscape and infrastructure improvements. The estimates are based on the concept rendering included in the previous section. Estimates for miscellaneous items, including a dog park, public restrooms, and hamlet streetscapes, are provided as well. Because these estimates are conceptual in nature, a large contingency is included. However, it is important to note that certain funding sources may increase the cost of these

projects do to administration and programmatic requirements. For example, federal transportation funding (often administered or distributed by NYS Department of Transportation) often requires significant reporting and adherence to select design specifications, which can drive up the overall cost of a project. As such, when the Town is considering grant funding, it should take this into account and budget accordingly. Finally, these estimates will likely increase year-to-year due to inflation.

Potential Funding Sources

Several funding sources are available for consideration if the Town decides to implement the recommendations included in this Comprehensive Plan. This may include funding support for the proposed community development coordinator position (select grants include administrative funding). It is unlikely that any one entity will fund the entirety of a project, as many grants and programs require matching funds from the municipality or another funding source. Therefore, it is critical to consider and leverage any and all potential opportunities and to secure the most financial support possible to bring the project to fruition. Funding sources and strategies are ever-changing, so it is important to continually re-examine priorities and to evaluate possible alternatives and implementation strategies to support the projects identified by residents and included in this plan.

The most effective strategy toward securing funding from New York State is through Consolidated Funding Application (CFA). In previous years, communities seeking funding had to navigate a multitude of state agencies and departments with different areas of concern and project priorities, varying deadlines and requirements, and many other factors that added complexity. As of 2011, this process has been streamlined. Ten Regional Economic Development Councils (REDC) and the online, single-application, CFA process. The revamped application process is beneficial to communities in simplifying a complex system, reducing the likelihood of overlooked opportunities, missed deadlines and the filing of multiple applications.

The annual CFA process is highly competitive. Indian Lake is part of the North Country Regional Economic Development Council (NCREDC), therefore, applications submitted during the CFA are reviewed and considered by NCREDC and the respective funding agency.

Indian Lake should consider the following opportunities for funding sources:

- **Priority Project Funding:** As part of the CFA process, Regional Economic Development Councils identify priority projects that align with their respective economic development plan. If the REDC identifies your project as a priority for the region, there is a greater likelihood of receiving funding. There is a separate priority project application that is included in the CFA process.
- **NYS Department of State Local Waterfront Revitalization Program:** As a designated inland waterway community, Indian Lake can use NYSDOS Local Waterfront Revitalization Program (LWRP) funding for a host of waterfront and non-waterfront economic, recreation, and cultural improvements, including trails, waterfront access, streetscapes, etc.
- **NYS Office of Parks, Recreation, and Historic Preservation Municipal Grants:** NYS's Office of Parks, Recreation, and Historic Preservation (OPRHP) offers funding for the acquisition, development, and planning of parks, trails, and recreational facilities, to preserve, rehabilitate or restore lands, waters or structures for park, recreation or conservation purposes and for structural assessments or planning.

- **NYS DOT Transportation Alternative Program (TAP):** TAP funding can cover alternative transportation project including “on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation.” Because the proposed improvements are primarily focused on transportation alternatives, several aspects of the project may be eligible for funding through TAP program.
- **Environmental Facilities Corporation Green Innovation Grant Program:** The Green Innovation Grant Program (GIGP) provides grants on a competitive basis to projects that improve water quality and demonstrate green stormwater infrastructure. Funding could be used for standalone water quality projects or in conjunction with development projects that incorporate green infrastructure practices. This may include porous pavements or landscaping design features (e.g., bio-retention basins, swales, rain gardens, etc.).
- **Community Development Block Grant (CDBG):** The CDBG program is a federally funded program that is administered locally by New York State’s Office of Community Renewal. The CDBG Program provides grants to smaller communities for a variety of project types including public infrastructure.
- **New York Main Street:** The New York Main Street (NYMS) program offers grants to units of government and nonprofits to partner with building owners to provide assistance for commercial and residential improvements to buildings in downtown areas of the community. This program has been used in many communities to renovate or create residential units in former commercial space in downtown areas, meeting the goals of the funding agency and increasing the local supply of decent, affordable housing units.
- **Empire State Development Grant Funds:** Funding is available to help drive regional and local economic development across the state in cooperation with the local Regional Economic Development Council (North Country REDC). Projects can be for business, infrastructure, and/or economic growth investments.
- **Business Incubator and Innovation Hot Spot Support Program:** A business incubator is an entity responsible for organizing and managing support services related to entrepreneurial start-ups. In the 2016 funding round, NYS anticipated making 10 Business Incubator and 5 Innovation Hot Spot designations, including one in the North Country. Funds can go toward expansion and creation of services.
- **Market New York:** This program was established to strengthen tourism and draw visitors by promoting destinations, attractions and special events. Eligible projects include marketing initiatives, physical construction projects, and the recruitment and/or execution of meetings, conferences, festivals, competitions and trade shows.
- **Arts and Culture Initiatives/Heritage Projects:** The NYS Council on the Arts invites applications for the planning or implementation of arts, culture and heritage initiatives or workforce investment. These categories include

projects in mapping, master planning, branding and marketing, women's suffrage commemoration, as well as administrative, artistic, fellowship, or resident artist positions in workforce development.

- Local Government Efficiency (LGE)**
Grants: The LGE grant program provides financial support to local leaders in identifying best practices and implementation actions to reduce municipal expenditures, limit increases in property taxes, and increase efficiencies in service delivery. Eligible projects may include functional or service delivery consolidation, cooperative service agreements, and establishment of regional service delivery mechanisms. These projects must create new financial savings opportunities or show potential to modernize existing services and/or public access to services.
- Workforce Development:** This DOL grant funding offers competitive funding for occupational skills training of un/employed workers to enhance hiring and workforce skills as demonstrated in the REDC's strategic plans. Four project categories for funding are the Existing Employee Training Program, New Hire Training Program, Unemployed Worker Training Program, and the Special Populations Training Program.
- Industrial Development Bond Cap:** A volume cap authority dedicated to lower cost, tax-exempt bond financing for qualified, private, activity bond projects. Qualifying projects may include small manufacturing projects, and exempt facility bond projects such as qualified residential projects.

- Strategic Planning and Feasibility Studies:** Working capital grants can support strategic development plans for a county or municipality and feasibility studies for sites/facilities assessment and planning. Successful projects should focus on economic development especially those related to NCREDC priorities and downtown revitalization projects.
- Adirondack Smart Growth:** A collaboration between the DEC and DOS 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.

The Indian Lake Community Development Corporation (CDC) also provides an updated list of financial resources on its website. The following options are directly from the CDCs website. Contact information for each funding or support opportunity is available on the CDCs website, under the Financial Resources tab.

- U.S. Small Business Administration:** The SBA provides repayment loan guarantees, however, they do not loan money directly to small business owners. The SBA does offer a variety of support programs for the small business owner.
- Adirondack Economic Development Corporation:** The Adirondack Economic

Development Corporation (AEDC) provides the four pillars needed to support local entrepreneurship – one-on-one technical assistance, entrepreneurial training, business financing and peer-to-peer networking. Currently AEDC manages micro-loan programs available for start-ups and fledgling enterprises, with loans ranging from \$500 – \$50,000. These loans are for the purchase of business machinery and equipment, renovations and additions to facilities, inventory purchases and working capital. The total project cannot exceed \$150,000.

- Hamilton County Department of Economic Development & Tourism:** Currently, there is a revolving loan fund available in amounts from \$2,500 – \$50,000 with rates from 3% -5%. Eligible uses of funds may include: capital equipment expenses, inventory working capital, construction and other justifiable business expenses. Funds are available for new or existing businesses. The IDA offers assistance that traditional banks cannot, including lower interest rates and consideration of a variety of non-traditional projects and creative projects that create jobs.
- North Country Small Business Development Center at SUNY Plattsburgh:** The North Country Small Business Development Center (SBDC) is part of a network of 24 regional centers in the State of the New York. The SBDC delivers high quality business counseling and training to New Yorkers who want to start a business or improve the performance of an existing business. These activities are accomplished by delivering professional business advisement, education, network resources and industry standard

practices to businesses, one business at a time. Thanks to the agency’s partners in the public and private sectors, all services are free of charge and completely confidential.

- Community Bank, NA:** Community Bank offers a wide range of comprehensive loan packages and financial services including loans and leasing, Business Checking, Business Debit Cards, Business Online Banking, Business Credit Cards and Merchant Services.
- Town of Indian Lake Revolving Loan:** The Indian Lake Revolving Loan Committee grants funds to high risk businesses located within the Town of Indian Lake. The loan committee requires the applicant to produce a declination letter from a bank or other financial institution. The loan committee allows high risk business owners an alternative funding source and prioritizes requests for funding based on job creation.
- Development Authority of the North Country (DANC):** Development Authority of the North Country (DANC) offers funding for projects with a priority that enhance the quality and quantity of lodging in the region and support tourism-related facilities. These tourism facilities must enhance the region’s quality of life, attract more visitors or residents to the region and serve as leverage for attracting private investment into the region.

OPINION OF PROBABLE COST

Indian Lake Site Improvements
 A1: West Gateway

Town of Indian Lake
 Hamilton County, New York
 January 23, 2017

	DESCRIPTION:	QUANTITY	UNIT	UNIT COST	TOTAL COST
	Site Removals / Earthwork				
	Excavation / Earthwork / Mass Grading	150	CY	\$10.00	\$1,500
	Site Improvements				
	Decorative Fencing (Splitrail)	500	LF	\$15.00	\$7,500
	Gateway Sign	1	EA	\$3,500.00	\$3,500
	Gateway Stone Base	50	SFF	\$110.00	\$5,500
	Variable Speed Limit Sign	1	LS	\$3,200.00	\$3,200
	Shared Roadway Signage	2	EA	\$400.00	\$800
	Landscape: Trees	12	EA	\$500.00	\$6,000
	Landscape: Shrubs & Grasses	80	EA	\$50.00	\$4,000
	Landscape: Mulch	70	CY	\$40.00	\$2,800
	Landscape: Amended Topsoil	150	CY	\$50.00	\$7,500
	Lawn Restoration - Seed & Mulch Disturbed Areas	2,000	SF	\$1.00	\$2,000
	Construction Subtotal				\$44,300
	AE Services Allowance			10%	\$4,430
	Mobilization			10%	\$4,430
	Construction Contingency			20%	\$8,860
	Total				\$62,000

OPINION OF PROBABLE COST

Indian Lake Site Improvements
 A2: Historic Pumphouse

Town of Indian Lake
 Hamilton County, New York
 January 23, 2017

	DESCRIPTION:	QUANTITY	UNIT	UNIT COST	TOTAL COST
	Site Removals / Earthwork				
	Bldg Removals	1	LS	\$3,000.00	\$3,000
	Clearing & Grubbing / Misc. Removals	220	SY	\$4.00	\$880
	Excavation / Earthwork / Mass Grading	40	CY	\$10.00	\$400
	Erosion & Sediment Control	1	LS	\$2,000.00	\$2,000
	Site Improvements				
	Bldg Improvements (Windows)	1	LS	\$8,000.00	\$8,000
	Asphalt Pavement (Base, Binder, Top)	500	SF	\$5.00	\$2,500
	Decomposed Granite Path (Inc. Metal Edging)	800	SF	\$8.00	\$6,400
	Fishing Dock (P.T. Decking, Hardware, & Sealing)	1	LS	\$2,500.00	\$2,500
	Site Furnishings: Adirondack Swings	2	EA	\$1,500.00	\$3,000
	Site Furnishings: Information Kiosk / Signage	1	EA	\$2,000.00	\$2,000
	Landscape: Trees	4	EA	\$500.00	\$2,000
	Landscape: Shrubs & Grasses	40	EA	\$50.00	\$2,000
	Landscape: Mulch	10	CY	\$40.00	\$400
	Landscape: Amended Topsoil	20	CY	\$50.00	\$1,000
	Lawn Restoration - Seed & Mulch Disturbed Areas	1,000	SF	\$1.00	\$1,000
	Construction Subtotal				\$37,080
	AE Services Allowance			10%	\$3,710
	Mobilization			10%	\$3,710
	Construction Contingency			20%	\$7,420
	Total				\$52,000

OPINION OF PROBABLE COST

Indian Lake Site Improvements
 B2: Central School

Town of Indian Lake
 Hamilton County, New York
 January 23, 2017

	DESCRIPTION:	QUANTITY	UNIT	UNIT COST	TOTAL COST
	Site Removals / Earthwork				
	Asphalt Pavement Removal	60	SY	\$12.00	\$720
	Asphalt Pavement Saw Cut	200	LF	\$2.50	\$500
	Clearing & Grubbing / Misc. Removals	670	SY	\$4.00	\$2,680
	Excavation / Earthwork / Mass Grading	440	CY	\$10.00	\$4,400
	Erosion & Sediment Control	1	LS	\$5,000.00	\$5,000
	Site Improvements				
	Asphalt Pavement (Base, Binder, Top)	24,000	SF	\$5.00	\$120,000
	Concrete Curb	1,000	LF	\$20.00	\$20,000
	Concrete Sidewalk	7,200	SF	\$7.50	\$54,000
	Pavement Striping	500	LF	\$4.00	\$2,000
	Traffic Signage	4	EA	\$400.00	\$1,600
	Site Lighting: Poles, Fixtures, Foundations, & Wiring	3	EA	\$3,500.00	\$10,500
	Site Lighting: Banners	3	EA	\$500.00	\$1,500
	Landscape: Trees	20	EA	\$500.00	\$10,000
	Landscape: Shrubs & Grasses	60	EA	\$50.00	\$3,000
	Landscape: Mulch	60	CY	\$40.00	\$2,400
	Landscape: Amended Topsoil	70	CY	\$50.00	\$3,500
	Lawn Restoration - Seed & Mulch Disturbed Areas	6,500	SF	\$1.00	\$6,500
	Construction Subtotal				\$248,300
	AE Services Allowance			10%	\$24,830
	Mobilization			10%	\$24,830
	Construction Contingency			20%	\$49,660
	Total				\$348,000

OPINION OF PROBABLE COST

Indian Lake Site Improvements
 B1: Town Center

Town of Indian Lake
 Hamilton County, New York
 January 23, 2017

	DESCRIPTION:	QUANTITY	UNIT	UNIT COST	TOTAL COST
	Site Removals / Earthwork				
	Asphalt Pavement Removal	1170	SY	\$12.00	\$14,040
	Asphalt Pavement Saw Cut	1,000	LF	\$2.50	\$2,500
	Curb Removal	200	LF	\$4.00	\$800
	Concrete Pavement Removal	1,000	SF	\$2.00	\$2,000
	Brick Pavers Removal	1,000	SF	\$2.00	\$2,000
	Clearing & Grubbing / Misc. Removals	1330	SY	\$4.00	\$5,320
	Excavation / Earthwork / Mass Grading	220	CY	\$12.00	\$2,640
	Erosion & Sediment Control	1	LS	\$1,000.00	\$1,000
	Site Improvements				
	Concrete Curb	600	LF	\$30.00	\$18,000
	Concrete Sidewalk	2,900	SF	\$7.50	\$21,750
	Decorative Paving Strip	1,000	SF	\$8.00	\$8,000
	Pavement Striping	500	LF	\$4.00	\$2,000
	Traffic Signage	4	EA	\$400.00	\$1,600
	Site Lighting: Poles, Fixtures, Foundations, & Wiring	4	EA	\$3,500.00	\$14,000
	Site Lighting: Banners	4	EA	\$500.00	\$2,000
	Landscape: Trees	20	EA	\$500.00	\$10,000
	Landscape: Shrubs & Grasses	100	EA	\$50.00	\$5,000
	Landscape: Mulch	110	CY	\$40.00	\$4,400
	Landscape: Amended Topsoil	220	CY	\$50.00	\$11,000
	Lawn Restoration - Seed & Mulch Disturbed Areas	12,000	SF	\$1.00	\$12,000
	Construction Subtotal				\$140,050
	AE Services Allowance			10%	\$14,010
	Mobilization			10%	\$14,010
	Construction Contingency			20%	\$28,010
	Total				\$196,000

OPINION OF PROBABLE COST

Indian Lake Site Improvements
 C1: Development Opportunity Opt. I

Town of Indian Lake
 Hamilton County, New York
 January 23, 2017

	DESCRIPTION:	QUANTITY	UNIT	UNIT COST	TOTAL COST
	Site Removals / Earthwork				
	Building Removals	4,200	SF	\$4.00	\$16,800
	Asphalt Pavement Removal	1780	SY	\$12.00	\$21,360
	Asphalt Pavement Milling	2220	SY	\$2.50	\$5,550
	Asphalt Pavement Saw Cut	1,000	LF	\$2.50	\$2,500
	Curb Removal		LF	\$4.00	
	Concrete Pavement Removal	1,000	SF	\$2.00	\$2,000
	Brick Pavers Removal	500	SF	\$2.00	\$1,000
	Clearing & Grubbing / Misc. Removals	670	SY	\$4.00	\$2,680
	Excavation / Earthwork / Mass Grading	440	CY	\$10.00	\$4,400
	Erosion & Sediment Control	1	LS	\$5,000.00	\$5,000
	Site Improvements				
	Building New	2,500	SF	\$150.00	\$375,000
	Building Renovations	3,900	SF	\$65.00	\$253,500
	Stormwater Allowance	1	LS	\$10,000.00	\$10,000
	Water/Sewer Allowance	1	LS	\$30,000.00	\$30,000
	Asphalt Pavement (Base, Binder, Top)	16,000	SF	\$5.00	\$80,000
	Asphalt Pavement (Overlay Top Course)	20,000	SF	\$1.25	\$25,000
	Concrete Curb	500	LF	\$20.00	\$10,000
	Concrete Sidewalk	8,000	SF	\$7.50	\$60,000
	Pavement Striping	1,600	LF	\$4.00	\$6,400
	Traffic Signage	4	EA	\$400.00	\$1,600
	Site Lighting: Poles, Fixtures, Foundations, & Wiring	12	EA	\$2,500.00	\$30,000
	Site Lighting: Banners	4	EA	\$500.00	\$2,000
	Landscape: Trees	20	EA	\$500.00	\$10,000
	Landscape: Shrubs & Grasses	100	EA	\$50.00	\$5,000
	Landscape: Mulch	20	CY	\$40.00	\$800
	Landscape: Amended Topsoil	100	CY	\$50.00	\$5,000
	Lawn Restoration - Seed & Mulch Disturbed Areas	6,000	SF	\$1.00	\$6,000
	Construction Subtotal				\$971,590
	AE Services Allowance			10%	\$97,160
	Mobilization			10%	\$97,160
	Construction Contingency			20%	\$194,320
	Total				\$1,360,000

OPINION OF PROBABLE COST

Indian Lake Site Improvements
 C2: Development Opportunity Opt. II

Town of Indian Lake
 Hamilton County, New York
 January 23, 2017

	DESCRIPTION:	QUANTITY	UNIT	UNIT COST	TOTAL COST
	Site Removals / Earthwork				
	Building Removals	4,200	SF	\$4.00	\$16,800
	Asphalt Pavement Removal	1780	SY	\$12.00	\$21,360
	Asphalt Pavement Milling	2220	SY	\$2.50	\$5,550
	Asphalt Pavement Saw Cut	1,000	LF	\$2.50	\$2,500
	Curb Removal		LF	\$4.00	
	Concrete Pavement Removal	1,000	SF	\$2.00	\$2,000
	Brick Pavers Removal	500	SF	\$2.00	\$1,000
	Clearing & Grubbing / Misc. Removals	670	SY	\$4.00	\$2,680
	Excavation / Earthwork / Mass Grading	440	CY	\$10.00	\$4,400
	Erosion & Sediment Control	1	LS	\$5,000.00	\$5,000
	Site Improvements				
	Building Renovations	3,900	SF	\$65.00	\$253,500
	Stormwater Allowance	1	LS	\$5,000.00	\$5,000
	Water/Sewer Allowance	1	LS	\$20,000.00	\$20,000
	Asphalt Pavement (Base, Binder, Top)	24,500	SF	\$5.00	\$122,500
	Asphalt Pavement (Overlay Top Course)	20,000	SF	\$1.25	\$25,000
	Concrete Curb	500	LF	\$20.00	\$10,000
	Concrete Sidewalk	10,000	SF	\$7.50	\$75,000
	Pavement Striping	1,600	LF	\$4.00	\$6,400
	Traffic Signage	4	EA	\$400.00	\$1,600
	Site Lighting: Poles, Fixtures, Foundations, & Wiring	12	EA	\$2,500.00	\$30,000
	Site Lighting: Banners	4	EA	\$500.00	\$2,000
	Site Furnishings: Seating Wall	1	LS	\$10,000.00	\$10,000
	Site Furnishings: Fountain	1	LS	\$6,000.00	\$6,000
	Site Furnishings: Monument				
	Landscape: Trees	25	EA	\$500.00	\$12,500
	Landscape: Shrubs & Grasses	120	EA	\$50.00	\$6,000
	Landscape: Mulch	30	CY	\$40.00	\$1,200
	Landscape: Amended Topsoil	140	CY	\$50.00	\$7,000
	Lawn Restoration - Seed & Mulch Disturbed Areas	8,000	SF	\$1.00	\$8,000
	Construction Subtotal				\$662,990
	AE Services Allowance			10%	\$66,300
	Mobilization			10%	\$66,300
	Construction Contingency			20%	\$132,600
	Total				\$928,000

OPINION OF PROBABLE COST

Indian Lake Site Improvements
 D: Byron Park

Town of Indian Lake
 Hamilton County, New York
 January 23, 2017

	DESCRIPTION:	QUANTITY	UNIT	UNIT COST	TOTAL COST
	Site Removals / Earthwork				
	Asphalt Pavement Removal	1060	SY	\$8.00	\$8,480
	Asphalt Pavement Milling	940	SY	\$12.00	\$11,280
	Asphalt Pavement Saw Cut	1,000	LF	\$2.50	\$2,500
	Clearing & Grubbing / Misc. Removals	670	SY	\$4.00	\$2,680
	Excavation / Earthwork / Mass Grading	220	CY	\$10.00	\$2,200
	Erosion & Sediment Control	1	LS	\$5,000.00	\$5,000
	Site Improvements				
	Asphalt Pavement (Base, Binder, Top)	7,500	SF	\$4.25	\$31,875
	Asphalt Pavement (Overlay Top Course)	8,500	SF	\$1.25	\$10,625
	Concrete Sidewalk	7,250	SF	\$7.50	\$54,375
	Pavement Striping	800	LF	\$4.00	\$3,200
	Traffic Signage	4	EA	\$400.00	\$1,600
	Site Lighting: Poles, Fixtures, Foundations, & Wiring	8	EA	\$3,500.00	\$28,000
	Site Lighting: Banners	8	EA	\$500.00	\$4,000
	Site Furnishings: Information Kiosk	1	LS	\$4,500.00	\$4,500
	Site Furnishings: Seating	4	EA	\$2,000.00	\$8,000
	Landscape: Trees	25	EA	\$500.00	\$12,500
	Landscape: Shrubs & Grasses	60	EA	\$50.00	\$3,000
	Landscape: Mulch	20	CY	\$40.00	\$800
	Landscape: Amended Topsoil	170	CY	\$50.00	\$8,500
	Lawn Restoration - Seed & Mulch Disturbed Areas	9,000	SF	\$1.00	\$9,000
	Construction Subtotal				\$212,120
	AE Services Allowance			10%	\$21,210
	Mobilization			5%	\$10,610
	Construction Contingency			20%	\$42,420
	Total				\$286,000

OPINION OF PROBABLE COST

Indian Lake Site Improvements
 E: Ski Hill Recreation Center & Ice Rink

Town of Indian Lake
 Hamilton County, New York
 January 23, 2017

	DESCRIPTION:	QUANTITY	UNIT	UNIT COST	TOTAL COST
	Site Removals / Earthwork				
	Building Removals	4,200	SF	\$4.00	\$16,800
	Asphalt Pavement Removal	560	SY	\$12.00	\$6,720
	Asphalt Pavement Milling	1670	SY	\$2.50	\$4,175
	Asphalt Pavement Saw Cut	500	LF	\$2.50	\$1,250
	Clearing & Grubbing / Misc. Removals	1110	SY	\$4.00	\$4,440
	Excavation / Earthwork / Mass Grading	650	CY	\$10.00	\$6,500
	Erosion & Sediment Control	1	LS	\$5,000.00	\$5,000
	Site Improvements				
	Public Restroom Facility	1,000	SF	\$125.00	\$125,000
	Timber Frame Pavillion over Ice Rink	1	LS	\$95,000.00	\$95,000
	Stormwater Allowance	1	LS	\$5,000.00	\$5,000
	Water/Sewer Allowance	1	LS	\$20,000.00	\$20,000
	Asphalt Pavement (Base, Binder, Top)	20,000	SF	\$5.00	\$100,000
	Asphalt Pavement (Overlay Top Course)	15,000	SF	\$1.25	\$18,750
	Concrete Sidewalk	5,000	SF	\$7.50	\$37,500
	Pavement Striping	1,000	LF	\$4.00	\$4,000
	Site Lighting: Poles, Fixtures, Foundations, & Wiring	4	EA	\$3,500.00	\$14,000
	Site Lighting: Banners	4	EA	\$500.00	\$2,000
	Site Furnishings: Wayfinding Signage	2	EA	\$2,000.00	\$4,000
	Site Furnishings: Seating Wall	1	LS	\$10,000.00	\$10,000
	Landscape: Trees	15	EA	\$500.00	\$7,500
	Landscape: Shrubs & Grasses	50	EA	\$50.00	\$2,500
	Landscape: Mulch	20	CY	\$40.00	\$800
	Landscape: Amended Topsoil	150	CY	\$50.00	\$7,500
	Lawn Restoration - Seed & Mulch Disturbed Areas	8,000	SF	\$1.00	\$8,000
	Construction Subtotal				\$506,440
	AE Services Allowance			10%	\$50,640
	Mobilization			10%	\$50,640
	Construction Contingency			20%	\$101,290
	Total				\$709,000

OPINION OF PROBABLE COST

Indian Lake Site Improvements
 F: Chain Lakes Road Gateway Enhancement, Easter Gateway & Chain Lake Access

Town of Indian Lake
 Hamilton County, New York
 January 23, 2017

	DESCRIPTION:	QUANTITY	UNIT	UNIT COST	TOTAL COST
	Site Removals / Earthwork				
	Clearing & Grubbing / Misc. Removals	560	SY	\$4.00	\$2,240
	Excavation / Earthwork / Mass Grading	370	CY	\$10.00	\$3,700
	Erosion & Sediment Control	1	LS	\$5,000.00	\$5,000
	Site Improvements				
	Pedestrian Trail (Stone Dust / Natural)	20,000	SF	\$4.50	\$90,000
	Public Beach Enhancements	1	LS	\$20,000.00	\$20,000
	Landscape: Trees	10	EA	\$500.00	\$5,000
	Landscape: Shrubs & Grasses	50	EA	\$50.00	\$2,500
	Landscape: Mulch	20	CY	\$40.00	\$800
	Landscape: Amended Topsoil	150	CY	\$50.00	\$7,500
	Lawn Restoration - Seed & Mulch Disturbed Areas	9,000	SF	\$1.00	\$9,000
	Construction Subtotal				\$145,740
	AE Services Allowance			10%	\$14,570
	Mobilization			10%	\$14,570
	Construction Contingency			20%	\$29,150
	Total				\$204,000

OPINION OF PROBABLE COST

Indian Lake Site Improvements
 Streetscapes

Town of Indian Lake
 Hamilton County, New York
 January 23, 2017

	DESCRIPTION:	QUANTITY	UNIT	UNIT COST	TOTAL COST
	Miscellaneous Costs				
	Route 28: Concrete Sidewalk	60000	SF	\$4.50	\$270,000
	Route 28: Concrete Curbing	10000	LF	\$20.00	\$200,000
	Route 28: Pavement Striping	10000	LF	\$4.00	\$40,000
	Route 28: Directional Signage	16	EA	\$400.00	\$6,400
	Route 28: Decorative Lighting	24	EA	\$3,500.00	\$84,000
	Sabael Rd: Concrete Sidewalk	25000	SF	\$4.50	\$112,500
	Sabael Rd: Concrete Curbing	5000	LF	\$20.00	\$100,000
	Sabael Rd: Pavement Striping	5000	LF	\$4.00	\$20,000
	Sabael Rd: Directional Signage	4	EA	\$400.00	\$1,600
	Sabael Rd: Decorative Lighting w/ Banners	4	EA	\$4,000.00	\$16,000
	Sabael Rd: Decorative Lighting Alternatives	12	EA	\$3,000.00	\$36,000
	Sabael Rd: Gateway Signage	1	EA	\$3,000.00	\$3,000
	Overlook Gateway: Signage/Kiosk	1	EA	\$3,500.00	\$3,500
				Construction Subtotal	\$893,000
				AE Services Allowance	10% \$89,300
				Mobilization	10% \$89,300
				Construction Contingency	20% \$178,600
				Total	\$1,250,000

OPINION OF PROBABLE COST

Indian Lake Site Improvements
 Goals & Recommendations

Town of Indian Lake
 Hamilton County, New York
 January 23, 2017

	DESCRIPTION:	QUANTITY	UNIT	UNIT COST	TOTAL COST
	Miscellaneous Costs				
	Dog Park	1	LS	\$45,000.00	\$45,000
	Public Restroom (Incl. Water/Sewer)	600	SF	\$150.00	\$90,000
	Walking / Snowmobiling Trails	12000	LF	\$4.50	\$54,000
				Construction Subtotal	\$189,000
				AE Services Allowance	10% \$18,900
				Mobilization	10% \$18,900
				Construction Contingency	20% \$37,800
				Total	\$265,000



APPENDICES

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EXISTING CONDITIONS

2.0 Indian Lake Today

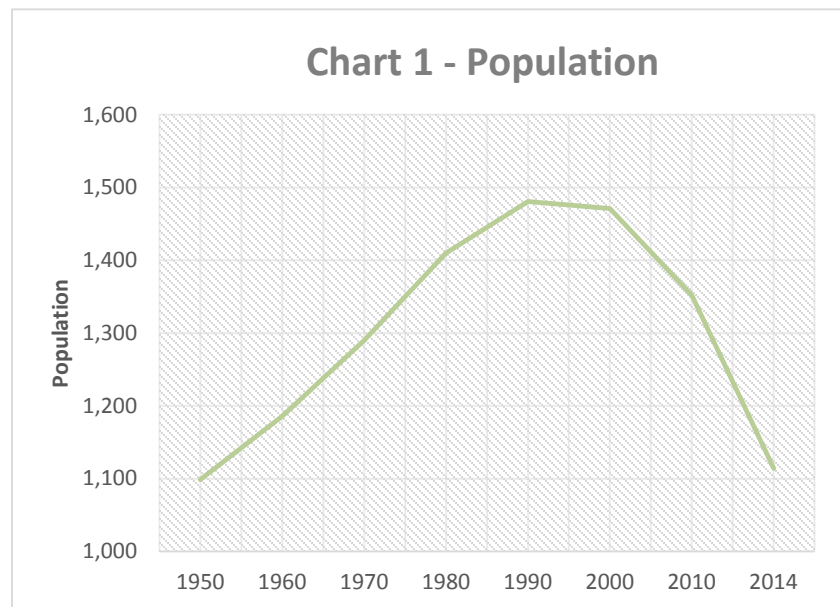
2.1 Overview

Located near the center of the 6.1 million acre Adirondack Park, the Town of Indian Lake is a picturesque community that over 1,000 people call home year-round. What began as a lumber town in the 1800's has become a summer destination for hikers, paddlers and other outdoor enthusiasts. With several sweeping vistas and pristine lakes, there is much to enjoy throughout the town for locals and visitors alike. Most of Indian Lake's land is either in State Forest Preserve or State-held conservation easements. Overall, 87% of the Town of Indian Lake is considered protected land (and water).

