

TUPPER LAKE WATERFRONT PARK MASTER PLAN + BEACH FEASIBILITY STUDY





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

DRAFT TUPPER LAKE WATERFRONT PARK MASTER PLAN+BEACH FEASIBILITY STUDY

TASK SEVEN - PUBLIC PRESENTATION

November 23, 2015- Community Meeting

SITE CONTEXT

TUPPER LAKE REGIONAL RECREATION ASSETS

SITE ISSUES/EXISTING CONDITIONS

EXISTING PARK DESIGN

USER GROUPS

TUPPER LAKE REGIONAL RECREATION ASSETS



Within the Village of Tupper Lake and the Town of Tupper Lake there are well-established recreational assets. Waterfront amenities include Little Wolf Beach and Moody Boat Launch. The Tupper Lake Municipal Park Master Plan and Beach Feasibility Study seeks to support the existing assets and while creating necessary new amenities within the park. By proposing new amenities, i.e. a performance stage, a kayak launch and fishing pier, other users are encouraged to use the park and create a critical mass of activity in the park.

Little Wolf Beach is a great asset to the community. Not visible from the main routes through the area, it is mainly used by local residents or repeat visitors. Overnight camping adds to the beach's appeal (no camping proposed in the Municipal Park.)

The proposed beach in the Municipal Park will attract tourists traveling through the town. Similar to the beaches at Long Lake, Saranac Lake and Lake Placid that are visible from the main tourist route, the Municipal Park Beach will be visible from Demars Blvd., a main route through town. Because of its visibility, the beach will invite people traveling through to stop and spend time in Tupper Lake.

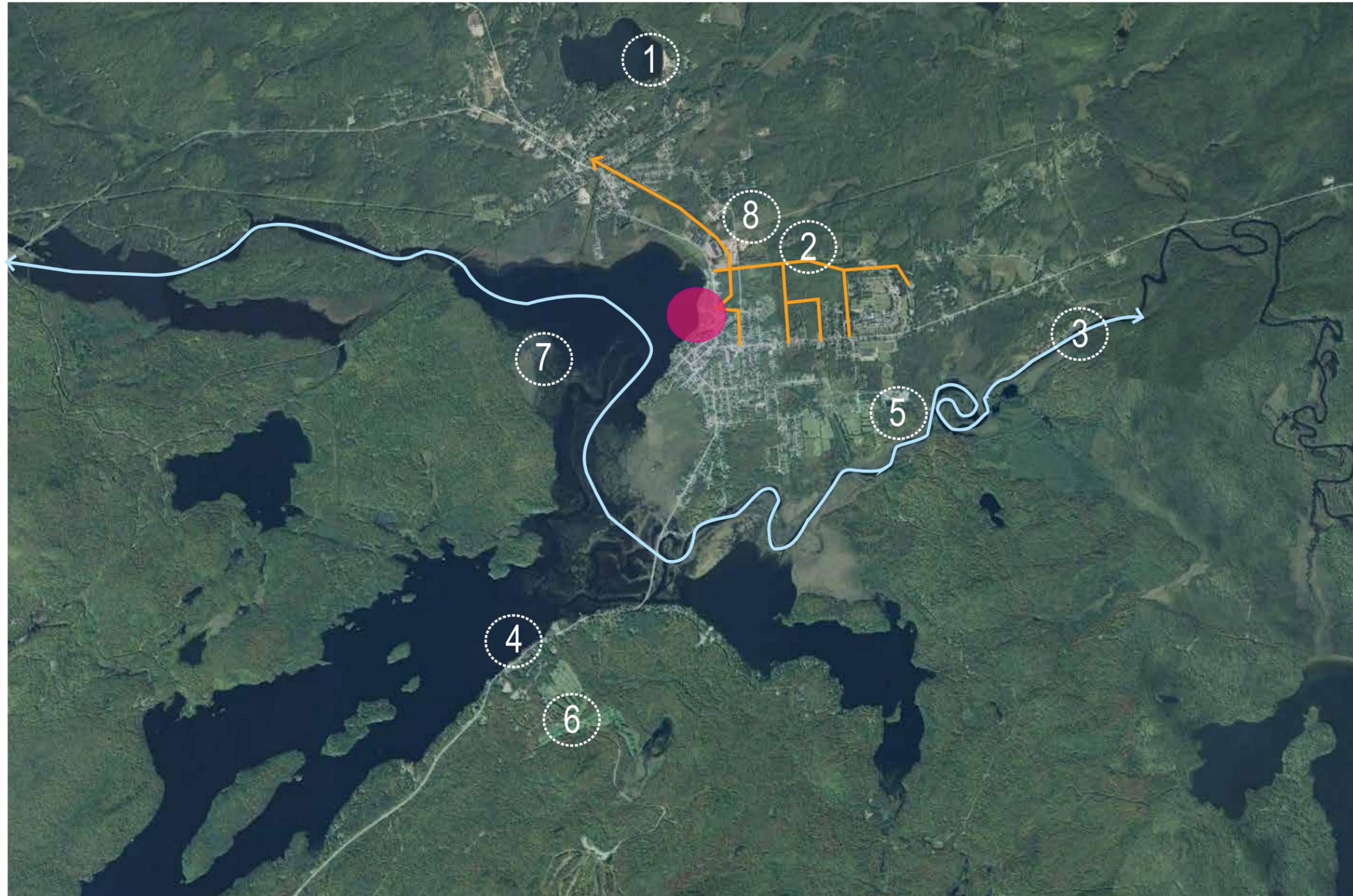
The proposed beach will also be able to host events like the Tinman Triathlon and other athletic events that draw large groups of unique tourists to the area. Finally, as an asset, the municipal park beach is unique because of its western orientation. It will be a beautiful spot to linger and enjoy the sunset either on the beach or the Lakeside Terrace. This feature will draw visitors and locals alike in the height of summer and also throughout the rest of the year.

