



October 13, 2021

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The Upper Saranac Lake Association would like to submit the following comments to the public hearing in regard to the proposed Local Law #3 of 2021.

The Upper Saranac Lake Association (USLA) would like to acknowledge the considerable time and efforts required of the Town Board, Planning Board, and Variance Board members that went into getting everyone to this point in the process. The USLA Board members that have been engaged throughout the process appreciate how challenging it has been over the last 12 months.

USLA has continually attempted to separate the goal of defining land use regulations that are specific, clear, and sustainable from the development plans proposed by the Upper Saranac Marina or the speculations of a marina on Donaldson's property. As an organization, members believe it is essential that our business, residential, and State owned facilities coexist within our Adirondack community. It is in our best interest that we all strive to maintain the delicate balance necessary for all to positively exist. It was with this mindset that USLA Board members participated.

Members of the Town Board previously stated that vague regulations have enable some parties to take advantage of "loop-holes" and go well beyond the original intent of Town law. While USLA recommended defining more specific parameters regarding dock sizing, maximum dock square footage and utilization limits of water frontage, other participants expressed concerns with similar regulations on Lake George or that they were just not necessary. Lake George established 100-foot dock lengths for commercial marinas on a lake five times the size of Upper Saranac Lake and considerably larger than Fish Creek Pond.

While we have made substantial progress, USLA maintains our reservations regarding lack of code pertaining to the:

- Percentage of lakeshore frontage that a marina can consume,
- Maximum number of docks allowed,
- Maximum dock square footage,

- Defining “closest shoreline” as the point of reference when calculating the “at not to exceed 20%” of a waterway,
- And, commercial marina dock lengths greater than 100 feet in length were considered by a majority of the Town’s Special Committee members to be excessive but yet 200-foot docks are now in the regulations!

It is only when all of these code regulations are combined that a successful outcome is achievable and the Town eliminates some of the “loop-holes” being created in Local Law #3 of 2021.

While time tonight may not permit the addition of these specific code recommendations, we sincerely hope that they become part of the Site Plan and Planning Board review and approval process for any marina proposal.

Thank you for the opportunity to participate and comment.

Regards,

Larry Koch
President, USLA

Dave Powalyk
Vice President, USLA

CC: USLA Governmental Affairs Committee