Land use activities in Indian Lake are regulated by the Adirondack Park Agency (APA), a state agency with diverse authority. The Town of Indian Lake, in its effort to achieve both economic and environmental sustainability, is one of the few Adirondack communities that has an APA approved Local Land Use Program. By adopting such a plan, the Town has retained review authority, and therefore local control, over many land use and development decisions. In addition to the Town and the APA, the New York State Department of Environmental Conservation (DEC) plays a major role because it is responsible for managing the ±112,500 acres of Forest Preserve in the Town. The Forest Preserve is divided into units for management purposes. The DEC prepares a Unit Management Plan (UMP) for each unit and invites the Town to participate in the planning process. There are eight (8) UMPs within the Town of Indian Lake.

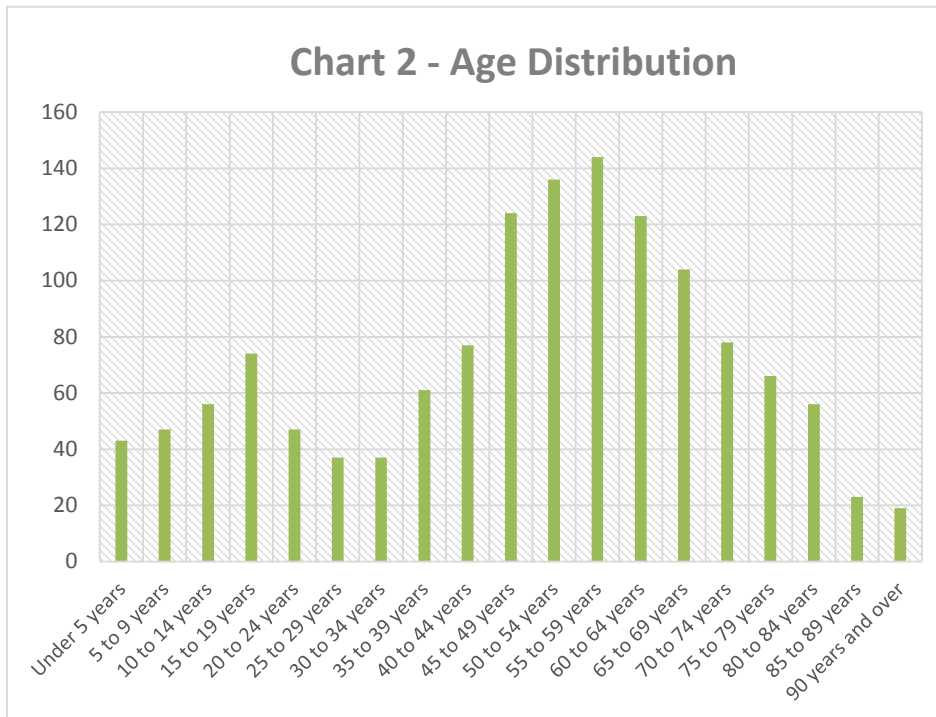
2.2 Population

In 1950, Indian Lake had approximately 1,100 year-round residents. In 1990 the number of full-time residents had climbed to nearly 1,500. Since 2000, the population has declined and in 2010 Indian Lake had lost 9% of its population. Based on 2014 population estimates, the town has lost an additional 18% of its population, bringing it back to near 1950's levels with a current



population of 1,114 full-time residents. Supplementing the year-round population, there are over 1,200 seasonal homes located within the town, which, when occupied, can more than double the population during the summer months. Approximately 63% of the housing units in the town, as of the 2010 Census, are seasonal in nature. With approximately four people per square mile, the town is more densely populated than Hamilton County as a whole, which has approximately 2.6 persons per square mile.

2.3 Demographics



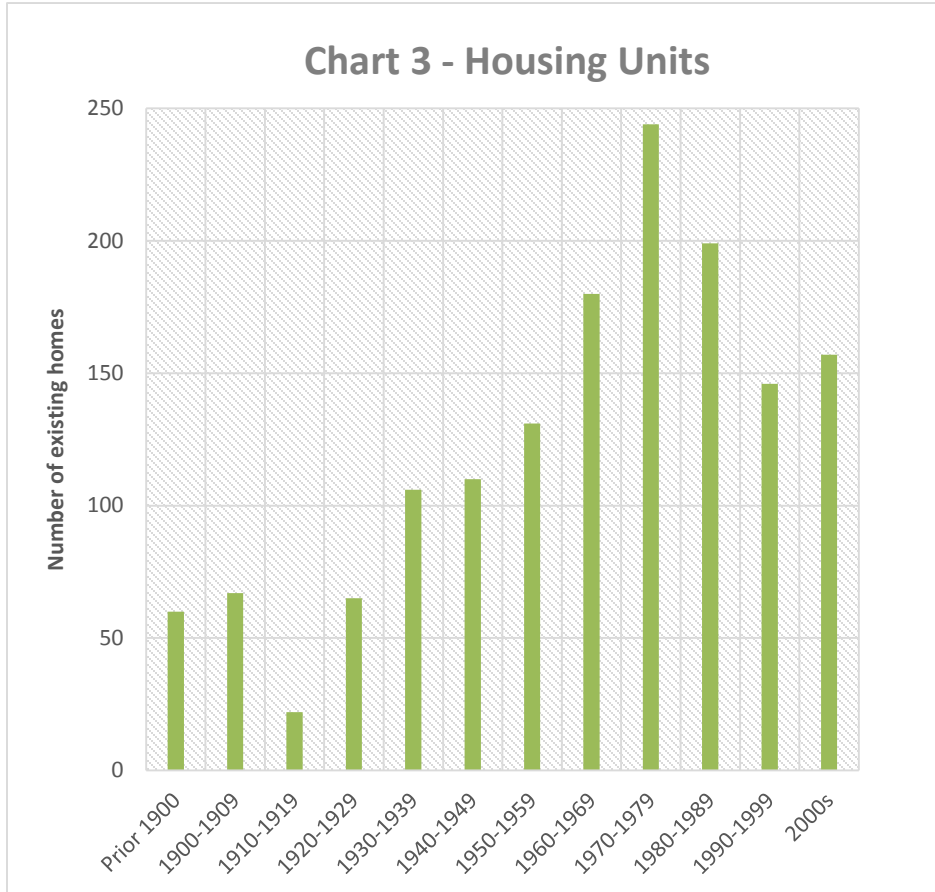
As of the 2010 U.S. Census, there were nearly an equal number of females and males, 677 and 675 respectively, living in the Town of Indian Lake. These figures vary slightly from those of Hamilton County's where 50.6 percent of the population is male and 49.4 percent is female. According to the 2014 American Community Survey 5-year

estimates (U.S. Census Bureau), however, there is no longer an even distribution within the town, with an estimated 620 males and 494 females.

The median age in Indian Lake is 54.3 years, which is approximately 2.2 years older than for all of Hamilton County, and 16.2 years older than the median age in New York State. According to a 2009 survey completed by the Adirondack North Country Association (ANCA) and Adirondack Association of Towns and Villages (AATV), the median age of Adirondack Park residents is 43 years. As such, Indian Lake's population is considerably older, on average, than that of the Park as a whole, and has one of the highest median ages in New York State. Chart 2, *Age Distribution*, provides the number of individuals per age group for the town. The chart illustrates that approximately a quarter of Indian Lake's residents are retirees (65+) and only a few young adults remain in the community after graduating high school – approximately 13% of the town's

population is in their 20's and 30's. Approximately 13% of the population is made up of school-aged children, which is comparable to the average for the full Adirondack Park.

2.4 Housing



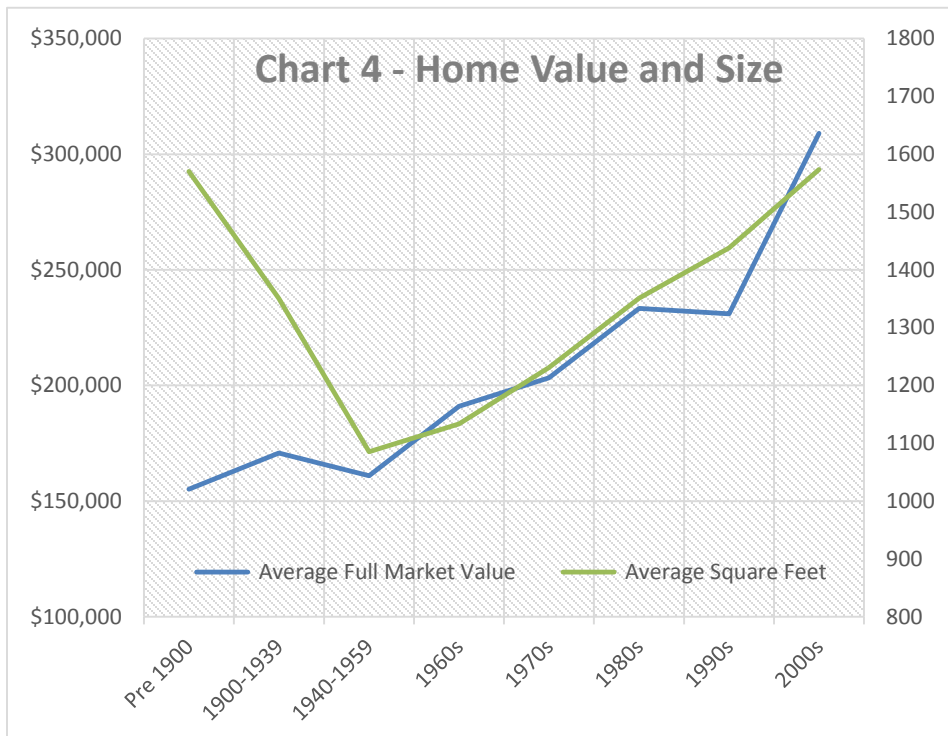
According to the 2010 U.S. Census, there were 1,973 housing units in the town.¹ Approximately 34% of housing units were occupied while 66% of housing units were vacant. The high vacancy rate is due primarily to the high number of 'seasonal, recreational or occasional use units, which account for about 95% of the vacant units.

Based on Hamilton County Real Property data² approximately

66% of residentially developed parcels are single-family homes. Twenty-four percent of residential parcels contain seasonal homes. Other types of residential development include mobile homes (~5% of the total), 2- or 3-family homes (1% of the total), and parcel containing multiple residential structures (4% of the total). As can be seen in Chart 3, a large portion of the existing housing stock (~40%) was built during the 1960's through the 1980's. There have also been over 150 homes built since the turn of the century.

² The 2010 U.S. Census was a shortened, simplified survey that did not include questions pertaining to housing types. For this reason, this report includes information on housing types sourced from Hamilton County Real Property data. Please note that the U.S. Census and Hamilton County property data are different data sources, therefore comparisons are cautioned.

As one might expect, the value of the homes has been increasing over time. As illustrated in Chart



4, the value of homes built during the reporting timeframe shows a relatively constant increase, however homes built in the past decade have a noticeably higher value (34% higher) than those built in the 1980’s and 1990’s. The data shown is for homes that were not listed as having undergone a renovation. There are many older

homes of higher value that have been “modernized.” The average size of homes has been steadily increasing since a low in the 1940’s and 1950’s. The average size of a home built in the past decade is just under 1,600 square feet, compared to homes from the 1940’s and 1950’s, which are under 1,100 square feet on average. It is possible that part of the reason the average home size is smaller in the 1940’s and 1950’s is that there is a higher percentage of seasonal homes built during this time period, which are presumably more of a camp or cabin style.

2.5 Economic Base

Taxes

According to the 2015 final assessment roll for the Town of Indian Lake, the full value of the entire town is \$715,068,118, with a town taxable value of \$642,016,803 and a school taxable value of \$644,713,544. Approximately one-third of the town’s taxable value is in New York State owned lands. Less than 4% of the parcels in the town are wholly exempt from taxes. The 2016 town tax rate is \$4.21 per thousand dollars of assessed value (the town is at 100% assessment) and the county tax rate is \$2.24 per thousand. There are also several special districts in the town, including fire, ambulance, water and sewer, illustrated in Figure A, *Service Districts*, attached (all Figures are attached at the end of this report). The Indian Lake Central School District, which covers the entire town, has a tax rate of \$7.32 per thousand dollars of assessed value. The median taxable value of a single-family home in Indian Lake, based on the 2014 assessment roll, was \$165,450. Thus a

home of this value could expect to pay approximately \$1,100 in town and county taxes, \$1,211 in school taxes, plus special district taxes.

Income

The estimated median *household* income for Indian Lake in 2014 was \$56,111, which is just four percent lower than the state average and six percent higher than the county average. The 2000 U.S. Census estimated median household income was approximately \$32,300. Adjusting for inflation, that represents a nearly 26 percent *increase* in median household income since 2000.

The estimated 2014 median *nonfamily* income was \$33,125, which is approximately ten percent lower than the state average and four percent higher than the county average (median per capita income was \$34,575). The 2000 U.S. Census did not estimate median *nonfamily* income, however, the 2000 Census provided estimates that male, full-time, year-round workers earned approximately \$29,375 and females approximately \$23,661, or an average of approximately \$26,500³ between male and female workers.

Employment

According to the 2014 Census estimates for Indian Lake, the top three industry types in the town are educational services, health care and social assistance (27.5%), construction (18.2%), and arts, entertainment, recreation, accommodation and food services (15.1%). The largest occupation type⁴, nearly half of the Town's employed population, is in the management, business, science, and arts occupations at 44.7%, service occupations account for 26.3% sales and office occupations account for 15.8%, natural resources, construction, and maintenance occupations account for 8.4% and production transportation and material moving occupations account for about 4.8% of workers. Approximately 48% of employed residents were classified as private wage or salary workers, 35% were government workers, and 17% were classified as self-employed.

In Hamilton County the unemployment rate varies seasonally, with a low of 3.6% in August of 2015 and a high of 10% in April of 2015. In 2015, during the six-month "tourist" season of May through October the average unemployment rate in the county was 4.4%, while the other half of the year, during the months of January through April and November and December, the average unemployment rate was 9.3%.

According to 2014 Census estimates, 56.3% of employed Indian Lake residents worked within the town, and 65% work within Hamilton County. The average commute time is 28 minutes, with 42%

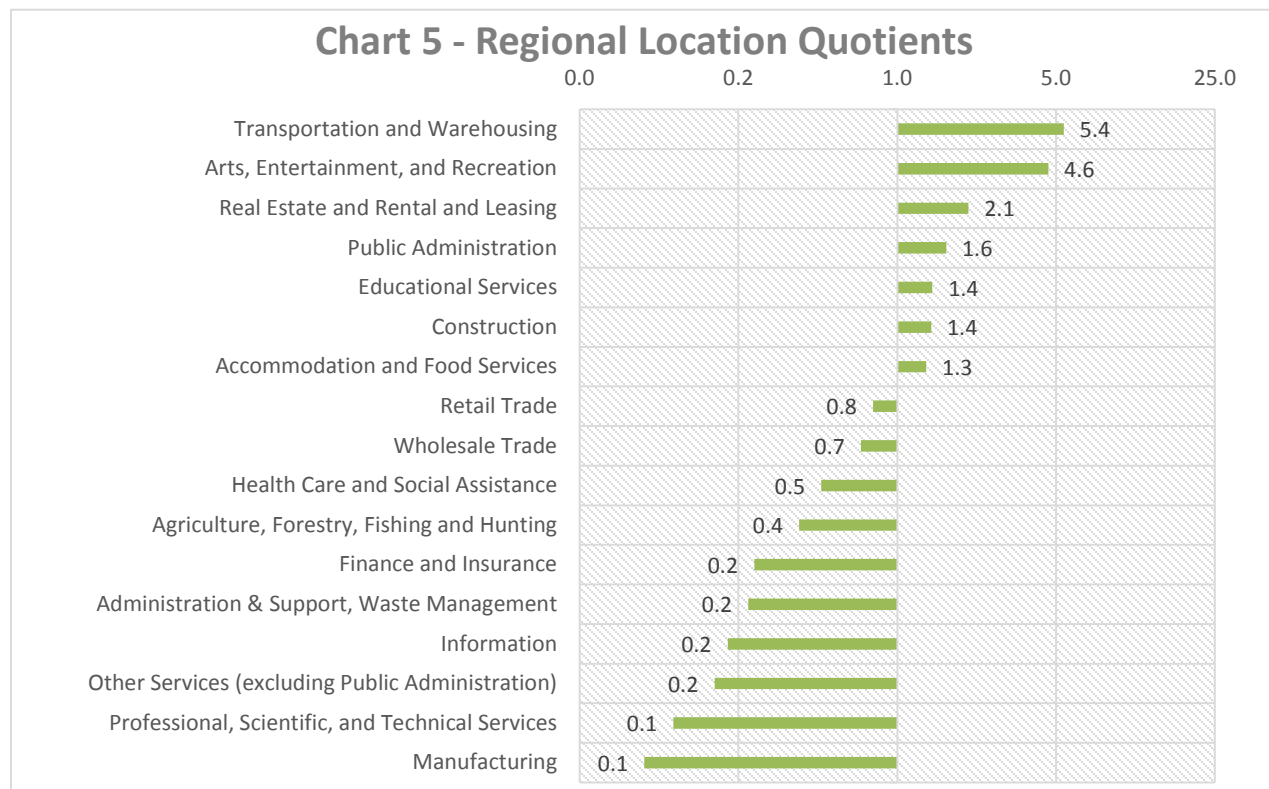
³ This number has not been adjusted for inflation nor used to calculate a percent increase from 2014 median nonfamily income as was provided in the household income category as it is not a nonfamily income statistic and therefore, is not truly comparable. It is provided here only for purposes of simple comparison.

⁴ Census data inquire about the type of business conducted by a person's employer ("industry" above), the ownership of that business, and the specific kind of work that that person performs ("occupation" above).

of the workforce commuting less than 10 minutes to work, but 19% commuting 30 to 34 minutes, and just over 10% commuting an hour or more.

Another way of looking at these numbers is by their Location Quotients (LQs). Location Quotients (LQs) are ratios that allow an area's distribution of employment by industry to be compared to a reference area. The reference area can be the U.S., a particular state, or a metropolitan area.

Industries within a given area divide into two categories – basic and non-basic. Basic industries are those exporting from the region, whereas non-basic are either supporting basic industries or are underdeveloped industries within the given area. Chart 5, *Regional Location Quotients*, illustrates the LQs of area jobs within approximately an hour of the Town of Indian Lake. The two zip codes for Indian Lake were compared to the total employment distribution for Hamilton County, Warren County and seven surrounding zip code areas in Essex and Franklin County, including Tupper Lake and Newcomb. The industries shown in the chart are for all those that have more than one establishment in Indian Lake. If an LQ is greater than one (1), it indicates an industry with a greater share of the local area employment than is the case in the reference area (i.e., forestry, health care and social assistance), conversely a value less than one indicates Indian Lake has a lower share than the surrounding area.⁵



⁵ The LQ analysis is based on the Town of Indian Lake employment vs employment within a 40-mile radius, which includes Paul Smiths College, Saranac Lake, and Lake Placid to the north, Ticonderoga, Whitehall, Queensbury, Glens Falls, and Hudson Falls to the east, Gloversville to the south and Lewis to the west.

The LQs are greatest in industries such as transportation and warehousing, arts, entertainment and recreation, and real estate, rental and leasing, indicating that Indian Lake enjoys greater employment in these sectors, compared to nearby areas. As referenced previously, health care and social assistance services are among the leading occupations of Indian Lake residents, however, the industry has an LQ less than one, suggesting this may be an employment opportunity in which residents are commuting outside of the town for work.

Housing Affordability Standards

Affordability of housing relative to a given community is a measure of the area's housing costs compared to median incomes, also known as housing cost burden. While housing values and rents may seem low or even below the fair market value, many homeowners and tenants can still be burdened by high housing costs and expenses relative to earned income.

It is generally accepted by both lending institutions and the U.S. Department of Housing and Urban Development (HUD) that housing costs are 'reasonable' (or, considered affordable) when a family or individual pays no more than 30 percent of gross household income on housing costs. Costs of home-ownership for single-family units include principal, interest, taxes and insurance (PITI) while housing expenses in the rental market are defined as contractual rent plus basic utilities and fuel for heat, hot water, electricity, cooking fuel, sewer and water). In recent years, transportation costs are also frequently included and assessed in overall housing cost burden.

Affordability Assessment

According to 2014 U.S. Census figures⁶, 65 percent of home owners within Indian Lake spent less than 30 percent of their monthly gross income on housing, while 35 percent of home owners spent 30 percent or more of their monthly gross income on housing. For rental units, approximately 72 percent of renters spent less than 30 percent of their monthly gross income on housing while approximately 28 percent of renters spent 30 percent or more of their monthly gross income on housing costs and are therefore considered to be housing-cost burdened.

For homeownership, the banking industry norm is that housing is considered affordable if the monthly principal, interest, taxes and insurance (PITI) payment is not greater than 30 percent of the homeowner's income. In order to determine how much homeowners can afford to pay for a mortgage, a simple assessment of Indian Lake's median income and housing costs was computed. Following HUD standards, this assessment also included an evaluation of affordable mortgages for those who earn 30 to 80 percent of Indian Lake's median family income (\$56,111).

⁶ From 2014 U.S. Census, Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI)

According to this assessment, families must earn well over 80 percent of the median income to afford a 30-year mortgage for a median priced home (please note that mortgages typically cover 80 to 100 percent of a housing price). According to U.S. Census estimates (2014), approximately 35 percent of Indian Lake families earn less than \$48,000 per year. Table 1 below indicates that those families earning very low, low and moderate incomes (approximately 35 percent of all families) are unable to afford a median priced home in the Town.

Table 1 -- Indian Lake Estimated Affordable Mortgage/Home Price				
	Very Low Incomes	Low Incomes	Moderate Incomes	Median Incomes
Percent of Median Family Income	30%	50%	80%	100%
Annual Income	\$16,833	\$28,056	\$44,889	\$56,111
Monthly Income	\$1,403	\$2,338	\$3,741	\$4,676
Affordable Monthly Household Cost (@30%)	\$421	\$701	\$1,122	\$1,403
Affordable Monthly Mortgage Payment*	\$274	\$456	\$729	\$912
Affordable 30-Year Mortgage @ 4% Interest	\$57,392	\$95,514	\$152,697	\$191,029
Median Home Value	\$154,800	\$154,800	\$154,800	\$154,800
Price Difference from Median	(\$97,408)	(\$59,286)	(\$2,103)	\$36,229

For renter households, a comparable method was used to assess affordable rental rates as shown in Table 2 below. According to these calculations renters must earn nearly 50 percent or more of median household income to afford median (gross) rental prices (\$525) in Indian Lake.

Table 2 -- Indian Lake Estimated Affordable Rental Rate				
	Very Low Incomes	Low Incomes	Moderate Incomes	Median Incomes
Percent of Median Family Income	30%	50%	80%	100%
Annual Income	\$16,833	\$28,056	\$44,889	\$56,111
Monthly Income	\$1,403	\$2,338	\$3,741	\$4,676
Affordable Rent Payments (@30%)	\$421	\$701	\$1,122	\$1,403
Median Monthly Rental Payment	\$525	\$525	\$525	\$525
Price Difference from Median	(\$104)	\$176	\$597	\$878

Whether rental rates in Indian Lake are too high or too low is a matter of perspective, with both tenants and investment property owners naturally choosing opposing views. Data also tends to support either position.

As noted above, although the industry standard of housing affordability is 30 percent or less of gross income, it is also well-recognized that a more complete measure of affordability accounts for transportation-related expenses as well. Including transportation costs in its overall measure, the Center for Neighborhood Technology (“CNT”) defines affordability as housing and transportation costs combined accounting for no more than 45 percent of income. This

consideration may be particularly useful in rural areas where transportation costs can be exceedingly high. With an average household transportation cost of \$14,539 a year according to CNT, many Indian Lake residents' combined housing and transportation cost burden of 55 percent exceeds the 45 percent threshold of affordability.

2.6 Community Services

Indian Lake Central School

The Indian Lake Central School District encompasses the entire town of Indian Lake and has one building housing Pre-K through 12th grade. As of 2014-15, there are 116 students enrolled at the school and there were a total of 24 teachers. As such, the teacher to student ratio is approximately 1 to 5. In addition to teachers, the school has five (5) other professional staff, including a superintendent, principal, guidance counselor, nurse and librarian. The school also has 7.5 para-professionals. In May of 2015, a budget of \$6.26 million was approved by a more than 3 to 1 margin.

According to Cornell University's Program on Applied Demographics (CUPAD), per pupil expenditures in the Town of Indian Lake for the 2013 to 2014 school year were approximately \$45,458. CUPAD data also shows that about 33% of students were eligible for a free or reduced lunch based on parental income in the 2013-2014 school year. Data from the New York State Education Department indicates that local tax revenue for 2013-2014 accounted for a total of \$4.5 million, while total expenditures for the same time were approximately \$5.4 million.

The district has implemented several cost-savings measures by consolidating specific services, including shared teachers' resources, such as test corrections, professional development initiatives, and shared transportation services. Further, the school is able to offer supplemental educational opportunities to students by providing web access to these 'shared' teachers from other districts, enabling the school to offer classes that would not otherwise be available. Indian Lake school district also partners with Hudson Valley Community College, SUNY Adirondack Community College, and North Country Community College to offer college-level distance learning lab classes to students via internet broadcasting.

To broaden students' experience, the school currently participates in an international program where students from all over the world come to live and learn in the Indian Lake community. For the 2015-2016 school year, five students representing countries in Eastern and Western Europe and Asia are living and learning with Indian Lake students.

The middle school age bracket (grades 7 and 8) of the Indian Lake school district has been nationally recognized as a "School to Watch" based on levels of academic achievement across the country. This prestigious designation derives from seven essential elements for middle school.

Emergency Services

There are two fire districts in the Town of Indian Lake (see Figure A, *Special Districts*). The Indian Lake Volunteer Fire Company has a 4-bay, approximately 4,000 square foot fire station on Route 28, just east of the intersection with Route 30, built in 1968. Fire District 1 covers 71.23 square miles and Fire District 2 covers approximately 102 square miles, 90% of which is wilderness. District 1 is a volunteer-staffed department, serviced by two tankers, two fire engines, a mini pumper, and approximately twenty active firefighters, including eight officers⁷. District 2 is serviced by two fire engines, one ambulance, fifteen active firefighters and seven emergency medical technicians. In 2014, District 2 received two fire calls, five rescue/emergency medical service calls and two vehicle accidents.

The Indian Lake Ambulance Corporation is an advanced life support certified agency, with two ambulances and fourteen staff members, which includes four paramedics, one critical care technician, five emergency medical technicians and two drivers. The facility is fully staffed and operates 24/7. In 2015, the facility received approximately 160 total calls, both medical emergency calls and trauma calls. A volunteer ambulance company also serves the Town and is located on Pelon Road behind Town Hall.