Several proposed program elements will improve the enjoyment of the greater area's natural assets. Moody Boat Launch is removed from the commercial center of either the Village or the Town. Locating another kayak/ small boat launch within the park will add another point of access into the lake. The proposed Kayak Launch is designed to accommodate individual and commercial rental trailers. This could be a site for paddling companies to put in and explore the channel and the larger context of the Raquette River.

There are other recreational assets in the area including Washington Street Park and the Multimodal Trail. The Municipal Park functions in conjunction with the other amenities. Upon completion of the trail, the Municipal Park would be linked to Washington Street Park. The Park will be a base for locals and visitors alike, enjoying various activities along the larger network year round - including fishing, paddling, cycling, running, walking, cross country skiing, and snowmobiling - along with the many activities offered within the park.

By placing several uses within the park and connecting to a variety of existing regional recreational assets, there is a greater appeal to tourists and local residents alike. The Municipal Park is part of a network of recreational assets in the area, while it offers a series of opportunities on its own. This dual strategy - creating new recreational programs within the park, and strengthening connections to the greater region - engages multiple users, creating a vibrant and resilient community asset.

SITE CONTEXT: Regional Recreational Assets



TUPPER LAKE REGIONAL RECREATION ASSETS

1) LITTLE WOLF BEACH

Little Wolf Beach is located to the North of Tupper Lake, approximately two miles away. This beach caters predominantly to long term residents and seasonal locals. The proposed Tupper Lake Beach can grow on the success of Little Wolf by providing a visible destination for tourists and locals to stop and enjoy the unique features of the Raquette Pond.

2) JUNCTION PASS MULTI MODAL TRAIL

The proposed Junction Pass Multi Modal Trail has an exit which terminates across the road from the current Municipal Park boundary. This trail will encourage users of the trail to enter the park and utilise any introduced amenities and recreational opportunities.

3) RAQUETTE RIVER - BLUEWAY

The Raquette River Blueway connects the Village of Tupper Lake with a greater network of water-based recreational activities, particularly kayakers who travel the trail. The current park location is ideally situated for such user groups to stop and spend time in the Park and Village.

4) MOODY HAMLET BOAT LAUNCH

The Moody Hamlet Boat Launch, located approximately 2-1/2 miles from Tupper Village, highlights the potential of boat launch facilities to attract users from the region.

5) THE WILD CENTER

The Wild Center is a widely recognized attraction of the Tupper Lake region. Any future investment in the Park can build on and attract visitors already aware of the Wild Center.

6) TUPPER LAKE GOLF COURSE

7) PRIMITIVE CAMPING SITES

Accessible by kayak

8) WASHINGTON STREET PLAYGROUND

Includes a recently renovated children's playground.

 MUNICIPAL PARK/ FLANDERS PARK

SITE CONTEXT: Regional Recreational Assets



SITE ISSUES/EXISTING CONDITIONS

EASEMENT

Currently, the Town of Tupper Lake has an easement on the Shoreline promenade, the Town should consider transferring its easement covering the walkway. This would allow for a more efficient administration of the Park by one governmental entity (the Village of Tupper Lake).