The New York State Police and Hamilton County Sheriff's Office are responsible for providing police services to the Town of Indian Lake. The New York State Police Troop B Headquarters is located in the Town of Ray Brook. The Troop is broken up into three zones, each zone having various substations. Zone 3 has a substation in the center of Indian Lake on Route 28. The Sheriff's office is located in the adjacent town of Lake Pleasant.

Health Care Services

The Indian Lake Health Center, operated by Hudson Headwaters Health Services, is located in the center of Indian Lake. The Health Center is open 45.5 hours a week and is staffed by a physician and two part-time physician assistants, as well as nurses and administrative staff. The center provides primary care services in addition to several other services.

The Adirondack Medical Center, located in the Town of Saranac Lake, and Glens Falls Hospital are the closest full service hospitals to Indian Lake, each about an hour away depending on which section of town you are in. The Adirondack Medical Center is a 97-bed general hospital which has an approximately 50-member medical staff with board certification in over 21 specialties.⁸ Glens Falls Hospital is the closest comprehensive, acute care community hospital for Indian Lake

⁷ Regretfully, the total number of calls received by Fire District 1 in 2014 could not be successfully obtained during the research phase of this report.

residents. The hospital has more than 225 affiliated physicians, ranging from primary care practitioners to surgical subspecialists who are board-certified in more than 25 specialties.⁹

Hamilton County's Health and Human Services division also provides the following public health services: mental health, substance abuse and prevention, youth, outdoor adventure programming for youth and adults, child support, domestic violence victim support, food stamps, WIC nutritional, adult home healthcare, programs for children with special needs, and many more services and programs.

2.7 Recreational Resources

State Owned & Forest Preserve Lands

The Town of Indian Lake is located in the northern section of the area known as the Southern Adirondacks. Like the rest of the Adirondack Park, hiking is very popular in Indian Lake. There are over 92 miles of New York State Department of Environmental Conservation (DEC) marked and maintained foot and/or multi-purpose trails within the Town, as well as over 36 miles of snowmobile trails. Along many of these trails are designated campsites and lean-tos for public use, some bordering the many lakes and ponds in the town. Perched atop Snowy Mountain (the highest point in the town), Blue Mountain and Wakely Mountain are three historic fire towers that attract many visitors. The towers offer outstanding views, particularly of Indian Lake and the Blue Mountain Lakes in the valleys below.

There are the more than 112,500 acres of State owned Forest Preserve in the Town, as well as over 34,000 acres under state conservation easements. Most of this Forest Preserve land is classified as Wilderness or Wild Forest by the Adirondack Park Agency. The primary difference is that motorized uses are allowed in Wild Forest areas, but not in Wilderness. Most of the conservation easements are in land classified as Resource Management by the Adirondack Park Agency, the most restrictive of the private land designations.

Recreational opportunities abound throughout the Forest Preserve. Snowmobiling, hiking, camping, rock and ice climbing, hunting, fishing, bird watching, mountain biking, cross-country and backcountry skiing, canoeing, flat-water and whitewater rafting, kayaking and photography, are just some of the many activities in which one can participate. Indian Lake provides access to two Wild Forest Areas, one Wilderness Area and one Primitive Area. Table 3 provides 2015 trailhead counts as catalogued by the Department of Environmental Conservation¹⁰ for each of the four respective nature preserve areas.

Table 3 – Trail Head Counts		
Nature Preserves	Trail	Count
Mountain Wild Forest	Blue Mountain/Tirrell Pond	667
	NPT North (Route 28 & 30)	0
	Rock Lake	1,894
	Blue Mountain Trail	7,797
	Rock River	318
	Total	10,676
Hudson Gorge Primitive Area	Indian River/Hudson River	377
	Ross/Whortleberry/Big Bad Luck	5,028
	OK Slip	4,972
	Total	10,377
Blue Ridge Wilderness Area	NPT (Lake Durant)	804
	Sawyer Mountain	1,630
	Gould Road NPT	260
	Route 28 Wilson/Grassy Pond	728
	Sagamore	1,042
	Rock/Cascade Pond	662
	Total	5,126
Jessup River Wild Forest	Pillsbury Mountain	1,567
	Snowy Mountain	2,164
	Fawn Lake	1,354
	Total	5,085
	Combined Total	31,264

Additionally, a major, 133-mile thru-trail known as Northville-Placid, passes through the town and traverses the entire length of Hamilton County. It is the longest trail in the town at just over 19 miles in length. One of the newest trails in the town is the trail to OK Slip Falls which opened in 2014 and brings visitors to one of the highest falls in the Adirondack Park. Figure B, *Recreational Resources*, attached, illustrates the Town’s many trails and recreational resources.

Parks

In addition to lean-tos and primitive campsites along the many trails in Indian Lake, there are also two New York State DEC campgrounds in the town. Indian Lake Island State Campground offers 55 boat-access tent sites, which are located along the south shore of Indian Lake and on several islands within the lake. Lake Durant Campground, located in the west-central area of the town, has 61 tent and trailer sites plus amenities. There are also several DEC managed picnic sites located throughout the town, as well as trail-head parking areas, hand-launch boat access, and a

trailed boat launch at the east end of Lake Durant. Several public fishing locations are also located within the town.

The Town of Indian Lake also owns and operates several recreational facilities, including:

- **Town Beaches and Pavilions** located along the shores of Blue Mountain Lake and Indian Lake.
- **Ski Hill and Skating Rink**, located just south of the center of town, the town-owned facility has a T-bar with two ski trails and skating rink, which have no usage fees.
- **Town Little League field** located just north of the town center which can be reserved for use by community members.
- **Byron Park** located just east of the town center has a building and pavilion that can be rented for community or private events. There is also a picnic area and boat launch access.
- **Blue Mountain Lake Tennis Courts** are located southeast of the Blue Mountain Lake hamlet and contain two courts for public use.
- **Shooting Range**, located on town-owned land past the town's transfer station, the shooting range is operated by the Indian Lake Fish and Game Association and is available for use by members.

Additional recreational offerings and opportunities include recreational amenities available at the school that can be used by the public during non-school hours. The school is located in the town center and has two tennis courts, athletic fields for soccer and baseball, and a playground.

Water-based activities, including lake and river opportunities, are abundant in the area. The Professional River Runners Association is a partnership of rafting companies in the Adirondack region that determines the number of rafts from each rafting outfitter that can safely navigate the rivers on a day-to-day basis. Each outfitter is then designated a number of slots, correlating to their size and allotted daily patrons; companies then pay a flat, annual fee to the Town based on their number of designated slots. The Town of Indian Lake collects these dues from each rafting company, which covers the costs of Abanakee Dam maintenance, river access, liability insurance, and any other associated Town expenses.

In 2015, the Town reported that the ten total rafting companies hosted approximately 23,452 visitors in the various, nearby rivers. utilized the various rafting companies in this time. Visitors can expect to find a variety of rafting trip types, including half day, full day or overnight trips with or without optional amenities such as meals or mountain hikes, guided, whitewater rafting or lazy river floating trips, and accommodations for groups of all sizes and skill level. On average, prices range from about \$30 per person for shorter trips to \$225 per person for longer, overnight trips.

Additional recreation options include kayak, canoe, stand-up paddle board rentals, and other water recreation options, many of which are offered by the rafting companies, a members-only fitness center, and a Town-owned ski hill, skating rink and events venue.

The Chamber of Commerce and Town of Indian Lake frequently work together to sponsor annual events to attract the interest of both residents and tourists in the area. Annual events include seasonal festivals such as the WinterFest and the summer pig roast and block party, holiday celebrations such as the St. Patrick's Day and Independence Day parties, and many other themed, community supported activities including craft fairs, flea markets, community pride day as well as tourist-driven contests like Cycle Adirondack and the Adirondacks Challenge.

2.8 Historic & Cultural Resources

The Town of Indian Lake had its first settlement around 1762 when Sabaël Benedict, a Penobscot Indian (part of the Eastern Abenaki), decided to call a specific area on the shore of what is now Indian Lake, home. In 1835 the first European settler established a home in Indian Lake and soon after others followed. The town was officially established in 1858, and the area soon became a source of timber. By the late 1800's a village existed in present-day Indian Lake. Today, one of the town's first homes, built shortly after the Civil War, is home to the Indian Lake Museum, which showcases portraits of early settlers, vintage clothing, farming and medical tools, photographs and other memorabilia from the area's history.

- **National Register of Historic Places** in the Town of Indian Lake include the Hedges, located on the shore of Blue Mountain Lake and dating back to 1880, a camp which continued to evolve into the 1920's. Today visitors to the Adirondacks can still book accommodations here. The other two registered sites are both fire towers – the Blue Mountain Fire Tower and the Snowy Mountain Fire Tower. The Blue Mountain tower is a 35-foot tall steel tower built in 1917, which replaced a wood tower built in 1911. The Snowy Mountain tower is 42-foot tall steel tower built in 1917, which replaced a wood tower built in 1909.
- **The Blue Mountain Center** is a 501(c)(3) non-profit, communal living facility founded in 1982 that supports working artists, writers, composers, social activists and film/videographers in their professional pursuits. Individuals apply to stay for one month at the facility, where they are served daily meals, receive housing accommodations, have access to the great outdoors and are surrounded by others who are seeking a productive work environment.

- **The Adirondack Center for the Arts**, or Arts Center, promotes visual and performing arts year-round, for all age groups through performances, workshops, exhibits, and educational programming. A summer concert series includes a cappella jazz musicians, classical music, Appalachian folk, and Canadian roots music, among other genres. Additionally, the Arts Center serves as one of the only preschools in the County.
- **Adirondack Museum** is located in the hamlet of Blue Mountain Lake and features multiple exhibits and galleries dedicated to the history of the Adirondack region. Likely the foremost entity in conveying the history of the Adirondack region and the convergence and evolving relationship of man and wilderness, through research, collections, and classes, the Museum educates visitors of the prominence and importance of the natural world, “a community to which we all belong.” The integral relationship between man and nature is perhaps more consciously recognized in the Adirondack Park than anywhere else, and the Museum continues to cultivate the story in hopes of creating better-informed decisions about the future of the Park.

Toward achieving its mission of Adirondack Park education, the museum offers both indoor and outdoor exhibits and activities and is open May through October, with special events held during the winter months as well. Exhibit themes at the Museum include: water and land transportation, outdoor recreation, the environment, historic Adirondack logging activities and rustic traditions, fine arts, tourism, and many interactive discovery centers and picnic areas making the Museum a great place for families with children. The Museum Store sells all-things-Adirondack to complete a trip.

- **Indian Lake Museum**, located near the Indian Lake Central School, is housed in a historic home from the late 1800’s. It chronicles the history of the town from the first settlement to more recent history. The museum is open June to October.
- **Indian Lake Theater**, located in the hamlet in the same structure as the previous Main Street movie theater, the Indian Lake Theater operates as a non-profit organization, and showcases movies and stage screenings of recently released films and popular plays. The theater also functions as a multi-purpose community center and hosts special events.

- **Birding Festival**, celebrating the Boreal Birds of the Adirondacks, is a three-day event in June featuring hikes, canoe trips, walks, outings and seminars.
- **The Great Adirondack Moose Festival**, sponsored by the Chamber of Commerce, will be celebrating its 7th year in September 2016. The Festival features games, exhibitions, guided tours and hikes, shopping, and much more.

The Regional Office of Sustainable Tourism (“ROOST”) conducted a survey in 2014 to assess the visitor profile and return on investment in the Adirondack region (includes Essex and Hamilton County). The study included questions pertaining to the hamlets of Indian Lake, Blue Mountain Lake, and Raquette Lake within the larger Town of Indian Lake. Results of the study revealed the following key takeaways for the region:

- The median household income of respondents was approximately \$100,000 per year.
- The average size of visiting groups was four individuals and the group typically stayed in the region for about 4 nights.
- 81% of visitors reported that their trips to the region occurred between May and October, with the majority of trips in July and August.
- Hotels (30%) are the predominant accommodation choice, followed by cabins/cottages (18%) then RVs/tents (15%).
- The number one reason cited for visiting the area were outdoor activities (74%), followed by relaxing/dining/shopping (63%) then sightseeing (52%).
- Some of the top outdoor activities/interests cited were hiking (86%), canoeing/kayaking (56%), fishing (36%), boating (25%), and cycling (18%).
- On average, visitor parties reported spending approximately \$340 per day on the following items:
 - \$21/day on attractions and events
 - \$22/day on entertainment
 - \$33/day on transportation
 - \$129/day on lodging
 - \$62/day on meals
 - \$39/day on shopping and souvenirs
 - \$32/day on ‘all other’ expenditures
- ROOST estimates that for every dollar of occupancy tax expenditures in marketing, an estimated \$83 in visitor revenue was generated.

2.9 Infrastructure and Utilities

Transportation

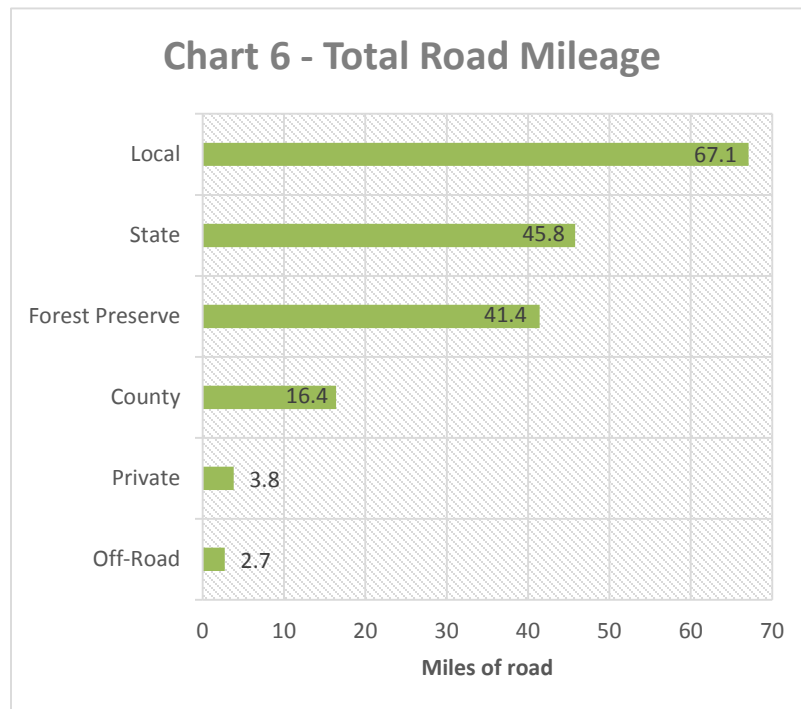


Chart 6 identifies the total mileage of Town, County, State, Forest Preserve, and private roads in Indian Lake. Figure C, *Transportation*, following this report, illustrates the Town of Indian Lake's transportation network. Indian Lake's primary roads are NYS Routes 28 and 30. Route 28 runs roughly east to west through the town, while Route 30 runs roughly north-south. The two state highways account for approximately 40% of the town's road miles. Where Route 28 passes through the hamlet of

Indian Lake it serves as the Town's "Main Street." According to the NYS Department of Transportation, Route 28, approaching the hamlet from the east, had an Annual Average Daily Traffic (AADT) count of 1,795 in 2013. Between Indian Lake and Blue Mountain Lake, where 28 and 30 are combined, the AADT in 2013 was 1,481. County roads account for about 14% (16.4) of the miles within the town, while private roads account for only 3% (3.8). The Town of Indian Lake has jurisdiction over the 67.1 miles of roads accounting for nearly 60% of total roadway miles in the town. There is one freight line that runs through the eastern edge of the town operated by the Iowa-Pacific railway. Currently the line is only used for freight, however about 6 miles to the southeast the line is home to the Saratoga-North Creek railroad, providing passenger service between the Adirondacks and Saratoga Springs.

Water, Waste Water, & Utilities

The Indian Lake Sewer District was created in 1937 and last upgraded in 1971 (see Figure A, *Special Districts*). There are 212 connections with an average flow of 0.1 MGD. The treatment plant for the district is located along the Cedar River, just downstream from the entrance of Nicholas Brook. The district covers the Indian Lake hamlet area, extending approximately 1.5 miles along Route 28 from just west of Gundel Court to Byron Park. The district also extends approximately ½-mile south along Route 30.

There are two water districts in the Town of Indian Lake. District one provides 502 connections and District two provides 215 connections. See Figure A, *Special Districts*.

Electric service in the southern half of the town, including the hamlet of Indian Lake, is supplied by National Grid. New York State Electric & Gas Corporation (NYSEG) provides electricity to the northern half of the town including Blue Mountain Lake. Cell phone service from Verizon and AT&T is good in the areas proximate to Routes 28 and 30. Broadband internet service has recently been installed in the town by Frontier Communications, in partnership with Hamilton County and with assistance from state grant funding. The internet access covers most of the population of Indian Lake.

2.10 Natural Resources

Indian Lake is defined by the mountainous terrain of the Adirondacks, by lakes and ponds and by the Hudson River and its tributaries. Together, Indian Lake's lakes, streams, wetlands, soils, habitats and forest cover provide the ecological framework necessary for environmental, social and economic sustainability.

Indian Lake's natural resources offer residents and visitors recreational opportunities that help to promote good health and a sense of community. The ease of access to largely undisturbed wilderness, including mountains, lakes and meadows provides a diverse environment for leisurely activities.

From a fiscal perspective, the preservation of open lands and natural resources helps to moderate development that can often cost a community more in public services (i.e., infrastructure, maintenance, etc.) than is generated from resulting property tax revenues. In addition, natural resources are cost effective in attenuating floods, reducing stormwater runoff and soil loss, and maintaining water quality.

Geology & Topography

Underlying the Town of Indian Lake and the Adirondack Park is the geological feature known as the "Adirondack Dome." While there are over a dozen different classifications of bedrock within the town, the majority (~66%) are forms of gneiss. The other types of bedrock are all metamorphic in nature including marble, metagabbro, migmatite, amphibolite and schist. The majority of the surficial geology of Indian Lake is comprised of till (61%). Exposed bedrock accounts for 12% of the surficial geology, while inwash deposits make up 16%. Other areas include sand and gravel, alluvium, and kame deposits.

Figure D, *Slope*, attached, depicts the various classes of slope with the town, and Figure E, *Topography*, attached, illustrates the varying elevation throughout the town. The figures show

that the central portions of the town are relatively level (for the Adirondacks) with mountains and foothills surrounding the population centers. Slopes in Indian Lake hamlet area are generally less than 15 percent, while the Blue Mountain Lake area has numerous areas of steep slopes (those greater than 15 percent). It is important to note it is generally accepted that development along slopes of 15 percent or greater is more likely to result in accelerated erosion processes from stormwater runoff. As such, development along such slopes is often discouraged. The overall elevation range in the town is over 2,800 feet from the lowest point in the eastern part of town boarding the Hudson River, to the highest elevation of 3,900 feet on Snowy Mountain near the town's southern border with the Town of Lake Pleasant.

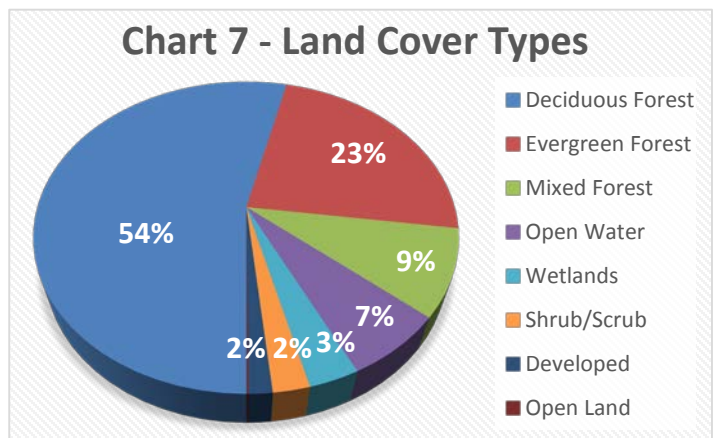
Soils

Soils within Indian Lake were identified from the Soil Survey Geographic Database maintained by the Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). According to the data, the majority of soil (88 percent) in Indian Lake are loamy and less than two percent are sandy. Figure F, *Soils* attached, illustrates the town's soil types.

Depth to bedrock and to seasonally high water tables varies throughout the Town. The depth to bedrock was not listed in the area around the center of Indian Lake, but the water table is reported to only be at 1 to 2 feet. Similar seasonally high water tables are present in the Blue Mountain Lake area, primarily surrounding the lake. Depth to bedrock is also relatively shallow in this area.

Land Cover

Chart 7, *Land Cover*, was generated using 2011 U.S. Geological Survey (USGS) land cover data. The graphic illustrates the various land cover types for the Town of Indian Lake. Over 97 percent of the Town's land cover is undeveloped. Developed land accounts for approximately 2% of the land cover with less than 1% open land comprised of fields, hay/crops, and barren land.



Water Resources

Watersheds are geographical areas that share a common drainage point such as a lake, river, or even a wetland. Watersheds, by definition, occur at multiple scales ranging from very large land areas that drain into hundreds of miles of river, to only a few acres that drain into very small streams. From a larger watershed perspective, approximately 84 percent of Indian Lake’s land area drains into the Hudson River, while the very northwest portion of town drains into the Raquette River, part of the St. Lawrence River watershed. These watersheds are in-turn made up of smaller sub-watersheds. Within the Raquette River watershed are the sub-watersheds of Big Brook-Raquette River and Raquette Lake-Raquette River. Draining into the Hudson are the headwaters of the Hudson River, Cedar River-Hudson River, Jessup River, Boreas-Hudson River and the Upper Sacandaga River sub-watersheds. Table 4 provides the total acreage for each of these sub-watersheds.

Table 4 – Indian Lake Sub-Watersheds	
Name	Acres (town)
Big Brook-Raquette River	9,535
Raquette Lake-Raquette River	17,419
Headwaters Hudson River	686
Cedar River-Hudson River	65,643
Jessup River	61,061
Boreas-Hudson River	15,150
Upper Sacandaga River	601
<i>Source: NYSDEC</i>	

Within each of these watersheds there exists a network of streams, rivers, wetlands, ponds, and lakes. Within Indian Lake, there are over 380 miles of mapped streams, approximately 9,200 acres of surface water, and approximately 11,900 acres of APA regulated wetlands (excluding open water).

Under New York State Public Health Law, all waters within the state are given a classification by the DEC based on the best usage of the waters. The classifications range from class AA to D. Class A and AA waters are suitable for drinking, while class D waters are suitable for secondary contact recreation (i.e., boating). Some streams have a sub-classification of (t) or (ts), indicating whether the waters can support trout or trout spawning, respectively. Just over 50 percent of Indian Lake’s streams are designated either class C, C(t), or C(ts). Approximately, 9 percent of streams are classified A(t) or AA(t).

Table 5 – Wild, Scenic, Recreation Rivers		
River/Section	Designation	Miles
Cedar River	Wild	7.6
Cedar River	Recreation	12.2
Cedar River	Scenic	2.8
Hudson River	Wild	8.8
Hudson River	Scenic	2.9
Indian River	Recreational	15.9
Marlon River	Scenic	0.9
Rock River	Recreation	1.3
Rock River	Scenic	6.7
<i>Source: NYSDEC</i>		

Figure G, *Water Resources*, attached, depicts the various streams and surface waters in Town. The figure also illustrates the Wild, Scenic, and Recreational rivers within the Town. Wild, Scenic, and Recreational designations afford a level of protection from development and other activities based on the presence of hydrological modification (i.e., impoundments) and accessibility of the river. The Hudson River, which borders the eastern portion of the town, has all three classifications going from Wild to Recreational as it flows north to south. The Cedar River is designated as a Scenic river from the southern border with the Town of Lake Pleasant for an approximate three-mile stretch until it becomes a Recreational river until just north of the Indian Lake hamlet where it transitions to a Wild river before joining the Rock River. The Rock River is primarily a Scenic river, except the uppermost portion, which is Recreational. The Indian River is also a Recreational river, near the center of town. Table 5 provides the total mileage for each of these designated waterways.

Wetlands within the Town are depicted in Figure H, attached. The Adirondack Park Agency regulates wetlands that are one (1) acre or greater in size. Throughout the Adirondack Park and Indian Lake, there are various types of wetlands including deep water and emergent marshes, deciduous, coniferous and shrub swamps, and bogs. Within the Town of Indian Lake there are approximately 6,530 acres of forested wetlands, 4,450 acres of scrub/shrub wetlands, 880 acres of emergent wetlands and 20 acres of unconsolidated shoreline wetlands.

Land Use and Development

Established by the New York State Legislature in 1971, the Adirondack Park Agency (APA) is tasked with developing “long-range land use plans for both public and private lands within the boundary of the Park.”¹¹ The Adirondack Park Land Use and Development Plan, divides private lands into six (6) land use classifications: Hamlet, Moderate Intensity Use, Low Intensity Use, Rural Use, Resource Management, and Industrial Use. The plan also divides public lands into seven (7) use categories, which determine the type and intensity of public use allowed for that area. In addition to the APA’s long range planning responsibilities, the Agency has permitting responsibility for significant private projects that may have a regional impact.

The Town of Indian Lake is one of eighteen (18) communities within the Adirondack Park that has an APA approved land use program. The local land use program serves to transfer portions of the Agency’s statutory authority to the Town for it to administer while the Agency retains an oversight role. Indian Lake consists of five (5) public and six (6) private land use classifications, which are illustrated in Figure I, *APA Land Classification*, attached following this report. The five (5) public

classifications include Wilderness, Primitive, Wild Forest, Intensive Use, and State Administration. Table 6 identifies the total acreage of these land classifications within Indian Lake.

Table 6 – Public APA Classifications		
APA Classification	Total Acres	% of Town
Wilderness	64,939	38.2%
Primitive	2,296	1.3%
Wild Forest	37,901	22.3%
Intensive Use	277	0.2%
State Administration	38	0.0%
Pending Classification	<1	0.0%
<i>Source: NYSDEC & APA</i>		

Private classifications include Hamlet, Moderate Intensity, Low Intensity, Rural Use, Resource Management and Industrial as shown in Table 7. Section §570.3, Definitions Used in These Regulations, of the Adirondack Park Rules and Regulations, provides the overall intensity guidelines for development of the private land use areas of the Park. Table 7 illustrates the total acreage, allowed development intensities, and percentage for each land use. Resource Management and Wilderness account for approximately 59 percent of the Town’s total land area, whereas Hamlet, Moderate Intensity, Low Intensity, and Rural Use accounts for only about 12 percent of the Town’s total land area. All of the lands classified for public use, and some lands classified as Rural Use or Resources Management, are encompassed by the 146,650 acres of Forest Preserve and easements within the Town.

Table 7 – Private APA Classifications			
APA Classification	Allowed Intensities*	Total Acres	% of Town
Hamlet	No Guidelines	1,039	0.6%
Moderate Intensity	1.3 acres	3,145	1.8%
Low Intensity	3.2 acres	6,092	3.6%
Rural Use	8.5 acres	9,741	5.7%
Resource Management	42.7 acres	35,517	20.9%
Industrial	No Guidelines	142	0.1%
<i>*Average lot size in acres. Source: NYSDEC & APA</i>			

Based on the above classifications, the Town of Indian Lake has adopted land use regulations that mirror the location, allowable uses, and permissible intensities as established by the Adirondack Park Land Use and Development Plan. Indian Lake’s zoning districts are identified in Table 8, and

a summary of permitted uses for each district follows. Figure J, *Zoning*, attached, illustrates the various zoning districts that are within the Town.

Indian Lake’s six (6) zoning districts are also identified in Table 8 with a summary of permitted uses within each district.

Table 8 - Town of Indian Lake Zoning Districts		
District Code	District Name	Permissible Uses
TC	Town Center	Single unit dwellings, Churches, Educational uses
TR	Town Residential	Single unit dwellings
R	Residential	Single unit dwellings, Churches, Cemeteries, Agricultural uses
RR	Rural Residential	Single unit dwellings, Churches, Cemeteries, Agricultural uses, Recreational Cabins
RX	Resource Extraction	Single unit dwellings, Farm/agricultural
RC	Resource Conservation	Single unit dwellings, Churches, Cemeteries, Agricultural uses, Forestry, Recreational cabins
<i>Source: Town of Indian Lake Zoning Map and Schedule</i>		

Land Use

While APA Classifications and Zoning Districts illustrate the allowable uses within a given area, actual land use characteristics were derived from the 2014 Hamilton County Real Property Tax Service data. According to the tax data, over 66 percent of the Town’s land use is State owned Wild, Forested, conservation Land, and Public Parks (primarily Forest Preserve), with another approximately 20% percent in conservation easements or held by a land trust. The 1,566 parcels taxed as residential account for only 5.6% of the total land use area of the town. Figure K, *Land Use* (attached following this report), illustrates the type and location of the various land uses also listed in Table 9.

Table 9 – Indian Lake Land Use		
Land Use	Total Parcels	% of Land Area
Forest Preserve	352	66.6%
State Conservation Easement	25	20.2%
Residential	1566	5.6%
Vacant	839	4.6%
Private Forest	9	1.6%
Commercial	66	0.4%
Industrial	7	0.3%
Community Services	39	0.2%
Conserved by land trusts	8	0.2%

Table 9 – Indian Lake Land Use		
Recreation and Entertainment	8	0.2%
Public Services	43	0.1%
Town Parks and Recreation	8	0.1%
Apartment/M.H. Park	6	0.0%
<i>Source: Geographic Information Systems (GIS) and County's Real Property Data</i>		

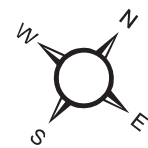
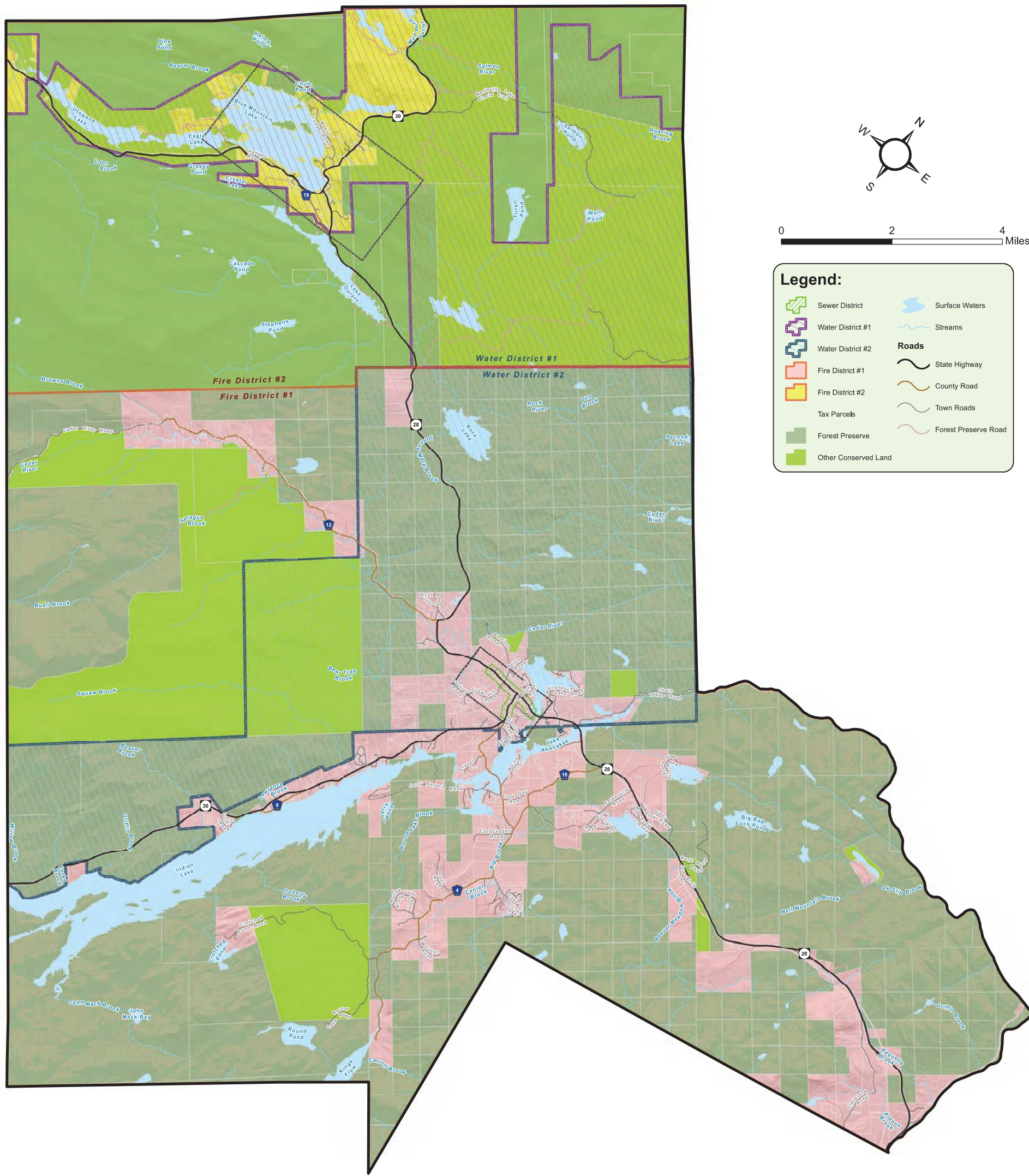
Residential Buildout Analysis

To better understand potential growth in the Town of Indian Lake, a Geographic Information Systems (GIS) buildout analysis of residential housing was conducted. A GIS buildout analysis provides an estimate of the overall residential development potential given a set of assumptions and constraints as shown in Table 10. It considers existing development, local regulations such as minimum lot size requirements, and features that often inhibit development due to related costs or construction difficulties (steep slopes, shallow soils, wetlands, access related issues, etc.) regardless of their regulatory status. However, it is important to point out that a buildout analysis is a theoretical maximum and should not be considered a projection of growth.

Table 10 – Indian Lake Potential for Residential Buildout				
Zoning District	Parcels	Acres	Constrained ¹² Acres	New Potential Units
R	297	2,264	213	1,521
TC	198	698	84	1,410
R	266	4,992	729	1,337
RR	302	6,761	1,497	749
RC	18	1,213	321	29
TOTAL	1,081	15,928	2,844	5,046
<i>Source: Geographic Information Systems (GIS) and County's Real Property Data</i>				

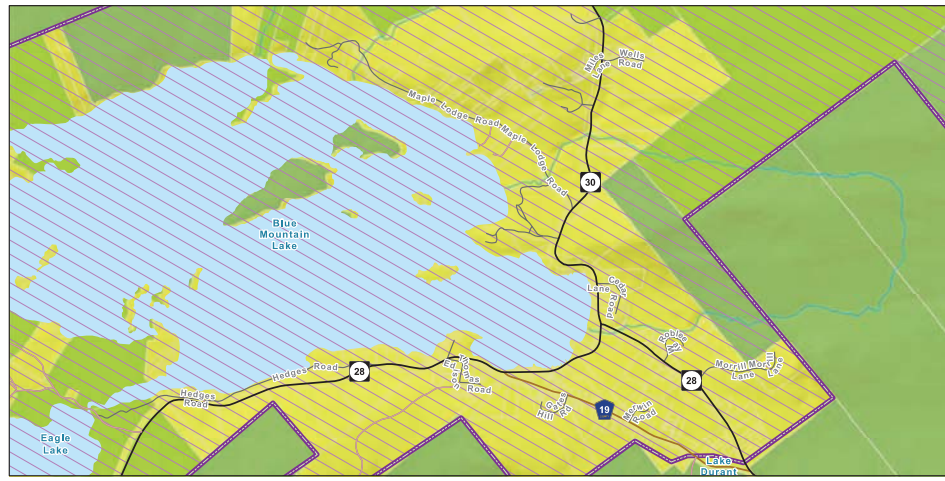
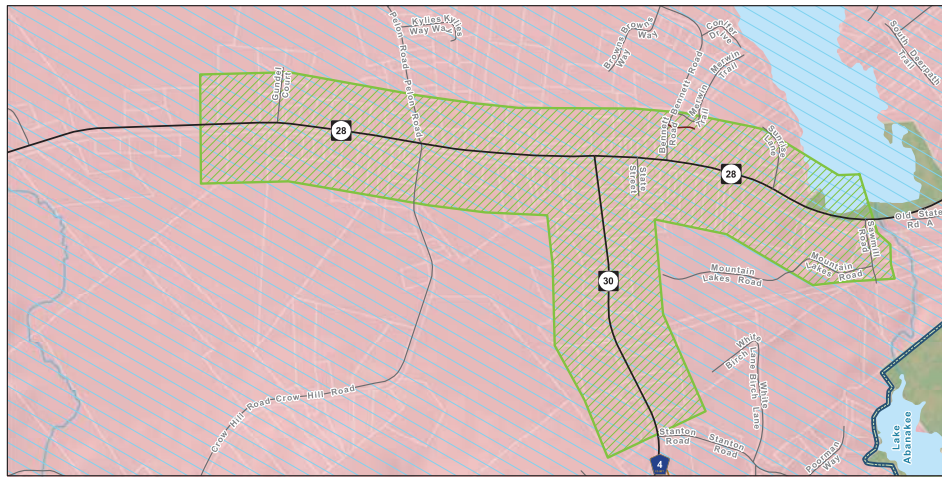
According to the buildout analysis, over 5,000 new residential units could be built within the Town as shown on Figure L, *Residential Build-out Potential*, attached at the end of this report. The greatest number of units could be built in Town Center (TC) and Town Residential (TR) zoning districts.

¹² Constrained acres are those which cannot be built upon due to physical constraints such as steep slopes or soils that are not conducive to development, among other factors.



Legend:

	Sewer District		Surface Waters
	Water District #1		Streams
	Water District #2	Roads	
	Fire District #1		State Highway
	Fire District #2		County Road
	Tax Parcels		Town Roads
	Forest Preserve		Forest Preserve Road
	Other Conserved Land		



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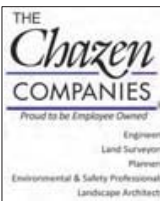
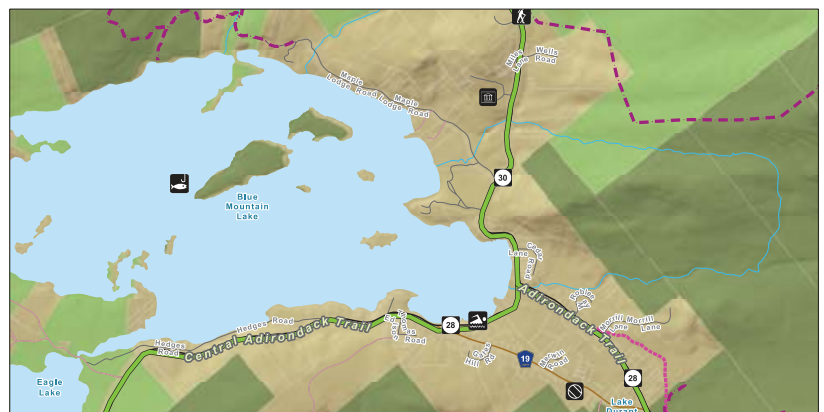
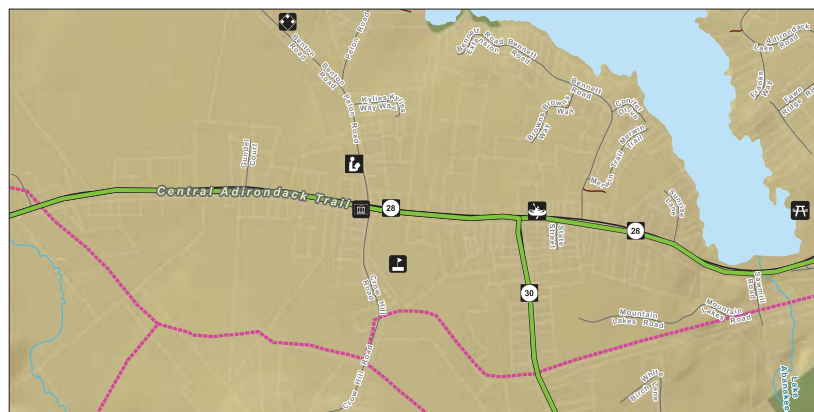
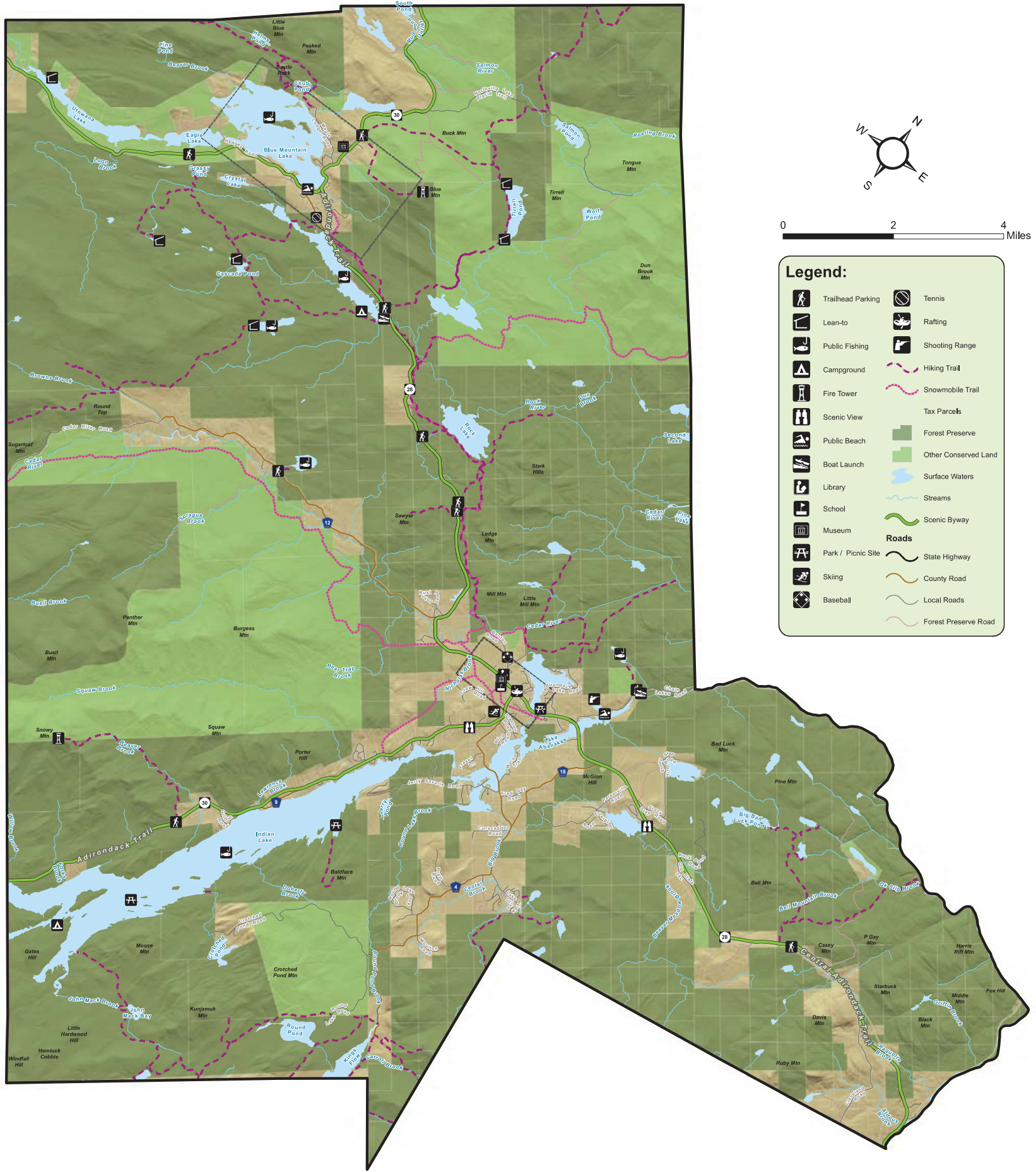
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Indian Lake Comprehensive Plan

Service Districts

Town of Indian Lake - Hamilton County, New York

Drawn:	RL-B
Date:	03/03/2016
Scale:	1:55,000
Project:	91524.00
Figure:	FIGURE A



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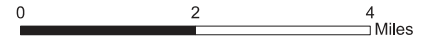
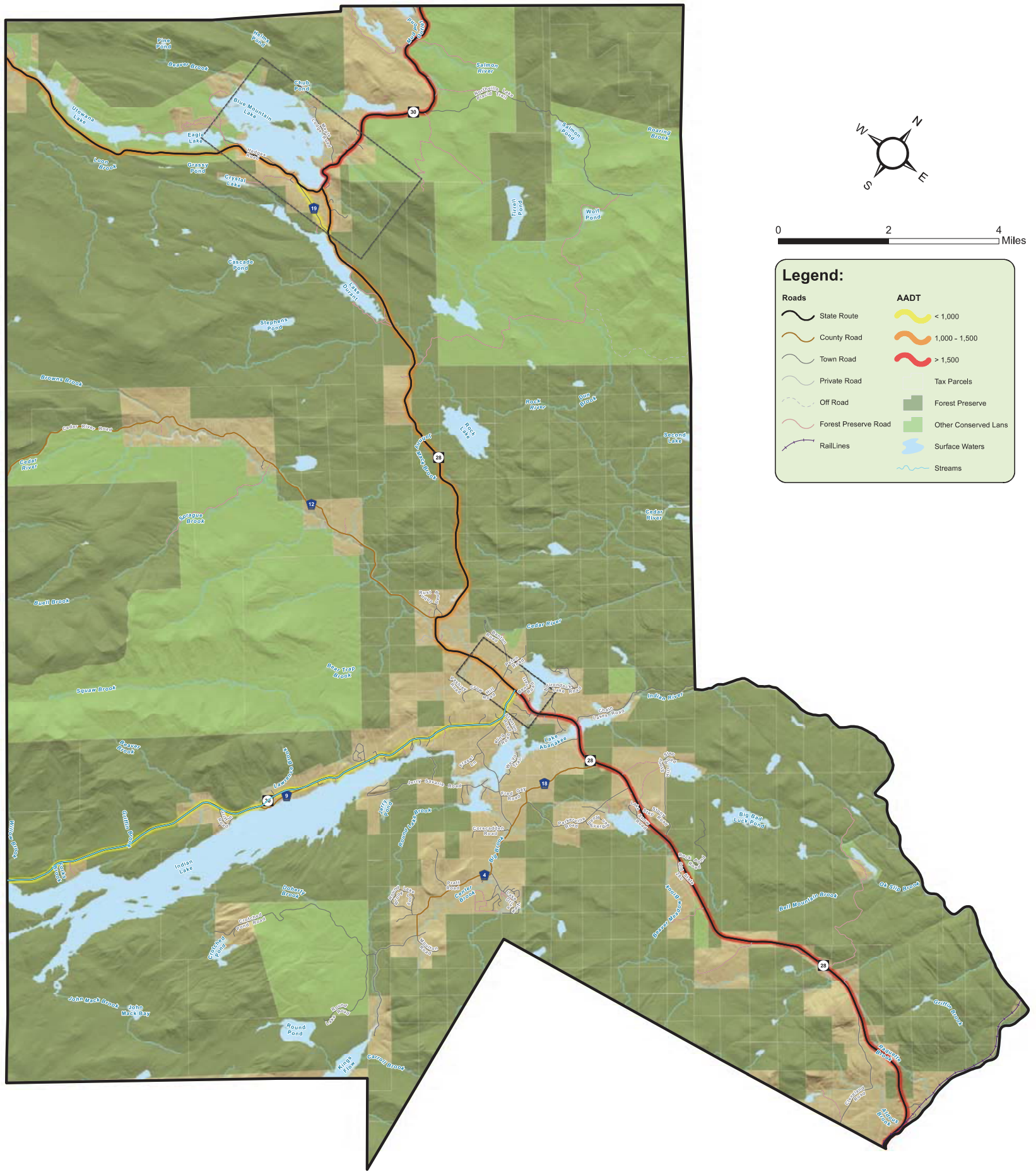
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Indian Lake Comprehensive Plan

Recreation Map

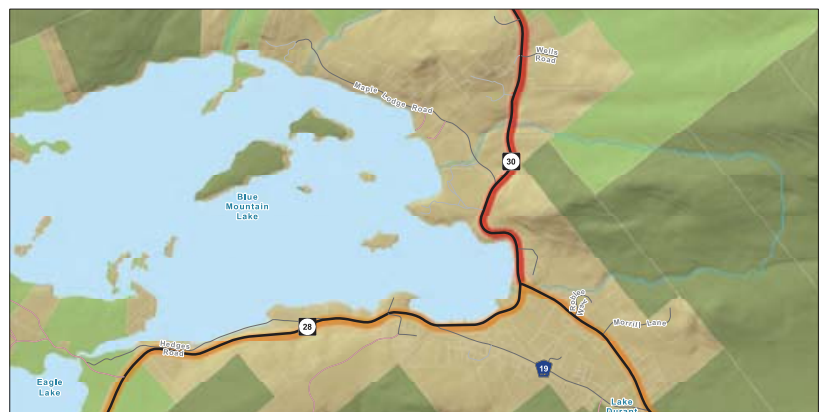
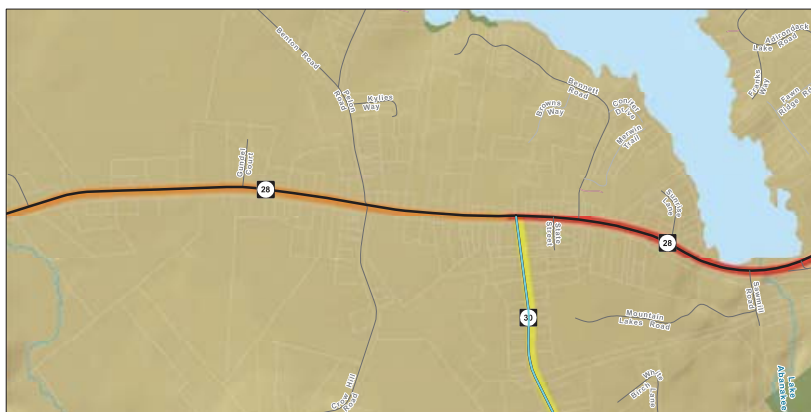
Town of Indian Lake - Hamilton County, New York

Drawn:	RL-B
Date:	02/01/16
Scale:	1:55,000
Project:	91524.00
Figure:	FIGURE B



Legend:

Roads	AADT
State Route	< 1,000
County Road	1,000 - 1,500
Town Road	> 1,500
Private Road	Tax Parcels
Off Road	Forest Preserve
Forest Preserve Road	Other Conserved Lands
Rail Lines	Surface Waters
	Streams



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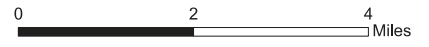
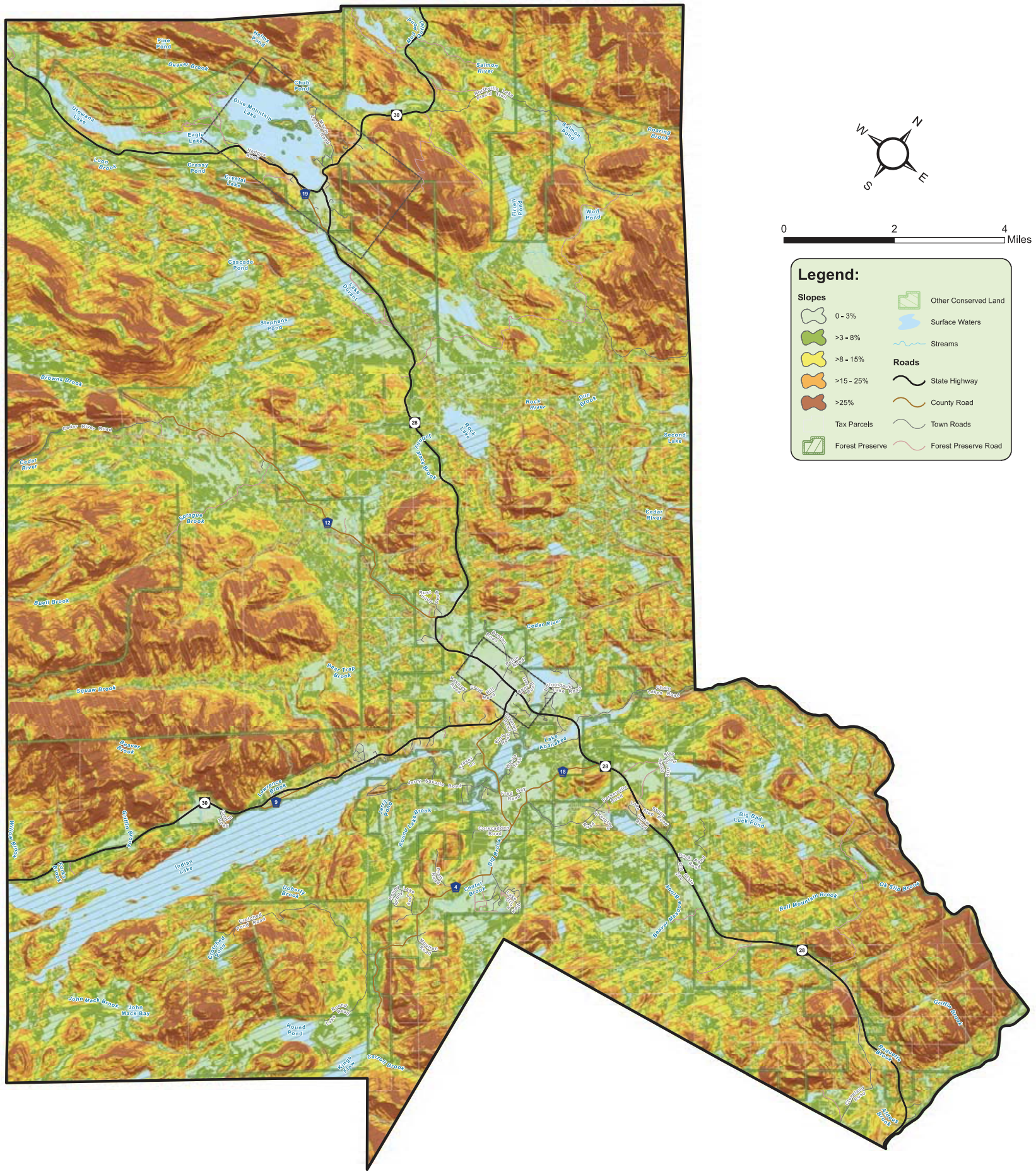
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Indian Lake Comprehensive Plan

Transportation Network Map

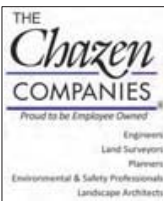
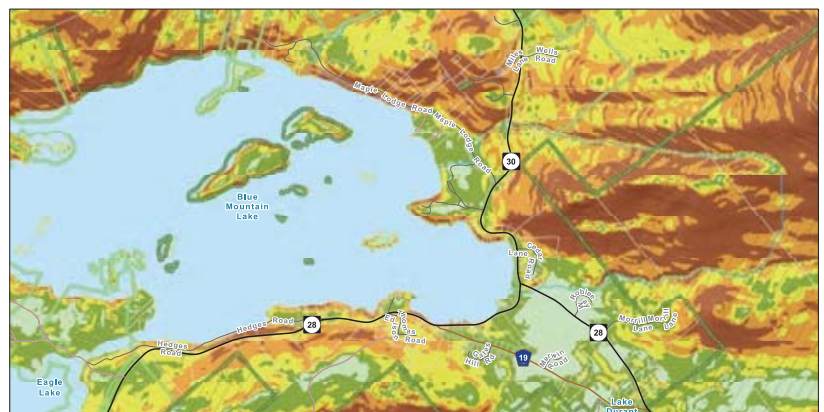
Town of Indian Lake - Hamilton County, New York

Drawn:	RL-B
Date:	01/31/16
Scale:	1:55,000
Project:	91524.00
Figure:	FIGURE C



Legend:

	Slopes		Other Conserved Land
	0 - 3%		Surface Waters
	>3 - 8%		Streams
	>8 - 15%		Roads
	>15 - 25%		State Highway
	>25%		County Road
	Tax Parcels		Town Roads
	Forest Preserve		Forest Preserve Road



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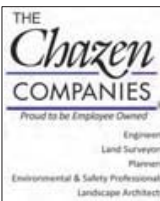
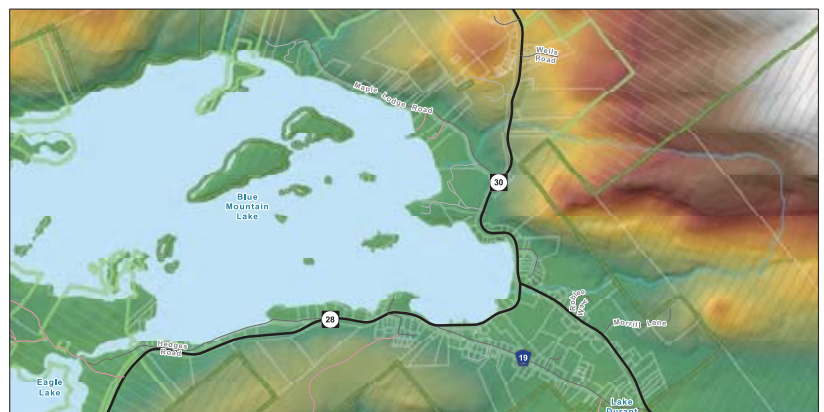
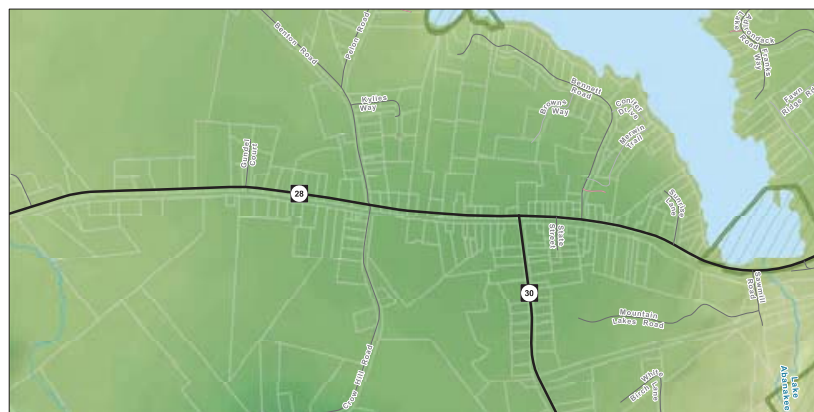
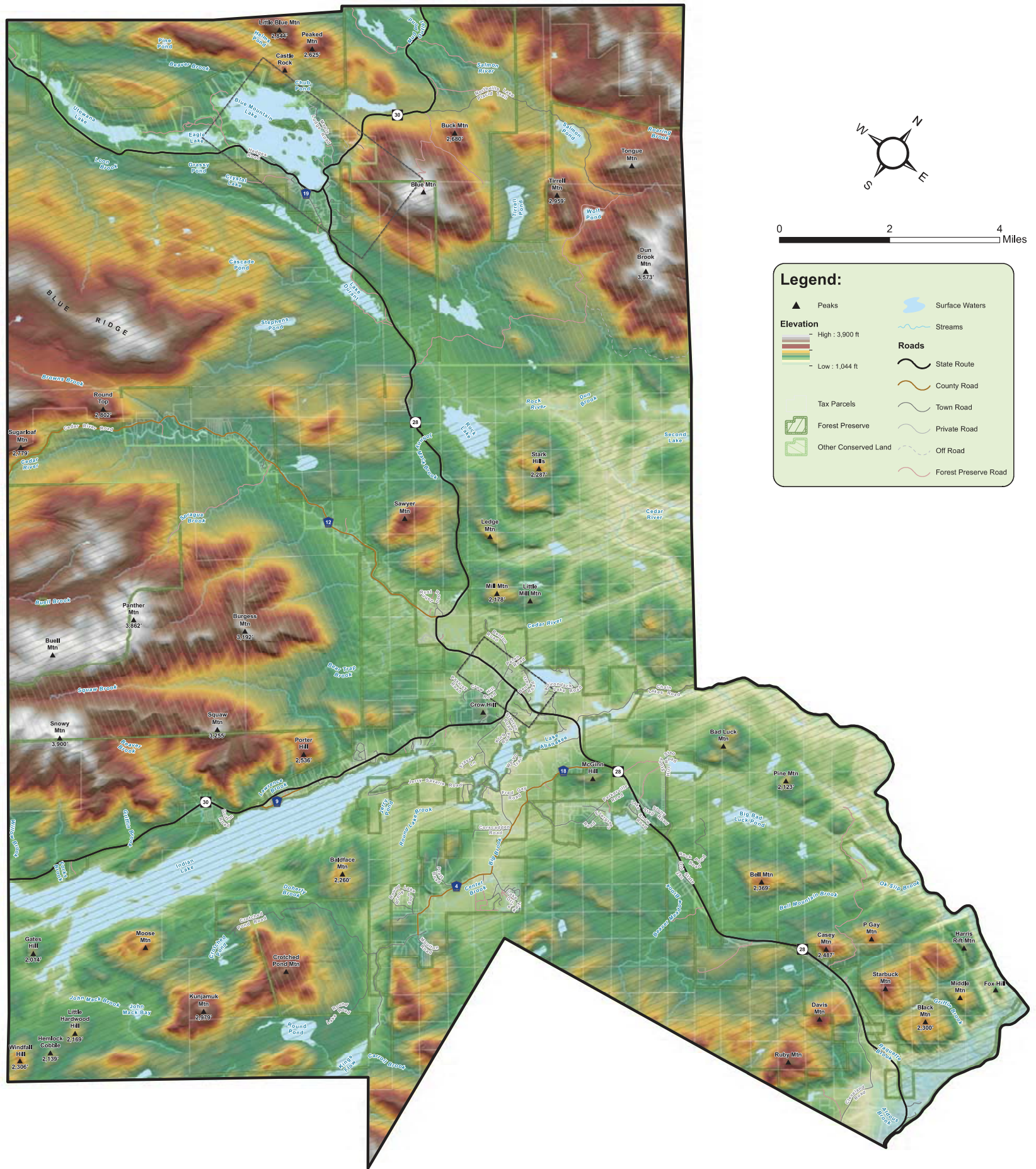
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Indian Lake Comprehensive Plan

Slopes Map

Town of Indian Lake - Hamilton County, New York

Drawn:	RL-B
Date:	01/28/16
Scale:	1:55,000
Project:	91524.00
Figure:	FIGURE D



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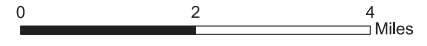
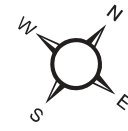
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Indian Lake Comprehensive Plan

Topographic Map

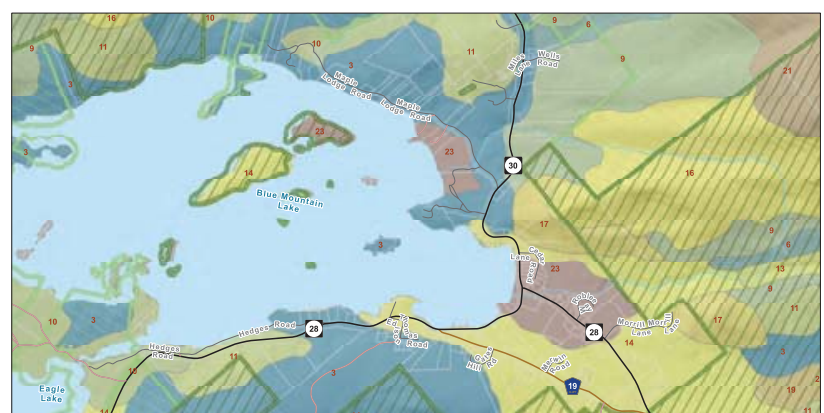
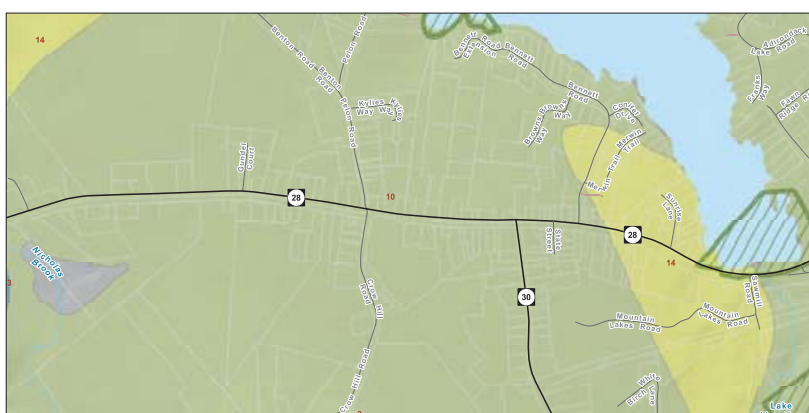
Town of Indian Lake - Hamilton County, New York

Drawn:	RL-B
Date:	01/31/16
Scale:	1:55,000
Project:	91524.00
Figure:	FIGURE E



Legend:

Soil: Particle Size - Component Name - (Map #)	Symbol	Soil: Particle Size - Component Name - (Map #)	Symbol
Rock outcrop - (1)	[Blue wavy pattern]	not used - Bucksport - (19)	[Light brown]
coarse-loamy - Adirondack - (2)	[Blue wavy pattern]	not used - Loxley - (20)	[Light brown]
coarse-loamy - Becket - (3)	[Blue wavy pattern]	not used - Ricker - (21)	[Light brown]
coarse-loamy - Lyme - (4)	[Blue wavy pattern]	not used - Saprist - (22)	[Light brown]
coarse-loamy - Marlow - (5)	[Blue wavy pattern]	sandy - Adams - (23)	[Light brown]
coarse-loamy - Mundalite - (6)	[Blue wavy pattern]	sandy - Naumburg - (24)	[Light brown]
coarse-loamy - Ondawa - (7)	[Blue wavy pattern]	sandy - Searsport - (25)	[Light brown]
coarse-loamy - Peru - (8)	[Blue wavy pattern]	sandy or sandy-skeletal - Burnt Vly - (28)	[Light brown]
coarse-loamy - Rawsonville - (9)	[Blue wavy pattern]	sandy or sandy-skeletal - Dawson - (29)	[Light brown]
coarse-loamy - Skerry - (10)	[Blue wavy pattern]	sandy-skeletal - Colton - (26)	[Light brown]
coarse-loamy - Tunbridge - (11)	[Blue wavy pattern]	sandy-skeletal - Hermon - (27)	[Light brown]
coarse-loamy - Wilmington - (12)	[Blue wavy pattern]	Forest Preserve	[Green hatched]
coarse-loamy - Worden - (13)	[Blue wavy pattern]	Other Conserved Land	[Green hatched]
coarse-loamy over sandy or sandy-skeletal - Monadnock - (14)	[Blue wavy pattern]	Tax Parcels	[Black outline]
loamy - Cathro - (15)	[Yellow wavy pattern]	Surface Waters	[Blue area]
loamy - Hogback - (16)	[Yellow wavy pattern]	Streams	[Blue line]
loamy - Lyman - (17)	[Yellow wavy pattern]	Roads	[Black line]
loamy - Wonsqueak - (18)	[Yellow wavy pattern]	State Highway	[Thick black line]
		County Road	[Thin black line]
		Town Roads	[Dashed black line]
		Forest Preserve Road	[Red dashed line]



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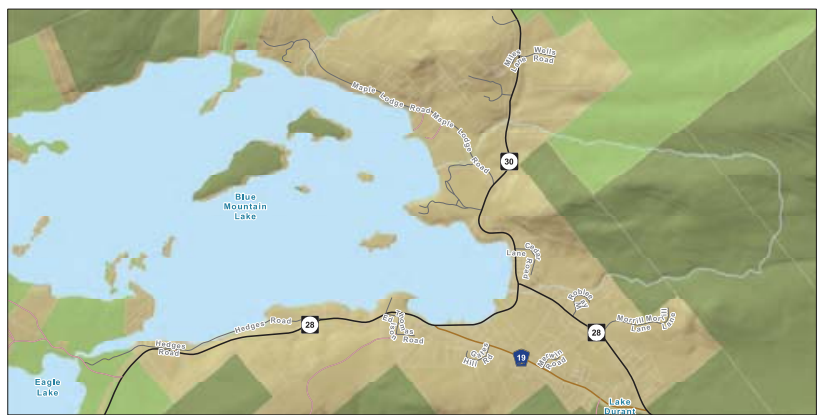
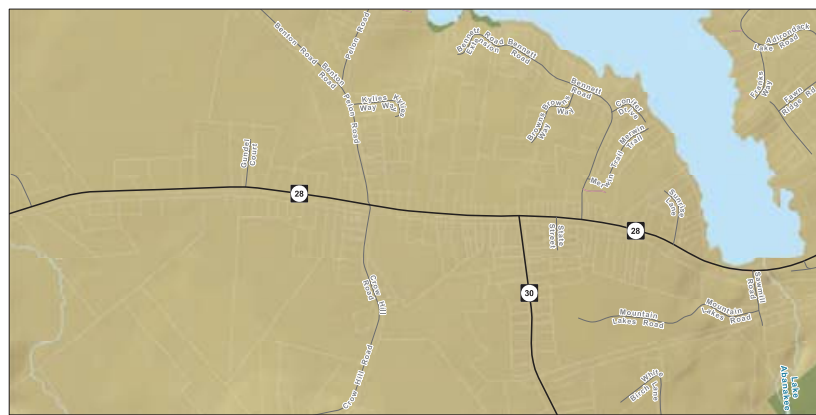
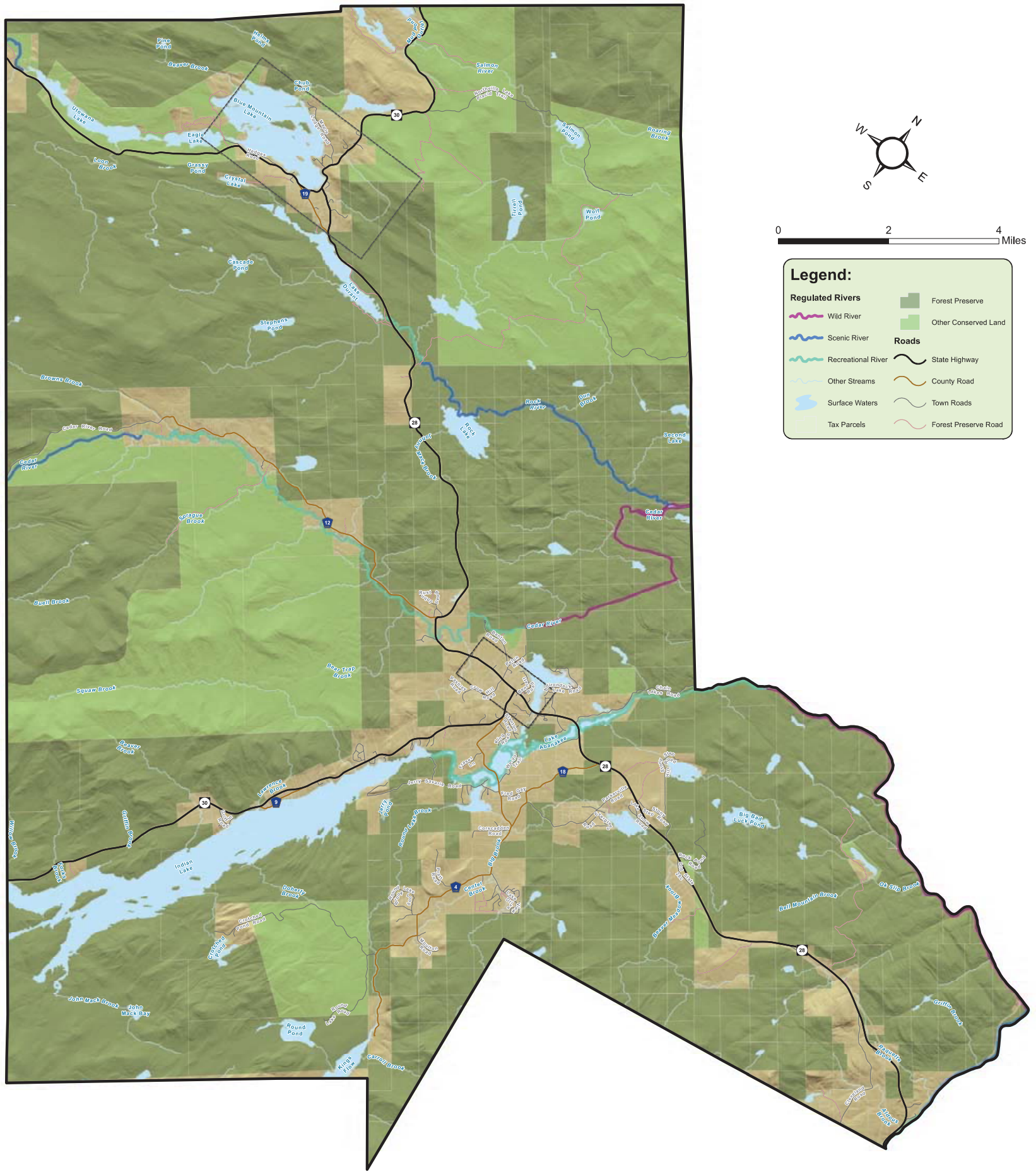
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Indian Lake Comprehensive Plan

Soils Map

Town of Indian Lake - Hamilton County, New York

Drawn:	RL-B
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Scale:	1:55,000
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Figure:	FIGURE F



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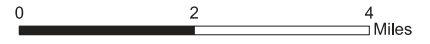
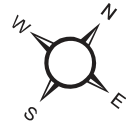
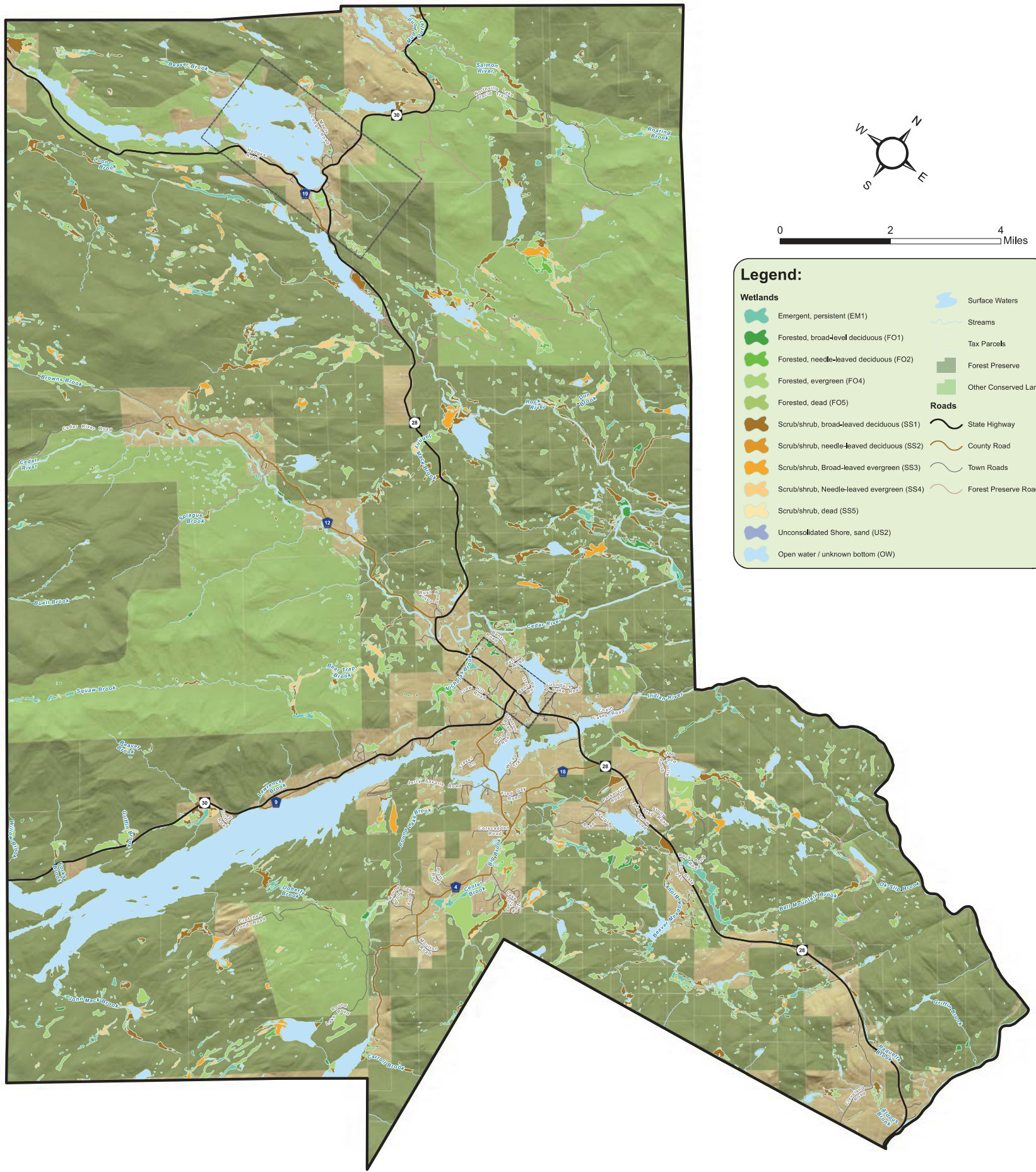
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Indian Lake Comprehensive Plan

Water Resources Map

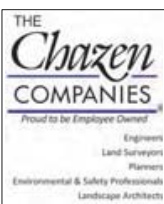
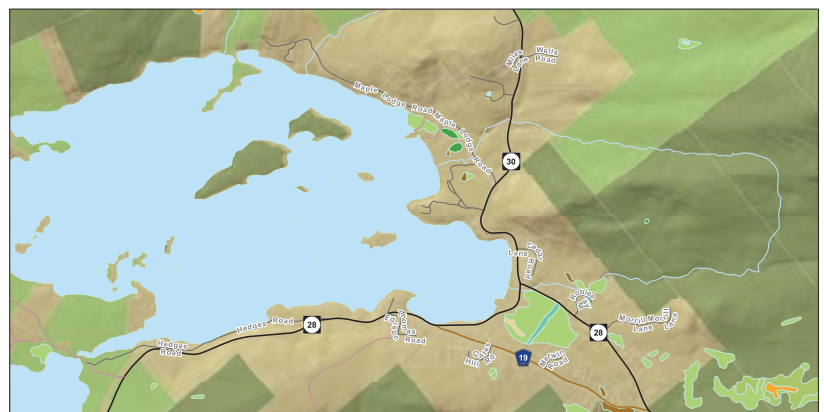
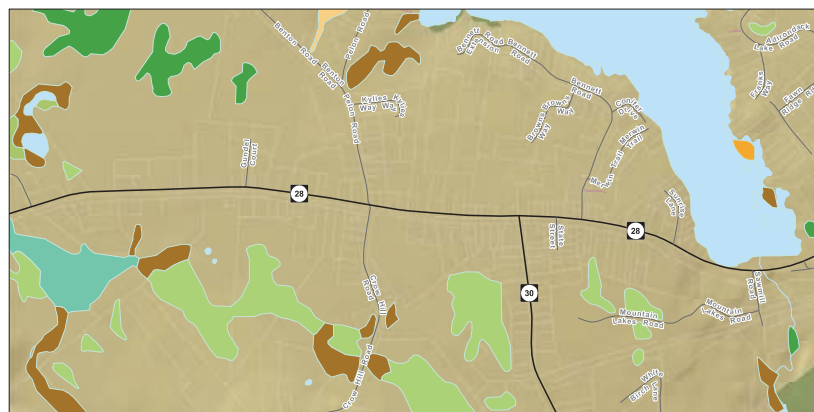
Town of Indian Lake - Hamilton County, New York

Drawn:	RL-B
Date:	01/28/16
Scale:	1:55,000
Project:	91524.00
Figure:	FIGURE G



Legend:

Wetlands		Surface Waters	
	Emergent, persistent (EM1)		
	Forested, broad-leaved deciduous (FO1)		
	Forested, needle-leaved deciduous (FO2)		
	Forested, evergreen (FO4)		
	Forested, dead (FO5)		
	Scrub/shrub, broad-leaved deciduous (SS1)	Roads	
	Scrub/shrub, needle-leaved deciduous (SS2)		State Highway
	Scrub/shrub, Broad-leaved evergreen (SS3)		County Road
	Scrub/shrub, Needle-leaved evergreen (SS4)		Town Roads
	Scrub/shrub, dead (SS5)		Forest Preserve Road
	Unconsolidated Shore, sand (US2)		
	Open water / unknown bottom (OW)		



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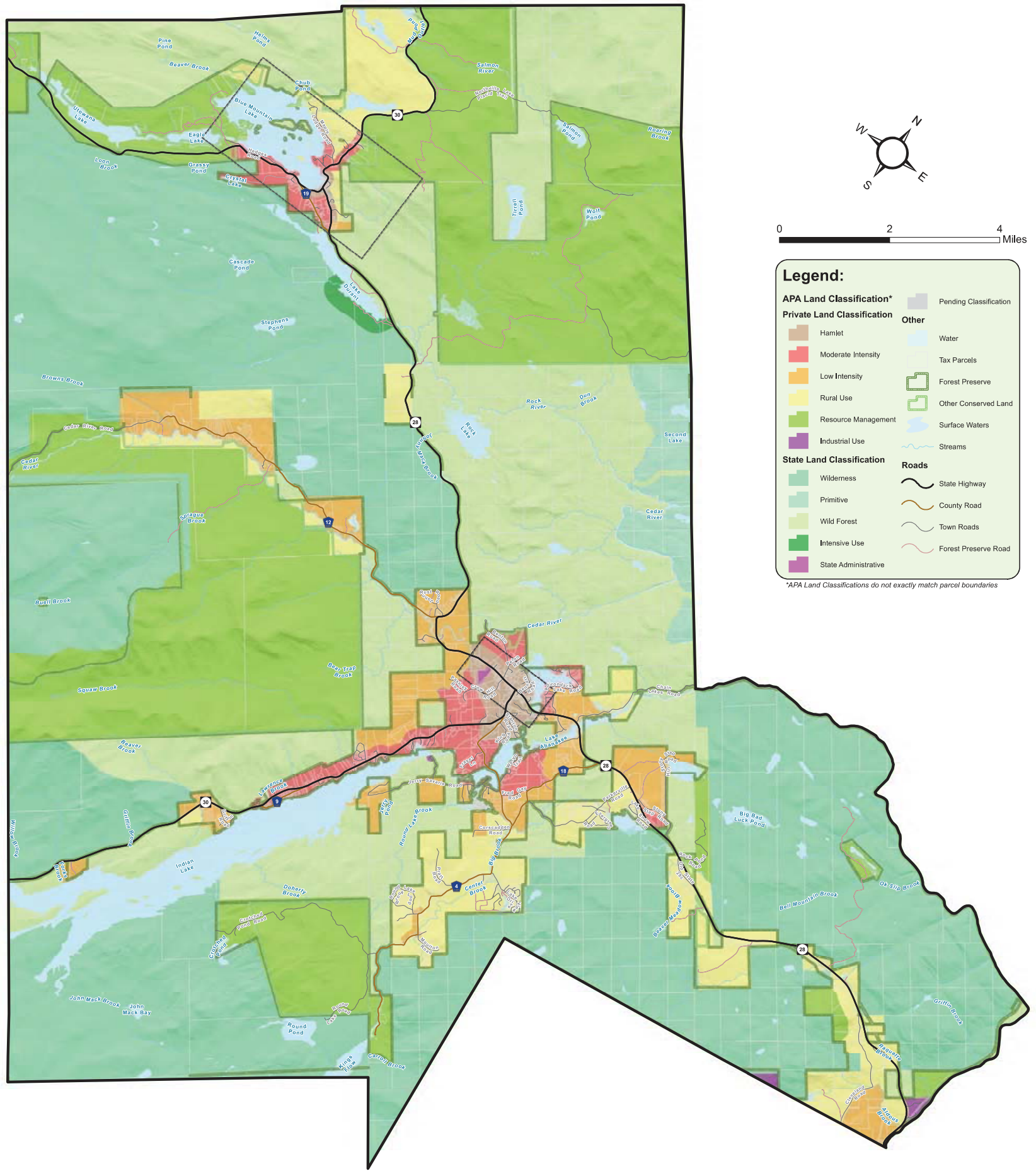
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Indian Lake Comprehensive Plan

Wetland Cover Type Map

Town of Indian Lake - Hamilton County, New York

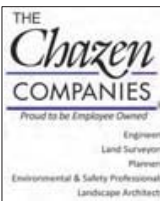
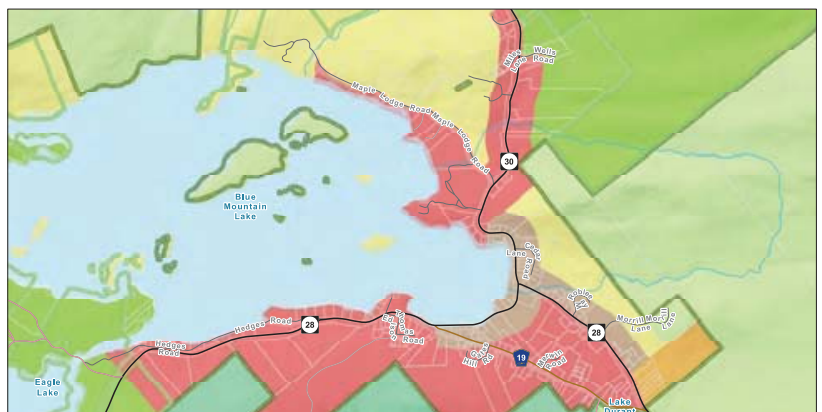
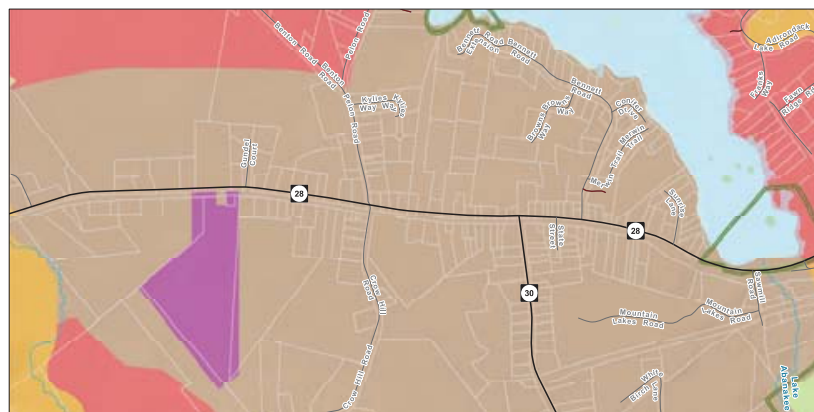
Drawn:	RL-B
Date:	01/28/16
Scale:	1:55,000
Project:	91524.00
Figure:	FIGURE H



Legend:

APA Land Classification*	Pending Classification
Private Land Classification	Other
Hamlet	Water
Moderate Intensity	Tax Parcels
Low Intensity	Forest Preserve
Rural Use	Other Conserved Land
Resource Management	Surface Waters
Industrial Use	Streams
State Land Classification	Roads
Wilderness	State Highway
Primitive	County Road
Wild Forest	Town Roads
Intensive Use	Forest Preserve Road
State Administrative	

*APA Land Classifications do not exactly match parcel boundaries



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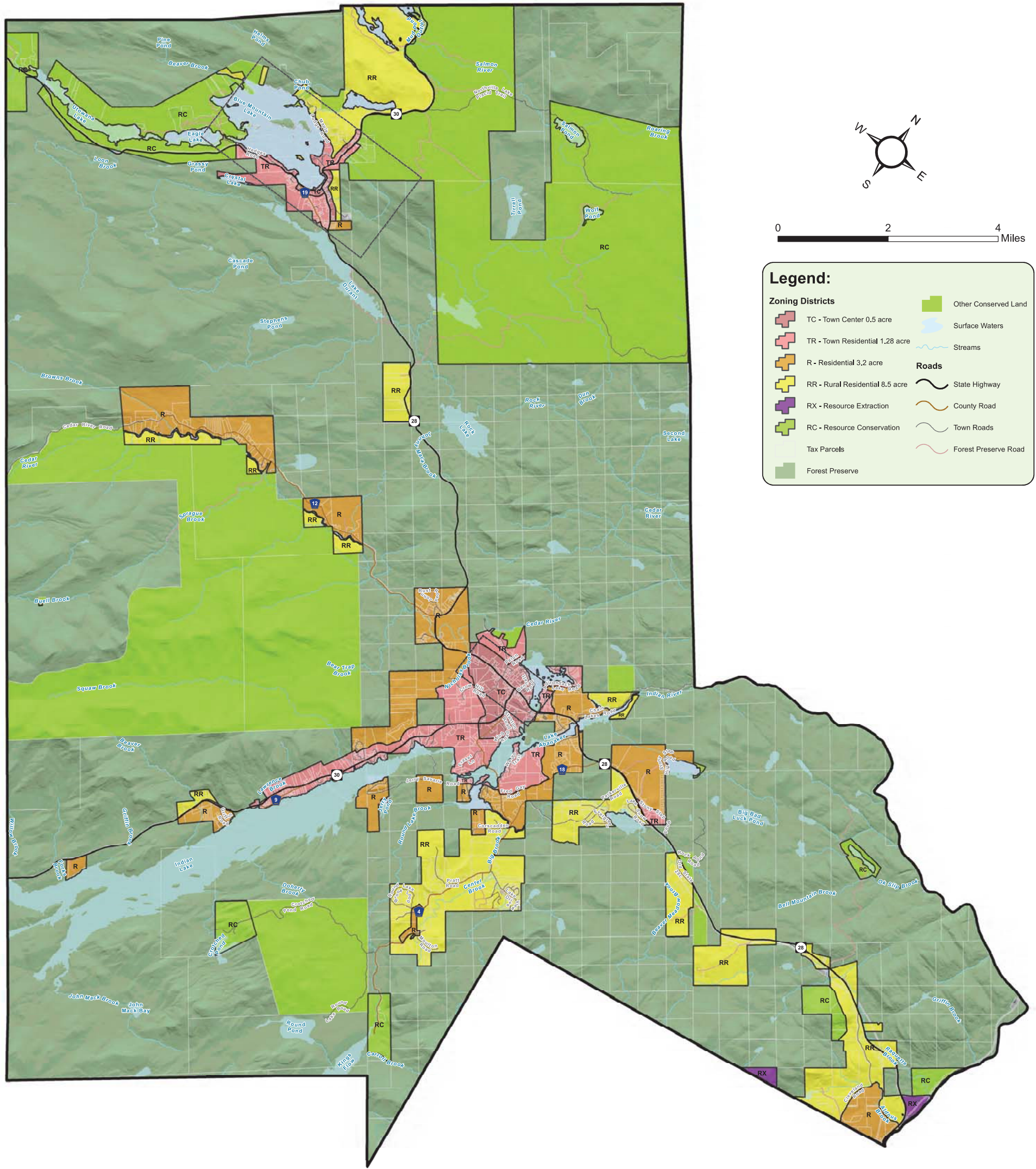
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Indian Lake Comprehensive Plan

APA Land Classification

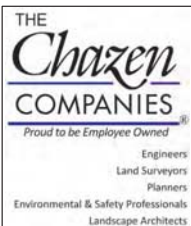
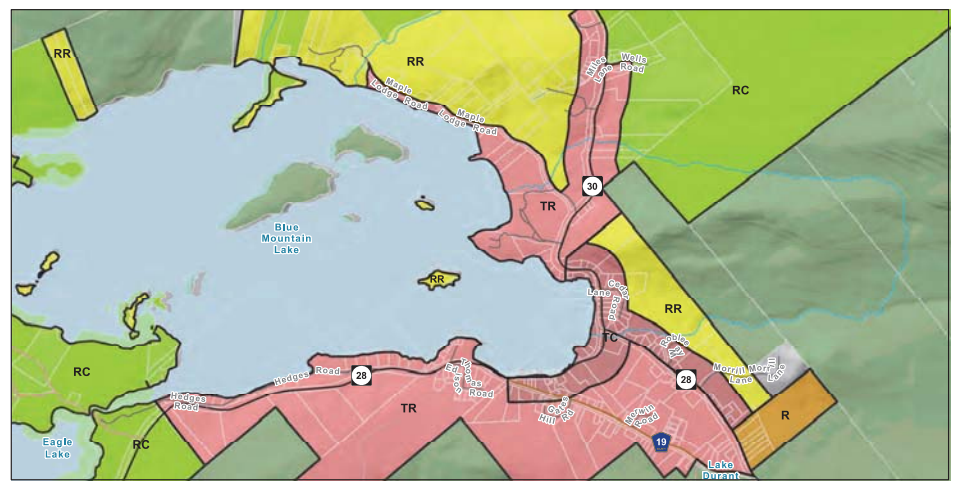
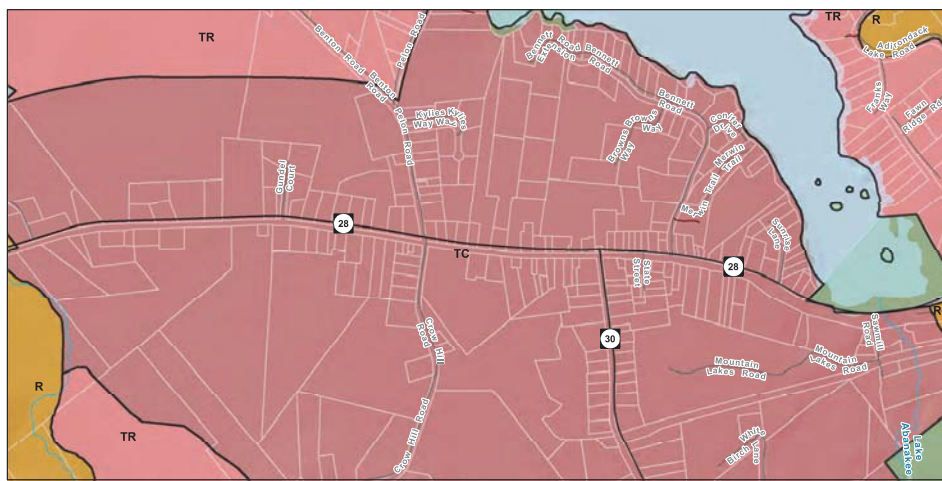
Town of Indian Lake - Hamilton County, New York

Drawn:	RL-B
Date:	01/28/16
Scale:	1:55,000
Project:	91524.00
Figure:	FIGURE I



Legend:

Zoning Districts		Other Conserved Land	
	TC - Town Center 0.5 acre		
	TR - Town Residential 1.28 acre		
	R - Residential 3.2 acre		
	RR - Rural Residential 8.5 acre	Roads	
	RX - Resource Extraction		State Highway
	RC - Resource Conservation		County Road
	Tax Parcels		Town Roads
	Forest Preserve		Forest Preserve Road



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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

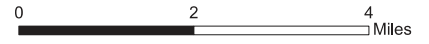
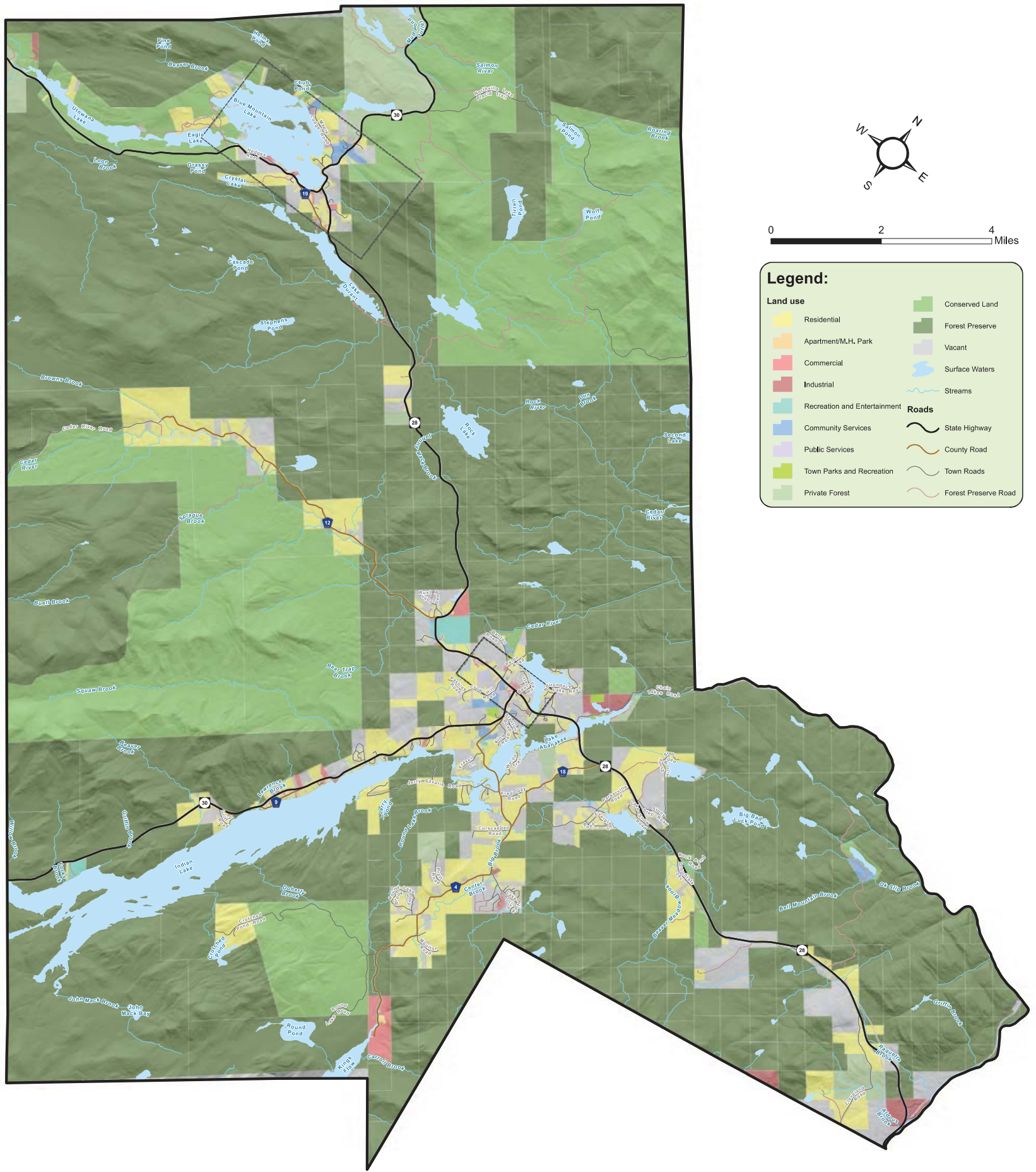
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Indian Lake Comprehensive Plan

Town Zoning Map

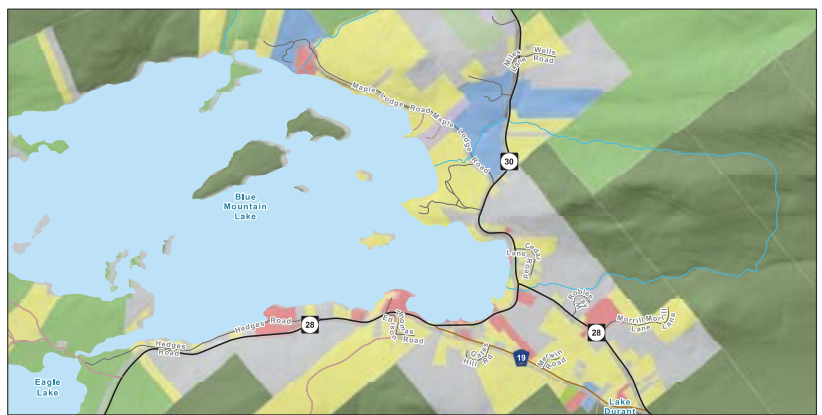
Town of Indian Lake - Hamilton County, New York

Drawn:	RL-B
Date:	03/03/2016
Scale:	1:55,000
Project:	91524.00
Figure:	FIGURE J



Legend:

Land use	
	Residential
	Apartment/M.H. Park
	Commercial
	Industrial
	Recreation and Entertainment
	Community Services
	Public Services
	Town Parks and Recreation
	Private Forest
	Conserved Land
	Forest Preserve
	Vacant
	Surface Waters
	Streams
Roads	
	State Highway
	County Road
	Town Roads
	Forest Preserve Road



CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

Dutchess County Office:
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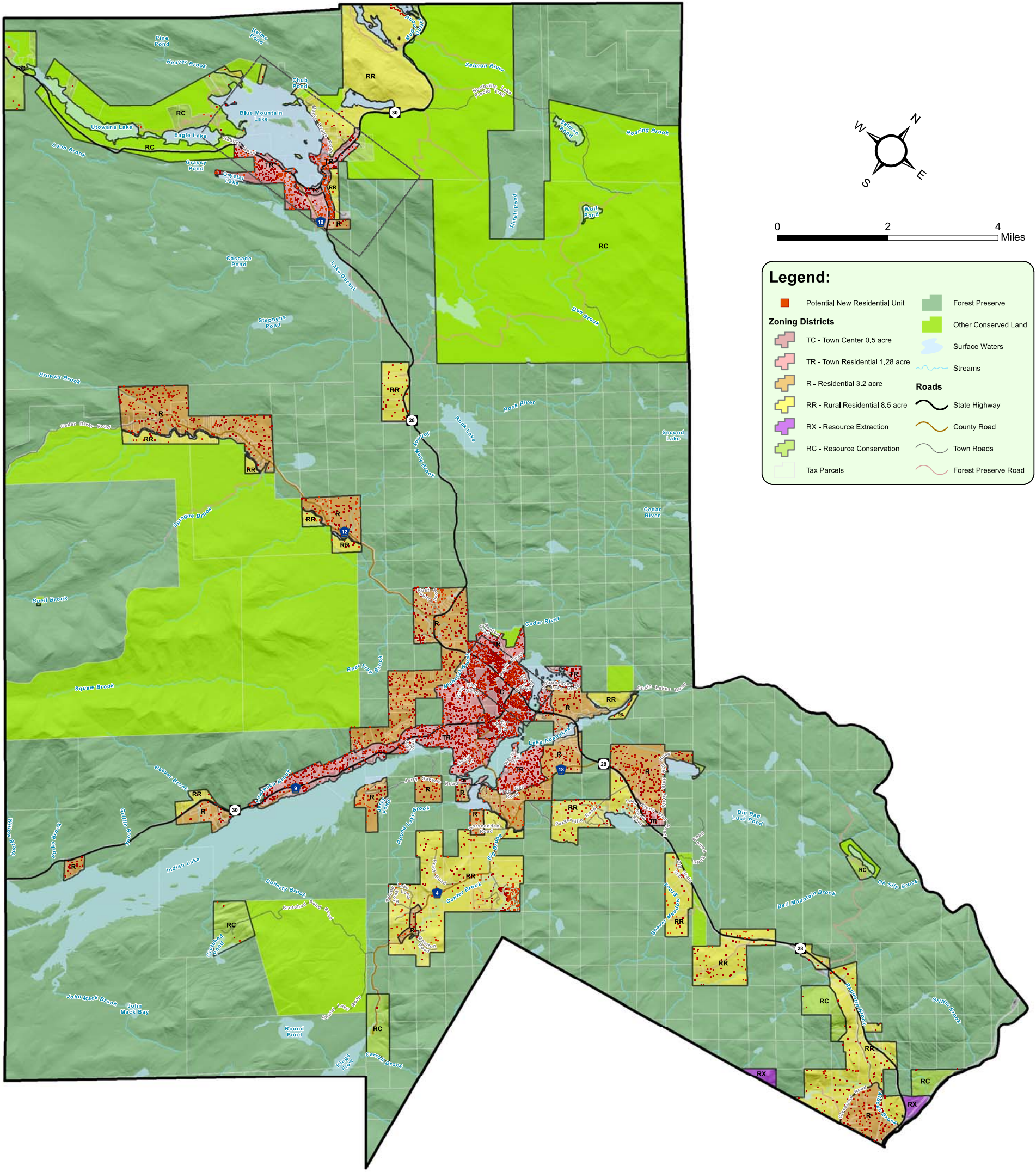
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Indian Lake Comprehensive Plan

Land Use Map

Town of Indian Lake - Hamilton County, New York

Drawn:	RL-B
Date:	01/28/16
Scale:	1:55,000
Project:	91524.00
Figure:	FIGURE K

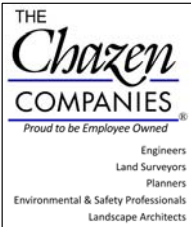
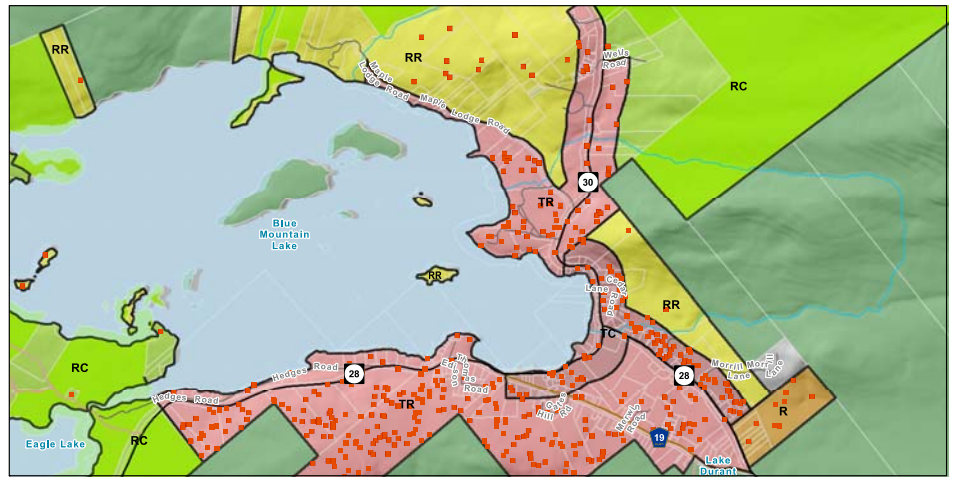
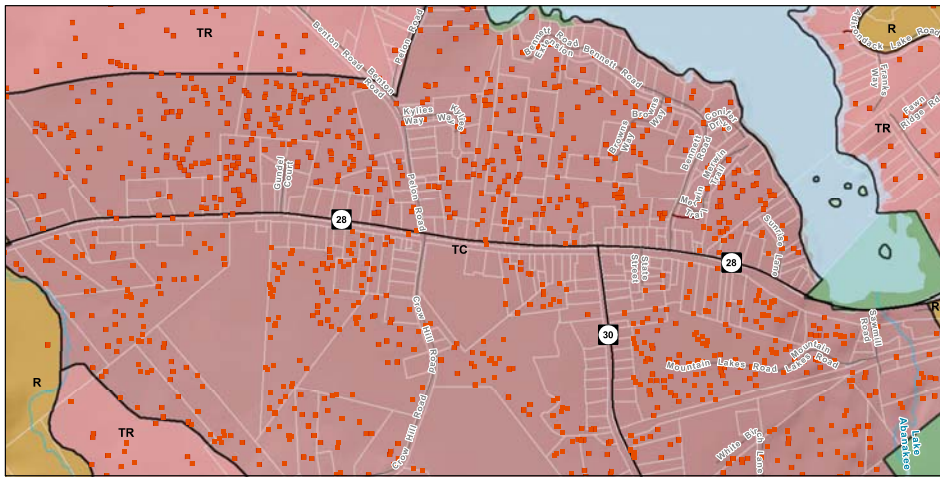


Legend:

- Potential New Residential Unit
- Forest Preserve
- Other Conserved Land
- Surface Waters
- Streams
- Roads
 - State Highway
 - County Road
 - Town Roads
 - Forest Preserve Road

Zoning Districts

- TC - Town Center 0,5 acre
- TR - Town Residential 1,28 acre
- R - Residential 3,2 acre
- RR - Rural Residential 8,5 acre
- RX - Resource Extraction
- RC - Resource Conservation
- Tax Parcels



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Indian Lake Comprehensive Plan

Residential Build-out Potential

Town of Indian Lake - Hamilton County, New York

Drawn:	RL-B
Date:	12/02/2016
Scale:	1:55,000
Project:	91524.00
Figure:	NA

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PUBLIC WORKSHOP MATERIALS



TOWN OF INDIAN LAKE COMPREHENSIVE PLAN UPDATE

PUBLIC WORKSHOP AT THE INDIAN LAKE THEATER

**Wednesday, April 13th
7:00 PM to 9:00 PM**

The Town of Indian Lake's Comprehensive Plan Advisory Committee is pleased to announce its first Public Workshop.

The workshop will include a brief presentation about the overall project and the Advisory Committee's preliminary research. Following the presentation, participants will have an opportunity to voice their ideas and opinion pertaining to the future success of Indian Lake.

Project Background: The Town of Indian Lake adopted its current Comprehensive Plan in the 1970s and the document has not been updated since. In 2015, the Town was awarded funding from the NYSDEC to update its Comprehensive Plan, which is one of the most effective tools a community can use toward achieving a shared vision for the future.

The Town seeks to create a series of land use, programmatic, and site-specific development recommendations that are intended to help revitalize the Town, promote business development and new housing opportunities, stimulate the tourism industry, improve infrastructure, provide new public access opportunities, enhance recreational amenities, and conserve agricultural and cultural resources.

Upon completion, the updated Comprehensive Plan will provide guidance for future growth, include implementation strategies, establish project leadership responsibilities, and priority levels toward achieving these various goals.

Throughout the planning process, all residents and interested parties are encouraged to participate as the Town solicits public input on the future of Indian Lake.

For More Information Please Contact:

Town Supervisor Brian Wells at (518) 648-5885, or
Paul Cummings at (518) 824-1930
(The Chazen Companies)

Town of Indian Lake Hamlet Revitalization/Comprehensive Plan Update

Public Workshop Summary

Meeting Date: April 13, 2016

Indian Lake Theater

Facilitators: Paul Cummings, Chris Round, and Shannon Bush

Workshop Overview

Through a PowerPoint presentation, Chazen introduced the Advisory Committee, detailed the Comprehensive Plan update (“the Plan”) background and process, reviewed key points from the Existing Conditions Research and the Strengths, Weakness, Opportunities and Threats (SWOT) Analysis. The presentation included a brief, live survey of attendees, and concluded with a facilitated, open forum discussion of comments and concerns from participants. A total of forty six (46) community members attended the meeting and engaged in the live survey and discussion.

The following provides a summary of the survey results and public comments organized by topic area. Attendees identified the most pressing concerns and needs the community must address in the Comprehensive Plan update to promote future success.

Survey Results (note: highest response is in bold)

Question	Results
What do you consider yourself?	81% - Full-time residents 4% - Seasonal 15% - Other
How old are you?	4% - 18 years or less 0% - 19 – 29 years 0% - 30 – 40 years 12% - 40 – 50 years 85% - 51+ years
How many years total have you lived in Town?	20% - 5 years or less 12% - 6 – 10 years 8% - 11 – 15 years 8% - 16 – 20 years 52% - 20+ years
Tell us about your work.	24% - Employed 33% - Self-employed 29% - Retired 14% - Other
What do you value <i>most</i>?	12% - Good local school 8% - Good Town services 12% - Nearby job opportunities 16% - Nearby businesses and retail 4% - Quality/affordable housing 8% - Recreation opportunities 40% - Natural beauty and resources

What needs to be addressed in the Plan?

8% - Declining population
50% - Lack of job opportunities
4% - Lack and cost of housing
25% - Lack of commercial services
4% - Lack of senior services/facilities
0% - Maintaining a viable school
8% - Lack of telecommunications

Facilitated Discussion Topics

(1) Tourism

- a. Facilities for tourists are lacking (i.e. campgrounds, quality hotel/bed and breakfast, diner or café, outdoor equipment sales, etc.) and there is a need to provide adequate services for tourists (restrooms, food, lodging, etc.).
- b. Create a “destination” Town where recreational opportunities relate to local amenities and facilities.
- c. Create a Hamlet that encourages tourists to stop and explore, spend money and stay to experience the area by providing retail, internet and other services.
- d. Market to the Albany area and emphasize the short drive north to Indian Lake.
- e. Lack of adequate lodging options is a huge problem; people pass through Town because there is nowhere to stay nearby.
- f. Frequent inquiries to host weddings and similar events at Adirondack Museums, but once people realize there are no lodging facilities, no longer interested.
- g. There is need to recognize the developers’ perspective of return on investment and return on effort to build. If projects take a lot of effort to build, even if there is a good return on investment, they may walk away because it is not worth the effort.
- h. Expand small-scale, private lodging options such as AirBnB, “ADK by Owner,” etc.

(2) School

- a. Maintain the educational system.
- b. Work study program in school helps to provide youth with skills for workplace.

(3) Jobs and Local Economy

- a. Difficulties inherent in employment of teens based on regulations, liabilities, insurance, etc.
- b. Economy should be geared toward the aging population (i.e. home healthcare, food delivery, improving/maintaining quality of life and other senior services).
- c. Restructure local economy to offer year-round jobs with benefits (many jobs now are seasonal and/or temporary and do not offer benefits).
- d. Weather-dependent jobs are problematic, creates unpredictability (i.e. winter 2015-2016 was mild, which created a huge profit loss to snow-based industries).
- e. Tourism industry alone won’t suffice anymore to provide adequate employment to residents.
- f. Possible (part-time or seasonal) employment opportunities in providing services for second homeowners. Reach out to second homeowners specifically to determine what services they seek and would be likely to support.
- g. Biggest challenges associated with establishing desired services: need start-up money, success and profit takes time, entrepreneurialism is really tough and requires knowledge, experience and will-power.

- h. Connection between quality of jobs available and job security – it’s hard for young people and families to (re)locate to Indian Lake when income is uncertain or the jobs do not pay a living wage.

(4) Youth Retention

- a. If youth are to remain in the area, must have employment opportunities for them.
- b. Indian Lake “needs to keep the kids here.”
- c. Want to attract a younger population.

(5) Year-round and Seasonal Residents

- a. Provide businesses and services that appeal to local residents who sustain economy year-round.
- b. Need a larger contingent of year-round residents to increase population to make desired services viable possibilities, otherwise, not enough people to keep them in business.

(6) Aesthetics

- a. Want a vibrant Main Street with shops, eateries, and curb appeal.
- b. Sidewalks in Town provide a nice place to walk; increase use by providing destinations (i.e. parks, green space, public art, fountain, etc.).
- c. Increase the walkability of Hamlet.
- d. Consider an incentive program or apply for grants to rehab and improve private properties. Several vacant or unkept sites are eyesores.
- e. Development of a “community pride/beautification committee” to establish a community theme to create cohesive Hamlet; offer awards to residents such as ‘most improved property.’
- f. Evaluate other communities to determine what physical design features to consider emulating (example of Ithaca, NY, re-designed Commons).
- g. Incorporate green space, attractive streetscapes, and destinations to peak interest and a reason for visitors to stop and wander, and create place identity/place attachment.
- h. Wayfinding/signage would be helpful to promote businesses (Tupper Lake example).

(7) Recreation/Amenities

- a. Create trailheads/access points to hiking and biking trails that connect to the Hamlet.
- b. Offer different recreation opportunities than other Towns (First Wilderness, Hut-to-Hut).
- c. Try to connect local natural resources (Chimney Mountain, North Creek, etc.) to the new national trail from Dakotas to Maine.
- d. Nearby resources are our biggest assets to be leveraged, such as the water bodies, mountains, golf course, and proximity to Old Forge, Tupper Lake and others.

(8) Aging Population

- a. Senior services are lacking overall.
- b. Assisted-living facility is needed and would also provide jobs.
- c. Current (senior) housing is not conducive/well-adapted to seniors and their challenges.
- d. Affordability is a big issue for seniors – rental rates may seem reasonable, but must consider other costs required to travel out of Town for doctors, groceries, etc.
- e. Bus is available for seniors but isn’t a great system.
- f. A former non-profit facility that used to provide senior services has shut down due to low Medicare/Medicaid reimbursement rates.

- g. "House-sharing:" elderly share a house or facilities with employee visitors or youth population, creating a mutually beneficial situation where younger people get free or reduced rent in exchange for assisting the elderly with basic tasks and keeping them company.

(9) Infrastructure and Parking

- a. Some attendees believe more Hamlet parking is necessary, others believe there is adequate parking and that issue is about signage and parking management:
 - i. Parking options need to meet needs of people with big trucks, trailers, campers, etc.
 - ii. Parking on Main St. is underutilized.
 - iii. Parking issues may be resolved by better signage indicating where and when people can legally park, as well as encouraging shared parking.
 - iv. Highlight the various sights in Town by map or otherwise to show visitors where to go and where to park when they arrive.
- b. There are a number of large capital projects near completion or underway:
 - i. \$1.3 million Lake Abanakee Dam rehab. Adirondack Lake Dam rehab is next.
- c. Sewer District function well, no big issues with it.
- d. Blue Mountain Lake water district issues need to be addressed
- e. Restrooms in Hamlet would encourage people to stop.
- f. Large, vacant retail spaces on Main Street are often too big to be viable for any one business owner; need to divide space to make it more manageable.

(10) Broadband Internet

- a. When broadband internet is available Town-wide, it could create new telecommuting job opportunities.
- b. Market the Town as a great place to live and play and work via telecommuting anywhere else in the world, once high-speed internet access improves.
- c. Consider running fiber optic to one location in Town such as the large, vacant building(s) downtown and create a shared/flex space for telecommuters.
- d. High-speed connectivity is crucial because millennials are the future and they are accustomed to this lifestyle.

Other Noteworthy Discussion Points

- (1) The Plan should include an evaluation mechanism at 5 years, 10 years, etc. to assess efficacy, and determine if any strategic changes should be considered to improve outcomes.
- (2) There is no one single fix or a silver bullet that will suddenly solve all these challenges; it requires a multi-step approach.
- (3) Consider holding an assembly or going to a school-hosted event to talk with school-age children and inquire about their wants, needs, opinions on why they choose to leave Indian Lake and what might encourage them to stay.
- (4) The primary point of contact and source of information for Town residents is the Chamber of Commerce, both the office and its website. People also use social media, Town website and local newspapers to find local information about events and other matters.
- (5) Consider a community outreach program for older adults to learn computer skills and provide current business owners training opportunities.
- (6) Consider a community outreach program for youth to teach business start-up skills.
- (7) Consider a youth business mentoring program.

- (8) Consider a pop-up or co-op business opportunity in large, vacant spaces to enable emerging business owners.
- (9) If community wants developers to come in, we can help to present and package information to attract them.





ADVISORY COMMITTEE

- Deborah Ameden
- Kim Ameden
- Mark Brand
- Onna Boya
- John Collins
- Sue Montgomery Corey
- Bernie Cummins
- Bonnie Eldridge
- Mary Benton Frasier
- Hannah Gibbons-Arthur
- Darrin W. Harr
- Meade Hutchins
- Kelly King
- Pete Klein
- Gail A. Ludin
- Roger Marshall
- Bill Murphy
- Christine Pouch
- Sally Stanton
- Brenda Valentine
- Sherry Williams



PLANNING TEAM ORGANIZATION

PROJECT LEADERSHIP

TOWN OF
INDIAN LAKE

ADVISORY
COMMITTEE

PLANNING TEAM

THE CHAZEN COMPANIES
PAUL CUMMINGS, AICP, LEED AP
SHANNON BUSH



BACKGROUND & PLANNING PROCESS

- Indian Lake adopted first Comprehensive Plan in 1970s
- Town awarded Upper Hudson Recreation Hub Grant
- Essex County Department of Community Resources and NYSDEC administered
- Town requested funds be used to update Comprehensive Plan
- Town Board conducted robust Advisory Committee formation process
- Project kickoff meeting December 2015



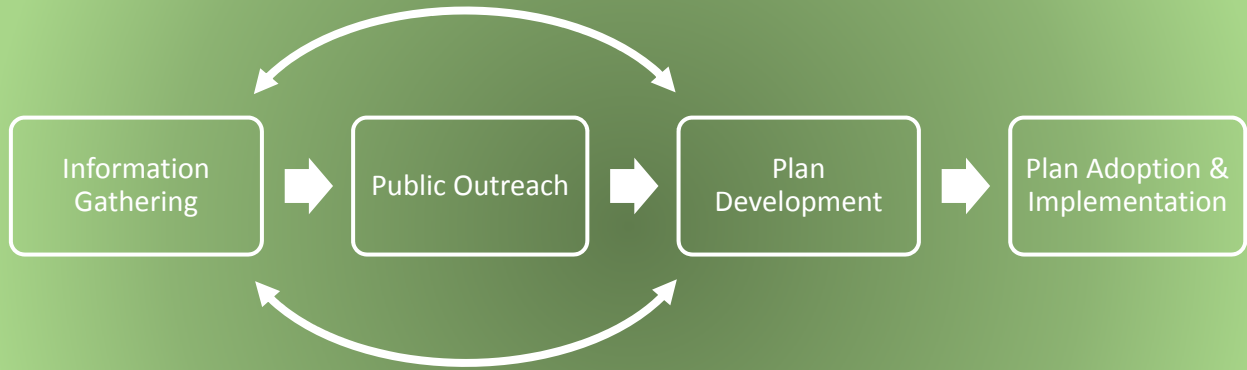
BACKGROUND & PLANNING PROCESS

What is a Comprehensive Plan?

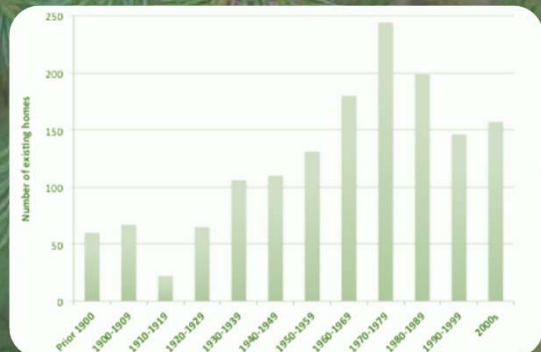
- Engages the community in a collaborative visioning process
- Identifies short- and long-term community goals and recommendations
- Provides a well-organized implementation strategy
- Serves as the basis for zoning, land use, budgeting, and organizational decisions
- A tool for obtaining grants and Funding



BACKGROUND & PLANNING PROCESS




EXISTING CONDITIONS





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EXISTING CONDITIONS



- Population has declined by over 30% since 1990
- The median age is 54, which 2 years older than Hamilton County and 16 years older than New York State median age
- Approximately 25% of population is 65 years or older, 13% are in their 20's and 30's, and 13% are school-aged children
- Loss of traditional jobs, smaller family sizes, and aging population are consider factors in this decline



EXISTING CONDITIONS



- A significant amount of housing is single-family and seasonal
- Over 40% housing was built between 1960 and 1990
- The value of homes has increased by nearly 35% since the 1980s and 1990s
- Many homes are being converted into larger homes
- Some employees of local businesses and institutions look for housing out of town because of limited options (particularly rental)
- There may be a need for affordable and/or senior housing options



EXISTING CONDITIONS



- The median household income is approximately \$56,000, which is lower (4%) than the state and higher (6%) than county
- 56% of employed residents work with town
- A majority of residents (over 60%) work in the education, health care, social assistance, construction, arts, entertainment, recreation, accommodation, and food services
- 35 percent are government employed
- Many businesses have 1-4 employees. Several have 20-50 employees
- The tourism industry helps drive unemployment rate downward each summer (from 10% to 3.6% in 2015)

EXISTING CONDITIONS



- Town has robust community services, including Indian Lake Central School, volunteer fire department and emergency services, and healthcare services
- Recreation resources include Forest Preserve lands, trails, waterbodies, local parks, recreation fields, skating rink, shooting range.
- More than 32,000 hikers a year on local trails.

EXISTING CONDITIONS



- Whitewater rafting, boating, canoe and kayaking, snowmobiling, hunting and fishing, etc. are huge attractions (nearby ski centers)
- Many events throughout the year (Adirondack Challenge, Cycle Adirondacks, etc.)
- Many historic and cultural resources including Hedges, Snowy Mountain Fire Tower, Adirondack Center for the Arts, Adirondack Museum, Indian Lake Museum, Indian Lake Theater



EXISTING CONDITIONS



- Intersection of two major NYS Routes (Route 28 and 30), portions of which serve as the Town’s “Main Street”
- 60% of roadway miles are under the Town’s jurisdictions
- Indian Lake Sewer District that covers Hamlet Area
- Two water districts, one of which was named “Best Tasting Drinking Water” in NYS
- Limited cell service with relatively good coverage along Route 28 and 30.
- Limited broadband coverage with low download and upload speeds



EXISTING CONDITIONS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • COMMUNITY • NATURAL BEAUTY • OUTDOOR RECREATION • HAMLET LOCATION • QUALITY OF LIFE • SCHOOL • THEATER • LOCAL ORGANIZATIONS & INSTITUTIONS 	<ul style="list-style-type: none"> • DECLINING POPULATION • LACK OF YOUNG FAMILIES • LIMITED JOBS • NO GROCERY STORE/SERVICES • LACK OF QUALITY AFFORDABLE HOUSING • DECLINE IN COMMUNITY SPIRIT AND OPTIMISM • LIMITED FUNDING • PERCEIVED ORGANIZATIONAL ISSUES • POOR INTERNET SERVICE 	<ul style="list-style-type: none"> • WILLING COMMUNITY • INTERNET RELATED BUSINESS GROWTH • PROXIMITY TO GORE AND ADIRONDACK MUSEUM • GRANT FUNDING • NYS BROADBAND INITIATIVE • BECOME A DESTINATION • RECREATION RESOURCES AND EVENTS • TOURISM SPENDING • AGING IN PLACE • CONTINUED PLANNING 	<ul style="list-style-type: none"> • CONTINUED AGING OR DECLINING POPULATION • LACK OF YEAR-ROUND JOBS • TOWN AND/OR COMMUNITY GROUPS NOT WORKING TOGETHER/COMMUNICATING • NO FUNDING OR REVENUE GENERATION • RESISTANCE TO CHANGE • CHANGING WEATHERS IMPACT ON WINTER TOURISM ACTIVITIES

COMMUNITY SURVEY & DISCUSSION

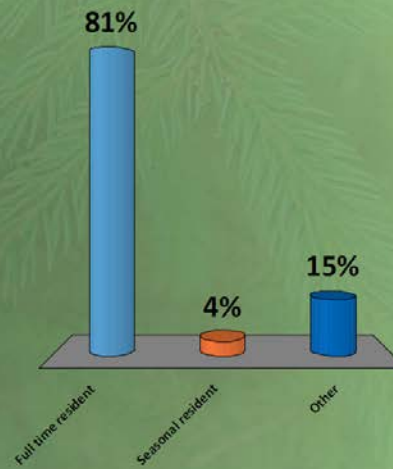


OR



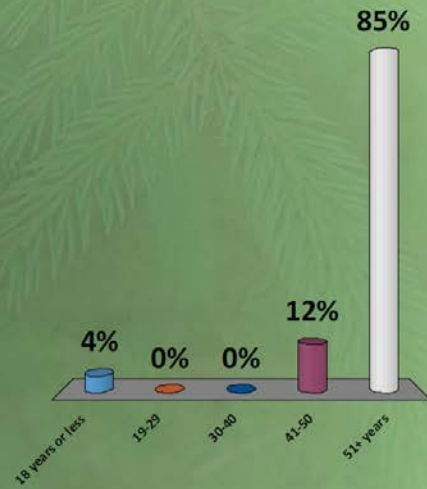
WHAT DO YOU CONSIDER YOURSELF?

- A. FULL TIME RESIDENT
- B. SEASONAL RESIDENT
- C. OTHER



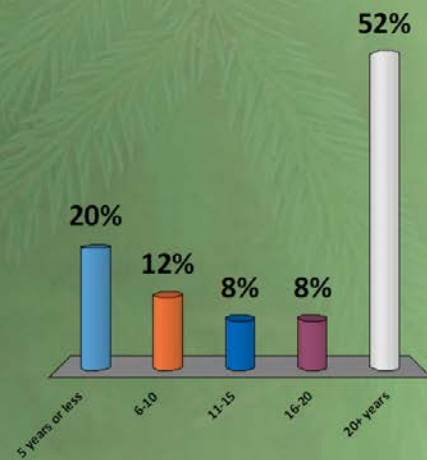
HOW OLD ARE YOU?

- A. 18 YEARS OR LESS
- B. 19-29
- C. 30-40
- D. 41-50
- E. 51+ YEARS



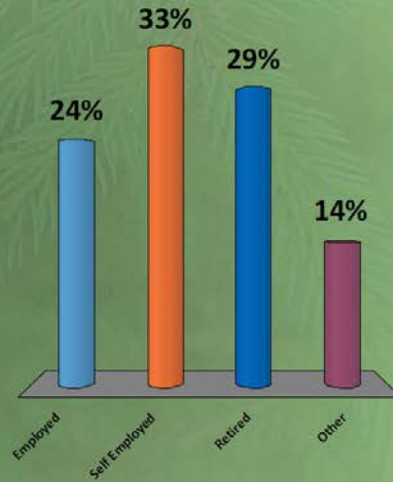
HOW LONG HAVE YOU LIVED IN TOWN?

- A. 5 YEARS OR LESS
- B. 6-10
- C. 11-15
- D. 16-20
- E. 20+ YEARS



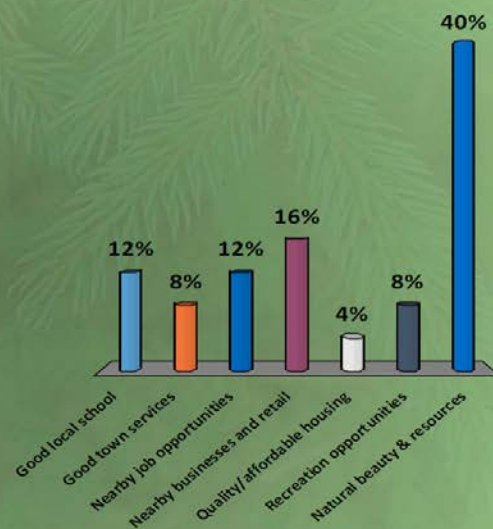
TELL US ABOUT YOUR WORK?

- A. EMPLOYED
- B. SELF EMPLOYED
- C. RETIRED
- D. OTHER



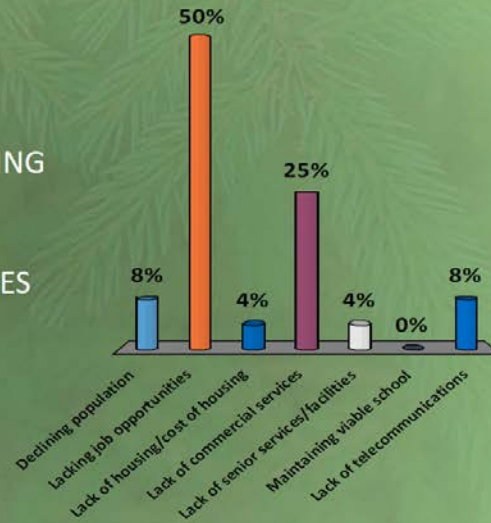
WHAT DO YOU VALUE MOST?

- A. GOOD LOCAL SCHOOL
- B. GOOD TOWN SERVICES
- C. NEARBY JOB OPPORTUNITIES
- D. NEARBY BUSINESSES AND RETAIL
- E. QUALITY/AFFORDABLE HOUSING
- F. RECREATION OPPORTUNITIES
- G. NATURAL BEAUTY & RESOURCES



WHAT NEEDS TO BE ADDRESSED IN THE PLAN

- A. DECLINING POPULATION
- B. LACKING JOB OPPORTUNITIES
- C. LACK OF HOUSING/COST OF HOUSING
- D. LACK OF COMMERCIAL SERVICES
- E. LACK OF SENIOR SERVICES/FACILITIES
- F. MAINTAINING VIABLE SCHOOL
- G. LACK OF TELECOMMUNICATIONS



COMMUNITY SURVEY & DISCUSSION

- What should be the Town's vision for the next 5-10 years?
- What do you think is going right for the Town, or what does it already have, that needs to be better leveraged?
- What can the Town or other organizations do to improve the local economy in the next 5-10 years?
- What can the Town or other organizations do to foster a creative and entrepreneurial environment that attracts younger people and families?
- How can the Town or other organizations better coordinate and promote tourism, events, and the community as a whole?
- Do you know of any specific housing, land use, recreation, infrastructure issues that need to be addressed?
- How can the Town improve its "curb appeal"?



INDIAN LAKE COMPREHENSIVE PLAN

Thank You!

Paul Cummings AICP LEED AP
pcummings@chazencompanies.com
(518) 824-1930



COMMITTEE MATERIALS

**Town of Indian Lake
Comprehensive Plan Meeting
December 16, 2015
Town Hall**

Agenda:

1. Review Scope of Work

- Project Tasks
- Public Participation
 - Committee Meetings
 - Public Workshop
 - Stakeholder Meetings
 - Website?

2. Discuss Tentative Schedule

3. Strengths, Weaknesses, Opportunities, Threats (SWOT) Analysis

4. Next Steps

- Inventory & Analysis
- Preliminary Public Outreach
- Committee Meeting Schedule

Meeting Summary

**Indian Lake Comprehensive Plan
Committee Kick-off Meeting
December 16, 2015
Town of Indian Lake, Town Hall**

Attendees:

Committee: Kelly King, Gail Monthony Ludin, Jane Willemsen, Onna Boya, Bonnie Eldridge, Meade Hutchins, Leslie (Leddie) Mitchell, Kim Ameden, Brenda Valentine, Sherry Williams, Christine Pouch, Mary Frasier, Darrin Harr, Paul Cummings (Chazen), Shannon Bush (Chazen)

The following topics were discussed:

- After Committee introductions, P. Cummings and S. Bush (Chazen) provided an overview of the planning process and project components. The scope of services, work plan, timeline and efforts to maximize public participation were reviewed.
- Chazen discussed the draft public participation plan including two community-wide workshops and the use of a hamlet center design workshop. P. Cummings provided an overview of the charrette process and the various outreach tactics that would be utilized, including a survey (available in hard-copy and/or online), stakeholder telephone interviews, and the possibility of a mailer sent out to residents, if cost-effective. P. Cummings recommended that the Town designate a separate webpage on the Town's website solely for the Comprehensive Plan update. The site could/should be used to keep residents informed about the project. Chazen will help the Town with content.
- P. Cummings reviewed the variations of Comprehensive Plans and the topics they may cover based on community needs. He then reviewed the formalities of legal adoption of the final Plan, including APA review and approval, holding public hearings and SEQRA requirements. P. Cummings and S. Bush led the Committee through a Strengths, Weakness, Opportunities, and Threats (SWOT) Analysis. Below is a summary of the analysis:

The Committee identified the following **strengths**:

- Community (people pitch in to help one another, generous in helping to fund Theater)
- Beautiful area (the lakes, mountains, OK Slip Falls, all hiking trails, natural setting)
- Good, strong roots (i.e. people connected to community)
- Hamlet center is located on two major highways (Routes 28 & 30)
- Our land and water (clean, pristine)
- Outdoor opportunities (see "beautiful area"), whitewater rafting, fishing, skiing, hiking, swimming, ice skating
- Beautiful place to live (see above)



Department
of State

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

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- Theater (serves as community center, public event space, helps to organize community events, shows and school plays there, great source of pride)
- Safe place to live
- \$300k from Hugh Farley (for Townsend Property)
- Natural beauty of the region
- The surroundings (described as a “vacationland,” also see “Beautiful area” and “Outdoor opportunities” above)
- Community rallies to help one another (example of family whose home recently burned down, community all helped to raise money and donate items to help out)
- Increasing diversity (foreign workers and students)
- Low cost of living relative to other areas
- Re-invigorated place to live
- New Community Development Corporation (very active in area, ILCDC)
- Many outdoor recreation opportunities
- Resources (lakes, mountains)
- School is good (kids are getting a high quality education because very low student to teacher ratio – only 2 kids in one graduating class; 4 foreign students at school add to diversity)

In general, the community strengths can be summarized as an appreciation for the area’s visual quality, recreational opportunities, quality of life, and natural and cultural resources, especially certain features including the Community Theater, Long Beach, Adirondack Museum, and the Adirondack Lakes Center for Arts.

Further discussion among the Committee revealed the importance of the Theater. It serves as a community center, venue for private parties, and is often the epicenter of local festivals and events. There is a significant amount of community pride resulting from the success of the Theater.

The conversation moved to the quality of the school system and its receptiveness to allowing community use/access and events. The Committee noted that the shrinking student population is problematic. A foreign student program has been implemented to increase enrollment numbers and promote diversity. The program has successfully enrolled four foreign students thus far. Committee members seem to agree this has been a positive experience for local and foreign students alike.

The Committee then discussed the Town’s natural and cultural resources. Many agreed that the Adirondack Museum and Center for the Arts have great programming and are important Town resources. Local amenities appreciated by residents include the public beaches (Long Lake Beach specifically), a recently improved beach, tennis courts and playground at Center for Arts, ice skating rink, river rafting, hiking and skiing (Chimney, Snowy, Wakely, Sawyer, and Blue Mountains, and OK Slip Falls).

The Committee identified the following **weaknesses**:

- Low population to support local businesses
- Lack of affordable housing
- Lower rate of pay than in city or suburbs
- No grocery store or other select shops
- Spotty/inconsistent internet service (see above)
- Lack of decent housing

- Lack of young families locating in the area
- “Nay-sayers” within the community
- A real or perceived decline in community spirit
- Perception that no one is promoting tourism
- Limited job opportunities and lack of employment
- No follow through with projects
- Limited work for young people
- Need money to implement changes
- Haven’t done this kind of planning in a long time
- Ski tow no longer open
- Too many empty, falling down buildings within the Hamlet or settlements
- Internet connection is poor (Frontier Wireline and Verizon Wireless serve segments of Adirondack Lake Rd, Chain Lakes Rd, Route 28, Erin Ln, Pelon Rd, Benton Rd, Gundel Ct)

The community weaknesses can be summarized as a recognition of the difficulties associated with a declining population (both elderly and younger residents), a lack of economic opportunities to retain and attract families, a lack of community branding/marketing to promote tourism, organizational leadership to implement projects, a declining built environment, and discontent with the area’s internet access. Currently, the Town has no senior housing or aging in place infrastructure and little social support in place.

Further discussion revealed that some feel there is a sense of apathy or lack of community spirit within the Town. They noted that in the past, people were more likely to attend community events. Now however, some folks only come out for events where that appeal primarily to adults (i.e. celebratory events). There was some discussion that there might be a communication issue and that people are not always well-informed of local events. They also discussed that events might not cater well to current residents’ interests. It was also noted that a limited number of individuals are responsible for organizing events and that more help would be beneficial.

Internet service is another problem on both personal and professional levels, as businesses may not want to locate in an area with unreliable service and residents are frustrated by the inadequacies.

The Committee identified the following **opportunities**:

- Community is willing (open, receptive)
- Business growth particularly with better internet service or basic services like a grocery store
- Proximity to Gore Mountain and Adirondack Museum
- \$200k Main St Revitalization Grant
- Governor Cuomo’s broadband initiative
- To be a destination/vacation area
- *This process (community planning)*
- Numerous hiking/biking trails
- Tourist visitation and spending
- Excellent location for aging in place or graduated care facility where residents can receive increasing levels of care in same facility
- Additional funding available through Regional Economic Development Council in Consolidated Funding Application process

- Outdoor activities (create attractions based on existing activities such as ADK Challenge, Cycle Adirondacks)
- Tourism

The Committee identified community opportunities related to tourism, availability of grant funding, recreational opportunities and the possibility of appealing to the elderly population to the young and elderly population to live, work and play in Indian Lake. Programs and initiatives such as “Hut to Hut” (an interconnected series of Adirondack hiking and ski trails and lodging facilities that link to Park communities to boost economies), the “Great South Woods” (an initiative that seeks to diversify and enhance outdoor recreation opportunities in the southern Adirondack Park), and the “Five Towns” initiative (a regional planning movement to utilize former privately-owned and nature conservancy land [Essex Chain Tract] for recreational opportunities including snowmobiling, skiing, and ice fishing in winter and mountain biking, horseback riding, hunting, fishing, hiking, camping and boating in summer).

Residents feel that the Adirondack Challenge has presented great, yet largely untapped, opportunity for Indian Lake. Events coordinators found it difficult to encourage local business owners and residents to participate in the Challenge. Also, they discussed how Indian Lake gets “lost” in the other Adirondack recreational opportunities and economic development initiatives, and is not necessarily offering a unique experience to visitors or residents. Cycle Adirondacks will be another big opportunity for Indian Lake to promote its tourism strengths.

Additionally, some Committee members believe that the area is ideal for seniors and facilities such as retirement homes or assisted living centers. However, all seem to agree that many services are lacking for seniors in terms of reliable transportation, helpers (i.e. Home Health Aides), and ease of access to medical care. The need to fill gaps in services for the aging may create an employment and/or community volunteer opportunity (shoveling snow, food services, etc.).

Gaining access to broadband coverage may help to attract more businesses to locate and telecommuters to live in Indian Lake.

The Committee identified the following **Threats**:

- Global warming/weather changes and its impact on winter tourism activities
- No money to move things forward
- Lack of money/funds
- Continued exodus of young and elderly population
- Community Groups, Committees and Organizations not communicating or working together
- Losing our young population
- Community is not buying in/actively engaging
- Indian Lake gets lost in the larger mix of Adirondack opportunities/initiatives
- Lack of year-round jobs to provide a living wage
- Over-governed by State/Fed
- Consolidation of schools
- Aging population (oldest county in US)
- Community members who don't want change

Some committee members describe a general sense of apathy among community members, competing tourism locations in the vicinity, loss of community character, and an unwillingness to accept change were viewed as threats.

Much of the following conversation focused upon the exodus of population from the area, particularly the young and the elderly, particularly when they need consistent medical services. There is a need to attract young families with kids to the area, but Committee members recognize the challenge in doing so given the weaknesses previously identified.

Other:

Committee members were excited about the project and encouraged by the attendance of the meeting. They noted that there were individuals representing many areas of the Town, the number of year-round residents, and that they did not all know one another yet. They also noted that they would like to have a representative from Blue Mountain Lake present within the Committee. The Committee agreed that they would like to have Sally Stanton serve as Town Board Liaison to the Committee.

Follow up:

- 1) Chazen will initiate inventory and analysis and GIS mapping.
- 2) Chazen will work with Committee on selecting meeting dates.
- 3) Committee will discuss preferred organizational structure (i.e. led by Chazen or development of Committee leadership structure with a Chair to lead meetings)

**Town of Indian Lake
Comprehensive Plan Meeting
February 10, 2015
7:00pm
Byron Park Building**

Agenda:

1. Review Kick-Off Meeting Notes
2. SWOT Analysis Summary
3. Review Existing Conditions Analysis & GIS maps
4. Continue Issues & Opportunities Discussion
5. Begin Planning Public Workshop
 - Tentative Date
 - Interviews
 - Public Outreach
6. Next Steps
 - Revise Existing Conditions Analysis & GIS maps
 - Conduct Public Outreach
 - Prepare for Public Workshop

Meeting Summary

**Indian Lake Comprehensive Plan
2nd Committee Meeting
February 10, 2016
Town of Indian Lake, Byron Park Pavilion**

Attendees:

Committee and Public Participants: Sue Montgomery Corey, Vonnie Liddle, Mark Brand, Christine Pouch, John Collins, Roger Marshall, Bill Murphy, Pete Klein, Hannah Gibbons-Arthur, Paul Cummings (Chazen), Shannon Bush (Chazen). *Please note: several committee members and attendees did not sign the sheet.*

Meeting Overview:

- Attendees introduced themselves.
- Chazen reviewed the project scope for Committee Members who were not able to attend the December 16, 2015 Kick-Off Meeting.
- Chazen provided a review of the SWOT (Strengths Weaknesses Opportunities & Threats) Analysis from the first meeting (see December 16th meeting summary).
- Chazen noted that many of the Town's strengths and opportunities are natural advantages that are not going away and many of the threats and weaknesses can be directly or indirectly addressed.
- Based on the SWOT review, the following questions and concerns were raised by various Committee members and residents:

- Comment: Have we considered removing strengths that are also present in other towns? I feel that a strength is so because it is unique to one place.

Follow up: Typically you do not remove anything that is cited during a SWOT Analysis because all considerations have value and can remain strengths regardless of presence elsewhere. However, it is a good point about focusing on those strengths that are unique as they are assets and features to leverage.

- Comment: Under threats, we have discussed the aging population – we should remember that this can also be viewed as an opportunity and focus on it that way.

Follow up: Great point, many of these can be viewed from different perspectives. We should view things as an opportunity whenever possible.

- Comment: "Communication" comes up often and the perception that no one is promoting tourism. People are doing it though, perhaps efforts should focus on doing a better job promoting these events and activities to the local, general public and tourists.



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Follow up: Ok. Some of the sources of information for locals are the weekly newspaper (Coming Attractions and Community Calendar). Young people use the internet. ILCDC has a website that can be used for marketing promotions.

- Comment: Why do people move here (those that did not grow up here)?

Follow up: There is something more “Adirondack Real” about Hamilton County, compared to Lake Placid, for example. This area exudes authenticity and ‘real life’ in the Adirondacks. Taxes are also comparatively low to other areas.

- Review of *Existing Conditions Analysis* document (previously disseminated via email)
 - Population
 - The population spiked in the 1990s, then declined – why?
 - Many of the traditional jobs in the Adirondack’s left the area within ~5 year period so many people left along with the jobs.
 - When Adirondack Park Agency was formed in 1973, there were 400 students in the school, now ~100-200 (?). However, it was noted that family sizes were much larger at the time. It was suggested that families had 6-8 kids through the mid-century, today families have 1-2 kids.
 - Seems like Indian Lake had more “staying power” than many other comparable regions (most other areas lost population from anywhere between the 1950s and 1990s). Some suggested that many people were coming there to retire and have since passed away or moved.
 - Tourism
 - ~1,114 year round residents compared to ~3,000 seasonal residents.
 - Noticeable difference in tourism habits between “summer residents” and “summer tourists.”
 - The summer residents do the tourist activities once or twice then settle in for the summer.
 - The summer tourists are here for a shorter time and want to do everything in just a week or so.
 - There is also noticeable a variation in types of tourists and activities from June & July compared to August.
 - It’s important to remember these things when event planning and marketing for tourists.
 - June is the 3rd most popular month for tourism, the season is elongating; we need to plan more events for that time.
 - According to NYSDEC, many tourists are camping (tents, cabins and cottages), which should be factored into event planning.
 - Chazen will try to obtain most recent DEC trailhead counts and report mentioned above/camping estimates.

○ Housing

- There is a high number of seasonal housing units.
- It is difficult to find affordable housing of acceptable quality.
 - The typical rent for a 2 family unit is approximated to be \$600-\$700.
 - US Housing & Urban Development shows fair market rates in the area to be \$522 for studio to \$903 for 3 bedroom.
 - Challenging for new people moving to area (Teachers, Museum employees) and locals to find desired rental housing.
 - Adirondack/Blue Mountain Lake Museum provides temporary (6 mos.) housing for new employees.
 - Year-round houses being purchased by seasonal residents or retirees at high prices, which increases housing prices.
- Some of the old, year-round cottage communities are being demolished and replaced by seasonal housing.
- Rental restrictions such as 'no pets' makes it hard to find a suitable place.
- New apartment development would likely be welcomed, especially by young adults and elderly.
- Elderly and aging in place needs/issues include:
 - No proper housing for elderly as they age.
 - Office of Aging helps provide transportation for seniors, but there is no regular transit service like Newcomb.
 - No way to get elderly people to doctor's appointments.
 - Need aging in place strategies.
 - Tops Market had a grocery van for elderly (12 person capacity), operated for a few months then stopped because of lack of use.
 - Blue Line commuter bus could be a partnership opportunity.
- Better housing, especially apartments, would help build attachment to the community. Many local workers now live out of the area but would prefer to be here.
- Consider adaptive reuse of old buildings, if any suitable structures available.
- What kind/size of apartments would we want here? Who do we want to attract? Probably need a mix.
- Many people indicate that they would live here if homes/apartments were more readily available.

○ Economic

- There is a lot of state land but the State of NY pays taxes on the Forest Preserve lands.
- The traditional approach to economic development might not work (i.e. attract large business or industry that addresses most employment needs). Consider instead piecing together an economy based on multiple growth sectors to attract youth and keep elderly (i.e., elderly services-based businesses, tourism, telecommuting, young professionals).

- Location Quotient: how can these strengths be better leveraged?
- Do we have a problem of no jobs or no housing? What comes first? (chicken or egg issue)
- Can't rely on tourism anymore to survive, we need solid, year-round businesses.
- Internet service is ok.
- We can leverage internet to attract businesses and new residents (telecommuting).

- Community Services
 - Schools
 - Schools have a positive per pupil annual spending and teacher to student ratio (will be researching per pupil spending).
 - Public Health services include: home care, wound care, post op, rabies clinic, WIC, outreach, mental health, prevention, substance abuse, social services.
 - Chazen will follow up with Emergency Services providers (Fire Districts, etc.)

- Recreational Resources
 - Ski center/ski tow closed because not economically viable, lack of use, need to create more demand, and it competes with Gore and Oak Mountain youth ski programs.
 - Should it be converted into a tubing hill or ski and tubing hill? However, this would require proper grooming equipment
 - Consider the Chestertown example (i.e. Dynamite Hill).
 - The ice skating rink is a very popular activity/attraction now.
 - A rink cover would really help to preserve the ice.
 - The rink is used in summer for events and/or blading/in-line skating.
 - The rink project needs a leader to take it on and promote it.
 - Access to recreational opportunities
 - The Essex Chain land use can offer new opportunities.
 - The Town needs better riverfront access at certain points (i.e. confluence of Indian and Hudson Rivers).
 - Whitewater and flatwater river rafting companies (will be researching comprehensive list of companies, fees, and usage) are very popular.
 - Fat tire biking trails becoming popular
 - There is no single-track biking on APA trails, but some hunting clubs may have private access to such trails.
 - Mountain Fitness is 24/7 and well-attended by members.
 - Several regional planning efforts
 - Great South Woods effort
 - Hut to Hut ski trail
 - Equestrian Trail Planning initiative
 - Snowmobile trails

- 5 Towns Initiative
 - Cultural Resources
 - The Fire Towers are a popular town and tourist attraction (“Gateway to Wakely Tower”).
 - There are several annual and seasonal community events/activities (will be contacting Town and the Chamber to obtain comprehensive list).
 - There are also many arts resources including: Adirondack Museum, Blue Mountain Lake Museum, Blue Mountain Center, etc.
 - Indian Lake Theater is another asset to the community and shows movies, plays and hosts other special events.
 - Infrastructure/Utilities
 - Chazen will contact the highway superintendent regarding road mapping.
 - In 2015, Water District #1 had 215 users and Water District #2 507 users.
 - Dam repairs need to continue to Lake Abanakee. Indian Lake dam needs should be monitored.
 - Land Use
 - Build out analysis is a possibility if Committee chooses to pursue it.
 - APA’s Hamlets III gives info on how hamlets could grow, but is more theoretical than a build out analysis, which would be grounded in more local data and real, local restrictions.
 - Chazen is in the process of digitizing the zoning map and summarizing land use regulations.

Next Workshop:

- Date
 - Committee to decide whether to hold workshop on Wednesday, April 13th or 20th. Chazen will distribute an online scheduling poll to Committee.
- Format
 - PowerPoint Presentation at the Indian Lake Theater
 - Given the Theater’s layout, Chazen will facilitate a full group discussion as opposed to break-out sessions
 - Perhaps attendees can submit index cards to ask questions or comment
 - Consider real-time polling
 - Comment forms will be provided for participations to fill out
 - Chazen & Committee Public Outreach: flyers, press release, Hamilton County Express newspaper article, town’s website, social media, etc.
 - Coordinate with Town, Chamber, and ILCDC for distribution of information and web posting

Action Items:

1. Get most updated DEC trailhead counts and Hamilton County tourism data (ROOST)
2. Research:
 - a. Housing affordability index (gross rent), quality
 - b. Per pupil school spending
 - c. Public health services offered in Indian Lake
 - d. Emergency services data
 - e. All events and activities in Town (from Town and the Chamber)
 - f. Rafting companies (names, fees, user numbers, etc.)
3. Double check information in first paragraph of employment section and provide further breakdown
4. Obtain median income data for individuals in addition to households
5. Obtain median housing values and adjusted median income (AMI) and table to visualize affordability of housing in the Town
6. Double check/add healthcare, social assistance numbers, and public health and community services information in report
7. Add Art Center, Museum, Theater, etc. to Existing Conditions Analysis
8. Add additional dam into infrastructure section
9. Double check the roads map – likely many roads missing (O’neill, Mud Pond, Teeter River)

Next Steps:

1. Update the Existing Conditions Analysis document
2. Begin stakeholder outreach (this will include input from Committee members)
3. Begin discussing community survey for online and paper distribution
4. Begin planning for April’s Public Workshop and conduct public outreach (e.g., press release, etc.).

**Town of Indian Lake
Comprehensive Plan Meeting**

May 19, 2016

9:00am

Indian Lake Theater

Agenda:

1. Review Public Workshop Summary
2. Review Hamlet Walking Tour Goals
 - Streetscape Improvements
 - Parking Improvements
 - Infrastructure Improvements
 - Recreation/Open Space Opportunities
 - Economic Infill/Redevelopment Opportunities
3. Review Hamlet Walking Tour Logistics
 - Walking Tour Route/Limits
 - Volunteer Drivers
4. Walking Tour (Approximately 1.5 Hours)
5. Walking Tour Follow Up Discussion
6. Next Steps
 - Prepare Draft Hamlet Concept Plans
 - Prepared Draft/Preliminary Recommendations

Meeting Summary

**Indian Lake Comprehensive Plan update
3rd Committee Meeting – Hamlet Walking Tour
May 19, 2016
Town of Indian Lake**

Attendees:

Darrin Harr, Meade Hutchins, Sherry Williams, Bruce Wells, Sally Stanton, John Collins, David Tomney, Mary Fraser, Kim Ameden, Sue Montgomery Corey, Nancy Berkowitz, Roger Marshall, Brenda Valentine, Paul Cummings (Chazen), Kevin Hasselwander (Chazen), Shannon Bush (Chazen). *Please note: this list is reflective of those who signed the attendance sheet.*

Meeting Overview:

- Introductions by Chazen project leaders, Committee members and community invitees
- Chazen reviewed the project scope and purpose for new guests, provided a brief summary of project efforts thus far, asked for feedback on previous workshops, described the intent, strategy and objectives of the walking tour, then attendees departed to begin walking tour

Hamlet Walking Tour:

1. Cedar River Golf Course area/Cedar River Road & Route 30 intersection

- Think about “gateways” into the hamlet/ “downtown” – ‘Welcome’ Signage and landscaping
- Incorporate unifying elements between golf course, restaurant and club house
- Can work as a traffic calming mechanism, as people will recognize a pedestrian area
- Signs need attention, particularly in “pork chop” area
- Consider solar for lighting
- Gateway treatments and landscaping of areas like the pork chop and other streetscaping will require maintenance
 - Pose to Garden Club, Town or other organization
- Off-road pedestrian and/or bike paths along road (shared roadways) to improve connection to “downtown” and facilitate safer pedestrian/bike usage
 - Adherence to DOT standards
 - At-grade catch basins for cyclists (safer)
 - Cycling-related events are increasing, biking facilities can increase economic development opportunities
- Signage at Cedar River Road of particular concern
 - Too many signs, hard to read, particularly DOT signage
 - No order, unified color, font, etc.
- Ask Cemetery Committee about history of fencing – why was it taken down? Re-install new fence and mirror aesthetics of Golf Course
 - Consider historic designation for cemetery

- Add an interpretive center with walk along river and handicapped fishing area with public bathrooms at the pump house, also good location for Town-wide amenities map

2. School/Library/Indian Lake Museum area

- Great existing sidewalk network
 - Should it be extended on the opposite side? Add crosswalks? Any other improvements? Bump-outs are problematic for plows and pedestrians in winter. Consider at-grade or select places
- Critical intersection and neighborhood area of civic uses (school, library, museum, post office)
 - Wi-Fi signage has been very helpful, many library users come in for that reason
 - General intersection improvements might help to make this critical area safer and more user-friendly (consider other types of curb cuts)
- Public parking at school lots during certain dates?
 - Coordinate with school and consider signage to clearly tell visitors where and when they can park
- Flat catch basins to improve cyclist and pedestrian safety
- Significant desire for more street trees and street canopy throughout downtown
 - DEC Urban Forestry grant as possible funding source (\$25k)
- A few vacant spaces downtown that could be used for ground floor commercial, if available for sale/lease

3. Townsend Property

- Centrally located area for shopping, outdoor dining, etc. on 7.5 acres of land
- Real/perceived brownfield area
- Explore public-private partnerships to redevelop site (flex spaces for pop-ups, small storefronts, etc.)
- Reduce open curb cuts
- Investigate other styles of garbage and recycling bins (previously used styles did not meet Town's needs) that can reduce or eliminate improper use and provide additional garbage bins throughout downtown hamlet
- Could be a transformative project for the Town for economic development
- Two private properties between Townsend parcel and Hudson River access
 - Contact property owners about doing conceptual drawings with public right-of-way to river (i.e. recreation trail)
- Consider establishing Business Alliance similar to North Creek's, which is effective in advocating business interests and implementing downtown/hamlet-related projects
- Empower volunteers to handle public trash and recycling receptacles, if implemented

4. Former grocery store

- Indian Lake Market space (vacant)
 - Given community discussion about fire department, consider two options

- Option 1: Fire Department to relocate there
- Option 2: Rehabilitation/adaptive reuse of existing structure or total demolition and redevelopment of new space, and/or infill development
- Include good, viable alternatives for whichever entity ultimately does not locate in that space
 - Fire Department Commissioners' representative ("FDCR") explained that the Department is not averse to the space being utilized for private development or otherwise, they just want to ensure that the local Department has good, viable alternative
- Current owner is motivated to sell
- FDCR noted that the former Fire House will remain under their ownership, but will be available to the public for rental space
- Small red house nearby will also be used by the Fire Department for social events, won't be vacant much longer

5. Route 30 (from Route 28 intersection to Mobil station)

- Improved auto repair shop coming soon, one recipient of Main Street grant
- Route 30 walkway also needs a unifying streetscape and gateway element into Town
 - Gateway logically at scenic overlook location, ~ one mile away
 - Good location for a Town map kiosk & 'Welcome' Signage
- CDC can update the maps every ~ 2 years to keep businesses and amenities current
- Snowmobile trail crossing/crosswalk near Mobil station leading to trail head is another gateway treatment opportunity
- Add historic light posts to improve streetscaping
 - Must consider residential area regarding lighting
 - Research motion sensor light posts (only sensitive to pedestrians within certain distance, not traffic)
 - Solar lights
 - Add seasonal banners on posts
 - Need dark sky compliant light fixtures
- Indian Lake is known for its dark sky
 - Consider a summer 'Night Sky/Dark Sky Festival', 'Northern Lights Festival', etc. – capitalize on darkest sky designation and use as tourist draw, economic development tool

6. Main Street to Byron Park

- Wide roadway, likely room to reclaim some roadway with a new sidewalk, add street trees and other streetscaping elements to promote curb appeal as a community gateway

7. Byron Park

- Improvements to Adirondack Lake Dam
- Resident's would like to be able to traverse the Dam by walkway, or along the road, which could help improve public waterfront access

- Perfect opportunity for design/rendering
- Byron Park/waterfront area is another good location for amenities kiosk
- Chain Lakes Road as a trail/recreation opportunity
 - Create water access and/or trail
 - Farmhouse with historic designation
 - Would be ideal to have the Indian River/Creek open for paddling, kayaking; great potential for tourism-related revenues

Other Comments (non-point specific):

- Nine businesses currently included in Main Street grant program for street-front improvements
 - Consider a list of businesses to include in a future Main Street grant
- Need another kiosk in center of the Town alongside a civic feature and amenity (i.e. fountain, square, garden, etc.), which could be at Townsend or grocery store site
- Residents want public access to the Lake, has been a desire for a long time, but all privately owned properties along the water

Post-Walk Discussion:

- Chazen explained the concept of a build-out analysis and introduced an Indian Lake GIS map and table showing this information, emphasizing that it is *theoretical* in nature, and indicative only of what is legally and physically possible based on today's constraints (i.e. slopes, depth to bedrock, etc.)
- Town might consider incorporating a dog park or dog-friendly pathway, but would need to consider locations.
- Existing snowmobile trail system (now used only in winter during snow cover)
 - Could offer another related amenity, such as a multi-use or -season trails, but concern about existing trails being on wetlands – determine which trails are on/near wetlands
 - Snowmobile trail maps are available online, frequently updated (NY Snowmobile Map)
 - Would be nice to connect trailheads to a civic space/downtown location
 - Trails need easier downtown access and signage to facilitate use of downtown businesses (i.e. restaurants, bars, fuel, restrooms, etc.)
 - Riders can get gas at Sandy's and access The Bear Trap and possibly the Indian Lake Restaurant (if they know the way), but none are well-marked
- Current nature trail that starts on Crow Hill Road, goes up to the Fire Tower – could be a viable, multi-use and multi-season trail.
 - Would need to be rehabilitated
 - Started out as a school project with AmeriCorps
 - Owned by School and Town
 - Make this trail into a short, closed-loop system, possibly with a branch off to a longer route
- Town's Recreation Facility has a skating rink, old ski hill, and a nice community events building
 - Could be even better with minor, aesthetic improvements

Meeting Summary

May 26, 2016

Page 5 of 5

- Rink needs a cover to protect ice
- Visual improvements (i.e. clean up the surrounding land, move Town equipment out of eyesight, etc.)
- Consider converting to tubing hill (enough users could bring back some skiing)

Next Workshop:

- Mid-June, *TBD* – Please participate in the Doodle Poll (accessible via link in the May 23rd email)

Next Steps:

1. Chazen will develop preliminary sketches and renderings of 2-3 key locations as selected during the Walking Tour. These renderings will help to illustrate some of the key ideas garnered during discussions and will be vetted with the Committee for further discussion & approval.
2. Approved & developed renderings will then be shown to the public for feedback at the next public workshop (date TBD, see above), and will likely go through additional design iteration to incorporate the community's input.
3. Chazen will draft a preliminary list of opportunities and recommendations for Committee review at the next meeting.

**Town of Indian Lake
Comprehensive Plan Meeting
June 15, 2016 @ 7:00am**

Agenda:

1. Discuss Walking Tour
2. Review Draft Renderings
3. Review Preliminary Opportunities/Recommendations
4. Next Steps
 - Provide Additional Feedback on Draft Renderings and Preliminary Opportunities/Recommendations
 - Conduct Additional Stakeholder Outreach
 - Prepare Draft Plan/Recommendations

Meeting Summary

Indian Lake Comprehensive Plan

4th Committee Meeting

June 15, 2016

Town of Indian Lake

Byron Park Meeting Room

Attendees:

Gail Monthony Ludin, Kim Ameden, Sally Stanton, Darrin Harr, John Collins, Sherry Williams, Brian Wells, Meade Hutchins, Mary Benton Frasier, Brenda Valentine, Paul Cummings (Chazen), Shannon Bush (Chazen). *Please note: this list is reflective of those attendees who signed the sheet.*

Meeting Overview:

- Chazen provided an overview of the recent Hamlet walking tour and asked attendees for feedback and thoughts on the exercise. Attendees agreed that it was a useful exercise, provided insight on specific areas for consideration, and that helpful conversation points arose throughout the day as attendees expressed concerns and offered ideas about various features of the Hamlet.
- Chazen briefly reviewed the dual purpose of this project, being:
 - (1) A Town-wide Comprehensive Plan update, and
 - (2) Hamlet Revitalization Plan.
- Chazen presented and reviewed large-scale prints (“renderings”) showing preliminary ideas for Hamlet Revitalization. This included the following:
 - (1) Overall Site Improvements
 - A ‘key map’ which directs the viewer to the six (6) location-specific Hamlet Revitalization efforts corresponding with a larger rendering of each of these areas (described below).
 - (2) West Gateway and the Historic Pump house
 - *Gateway* – Blooming tree plantings, new fencing, and new gateway signage. Consider adding a variable speed sign on Cedar River Road/Route 28 & 30 to warn on-coming traffic of the sharp turn ahead (prevent accidents and damage to the new sign and plantings). Consider solar lighting for gateway sign.
 - *Historic Pump house* – Replace the windows, basic improvements to exterior, add hanging swings, benches, picnic tables, kiosk with information, parking, small dock feature over-looking Cedar River (consider APA regulations at this particular area).
 - (3) Town Center Improvements
 - Sidewalks, improved access management, textured pedestrian crosswalks, landscaping along sidewalks and school property, basic improvements to tennis courts, consider a one-way, circular drop-off driveway in or near front of school.

(4) Development Opportunity (Townsend and Indian Lake Market Property)

- *Option 1 – Redevelopment of property:* Should provide viable/desirable alternative(s) to the Fire Department along Route 28, green area ‘verge’ and/or a ‘road diet,’ plantings out front, create a 4-way intersection, large municipal parking lot behind property, small ‘Village Green’ out front
- *Option 2 – Fire House adaptive reuse of building:* Controlled light at 4-way intersection for use only during emergencies, large municipal parking lot behind property, small ‘Village Green’ out front
 - Both options would likely require a cooperative, public-private partnership; consider ways to incentivize adaptive reuse or redevelopment of the existing building(s) into desired/needed uses (i.e. senior housing)

(5) Byron Park and Lake Abanakee Gateway

- Add an ‘esplanade-like’ feature along edge, continue sidewalk from downtown through the Park with walkway directly over dam, picnic tables, snowmobile trail crossing with signage, trees that comply with regulations relevant to dams, consider using Raquette River Corridor signage design (an established program)

(6) Ice Rink and Recreation Center

- Make a multi-faceted, multi-seasonal Town recreation center, cover ice rink with a pavilion, increase programming opportunities, new access point to trail network, host small and large-scale events year-round, rent building for events
- Chazen reviewed the Preliminary Opportunities/Recommendations document with the Committee and provided a summary of key points within each suggestion and opened the forum for informal discussion (see attached). Committee members offered additional suggestions and insight on particular properties and other helpful information.
- In closing, Chazen reiterated the importance of receiving comments, suggestions and feedback of any sort from Committee members on the preliminary concept renderings and the list of recommendations.

Next Steps:

- Chazen will make revisions to the preliminary concept renderings and list of recommendations based on suggestions and feedback received during the meeting as well as those received throughout the next two weeks via email, postal mail or phone calls.

Meeting Summary

Indian Lake Comprehensive Plan

6th Committee Meeting

December 14, 2016

Town of Indian Lake

Byron Park Meeting Room

Attendees:

Roger Marshall, Brenda Valentine, Sally Stanton, Bill Murphy, Gail Ludin, Meade Hutchins, Sherry Williams, Kim Ameden, Mary Benton Frasier, Brian Wells, John Collins, Darrin Harr, Paul Cummings (Chazen), Shannon Bush (Chazen).

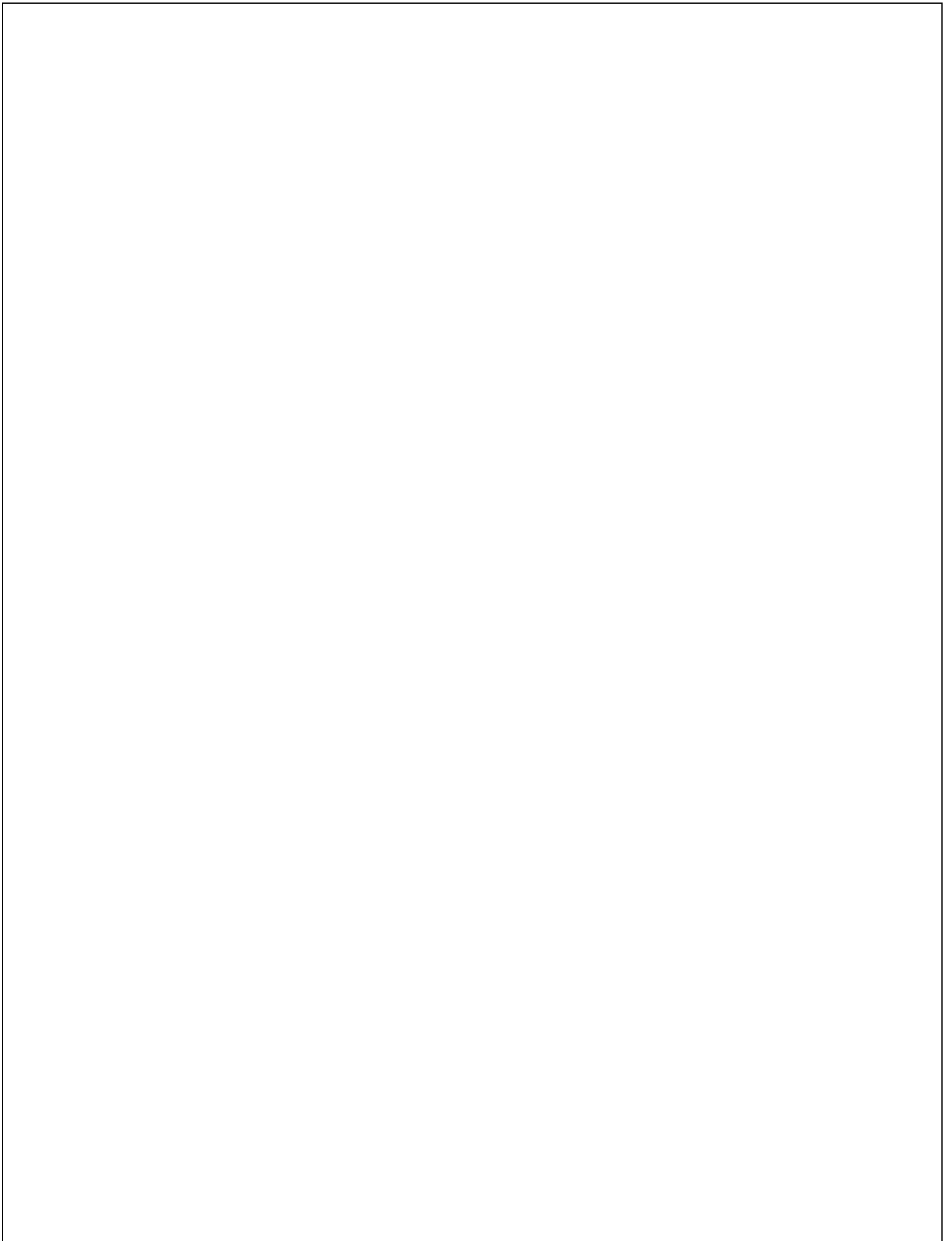
Meeting Overview:

- Chazen noted that a full year had passed since the Committee first met in Town Hall for a project kick-off meeting. Chazen thanked the Committee for their attendance, continued hard work, and dedication to the project over the course of that year that has resulted in the current version of the Town's updated, Comprehensive Plan.
- Chazen reiterated that the purpose of the final meeting that evening was to provide an overview all of the edits that had been made to the document in response to the Committee's comments, and to explain and review the new sections of the Plan that had since been added.
- Overview of revised **Goals & Recommendations** section
 - o The Committee noted the following edits, suggestions, additions to be made:
 - Add note about proposed equestrian facility to the Chain Lakes Road Gateway Enhancements concept plan
 - Revise all references to the "Beautification Committee" to read "Garden Club"
 - Note how the proposed Economic Development Coordinator position could be funded through grant administration
 - Consider 5 Town's strategy to pool resources, apply for and create a Regional Economic Development Director position
 - Discussion surrounding future consideration of a hotel, B&B, etc. in Blue Mountain Lake to compliment Adirondack Museum. The Committee noted:
 - Many European visitors who seem to seek hostel-like accommodations
 - Future discussions are necessary with Town residents, and the Blue Mountain Lake ("BML") community specifically (as noted in the Plan), to gauge whether there would be support for a hotel if it followed strict design guidelines. It was noted that a "chain"-like hotel would not be appropriate.
 - o Prospect Point was referenced as a desirable improvement that meets the traveling public's expectations and preferences.

- Kitchenettes and suites discussed as becoming desirable amenities
 - The Chamber is frequently asked for suggestions on a “simple, affordable, and clean” place to stay that *has rooms available* and *does not* have minimum stay requirements. The Committee noted that many visitors ask the Chamber for suggestions after realizing that the nearby lodging options are often/always fully booked all season, or won’t rent rooms for a 1- or 2-night stay.
 - The Committee discussed taking professional photos of Indian Lake businesses and tourism-related resources for online marketing purposes, which is noted in the Plan.
 - Discussion about the type and quality of existing accommodations, some of which may not meet visitors’ expectations. As noted in the Plan, the Town should consider surveying all tourists to determine how satisfied visitors are with the existing facilities and what else they may seek.
 - The Committee discussed Zoning Code revisions, particularly for cell towers (as noted in the Plan).
 - Noted that the Infrastructure Recommendations section of the Plan needs language regarding the need to explore alternative cell tower options.
 - Noted to revise the Plan recommendation that suggests increased advertising to recreational kayakers and canoers about access to the take-out at the Indian and Hudson River confluence. Access is up river on the Hudson and DEC would not allow a take out on the Indian River.
- Overview of revised **Implementation** section
 - CDC provided information on additional funding sources, which has since been added to the Plan.
 - Add the recently publicized, Five Towns grant as another possible funding source.
 - The Committee discussed the recommendation for a *Hamlet-Based Business Association or Collaboration*, and felt that the current organization(s) could handle this effort.
- Review of new **Vision** section
 - Chazen explained the process used to develop the Vision section, and the Committee indicated that it seemed to be reflective of their perceptions, individual thoughts and beliefs.
 - A Committee member inquired about the possibility of the Indian Lake community participating in the U.S. Refugee Resettlement Program as an opportunity to offer humanitarian aid, offset population loss, and promote economic development and cultural diversity. The Committee determined through discussion that Indian Lake is not yet well-suited to offer the level of assistance and services that refugees would require.
- Review of new **Cost Estimates** section
 - The Committee acknowledged that there is a great deal of “low-hanging fruit” in the Concept Plans and cost estimates that are both relatively easy to implement soon, and/or that the Town may have funds and resources available to commence work on such items.
- The last remaining typos in the Plan were noted by various Committee members.

Next Steps:

- Chazen will edit the document in accordance with discussions during the final Committee meeting, and any additional edits received from the Committee.
- Chazen will prepare the final document for review by the Town Board and assist the Town in compliance with legal requirements pursuant to NYS Town Law, execute SEQRA (State Environmental Quality Review), and file the document with Department of State.





PHOTOGRAPH COURTESY OF BILLPOLL74@AOL.COM (VIA GOOGLE EARTH)