ACCESS

Access to the park for cars and pedestrians needs to be maintained and improved in the master plan. Current access for vehicles and pedestrians is facilitated with three entrances from Demars Blvd, and pedestrian entrances from Mill St and Cliff Ave. Currently these entrances have little signage or defined pedestrian pathways. Vehicle access within the park also needs to be considered, as many areas are driven over during periods of high use. Restricting vehicle access in some areas will allow for zones of planting and pedestrian only use.

CIRCULATION

Circulation within the park currently is defined by several paved surfaces. The current shoreline walkway allows walking and biking from Mill Street to the northern Demars Blvd entrance, while the fireman's strip allows for vehicular circulation between the two parking lots. Areas of open lawn in both the Municipal Park and Flanders Park currently facilitate undefined pedestrian movement. Alongside the addition of new facilities, a greater number, quality and variety of circulation routes within the park would allow for navigation that is more clear structured.

SITE CONTEXT: Site Issues

EXISTING PARK DESIGN



SITE CONTEXT: Existing Program

SITE ISSUES

VISIBILITY

Visibility of the park from both Demars Blvd, Mill St and Cliff Ave are important considerations for the master plan development. Currently the park is highly visible from Demars Blvd, but this open condition also acts negatively, leaving the park unprotected from the noise and visual pollution of the busy road. Maintaining views of the park and lake from Demars Blvd, while also screening some traffic using vegetation, would allow for a more defined park space. Structures and signage are also important considerations for all entrance points. Gateways structures on Mill St, and Cliff Ave would improve the visibility and awareness of the park, generating greater connections to the Village/ Town.

STRUCTURES

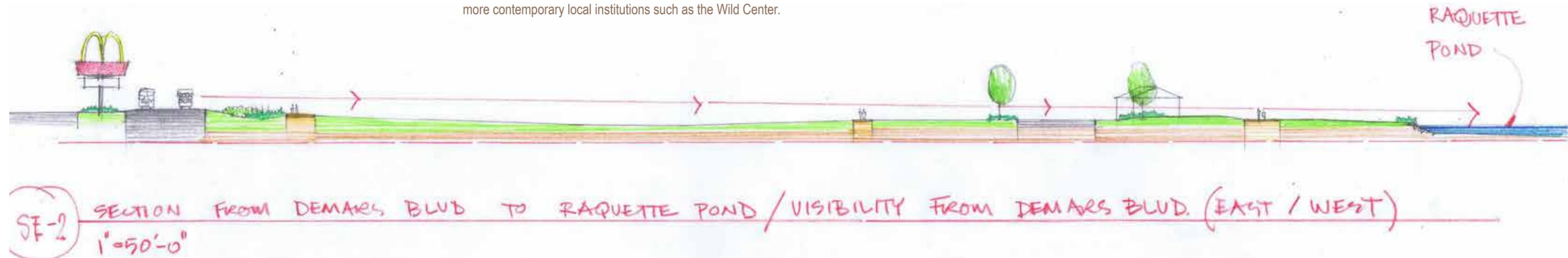
Both renovating and/or removing existing structures is an important consideration for the master plan. Several structures, including the Rotary Pavilion, Lion's Club Gazebo, Bathrooms, current Firemen's Tower need attention. The concrete shed in the sport recreation area has been renovated and converted to a warming hut/office/public bathroom. A Performance Stage is in the design/fund-raising stage.

IDENTITY

The identity of the park encompasses both how visitors relate to the park, and how the park relates to the surrounding context. Using considered site elements, such as seating, signage, lighting and a consistent material language will allow the park to embrace a design consistency which locals and visitors can relate to. This sense of park identity draws from historical elements of Tupper Lake, such as rich logging history, in combination with more contemporary local institutions such as the Wild Center.



View From Demars Blvd towards lake



SITE CONTEXT: Site Issues

USER GROUPS

ONCE-YEARLY EVENTS

Once-yearly event groups play an important role in the park's current use. These groups include the Flea Market, Tin Man, Woodsmen, Tupperpalooza and Fire and Ice. These groups often require the largest number of parking spaces, and many utilize the current open lawn space adjacent to Demars Blvd. Events often involve adding utilities, such as bathrooms, as temporary measures, as the park currently does not adequately facilitate these. For more information on specific event groups, park use and comments, please refer to 'Task Three – Site Reconnaissance.'

DAILY/ WEEKLY ROUTINE

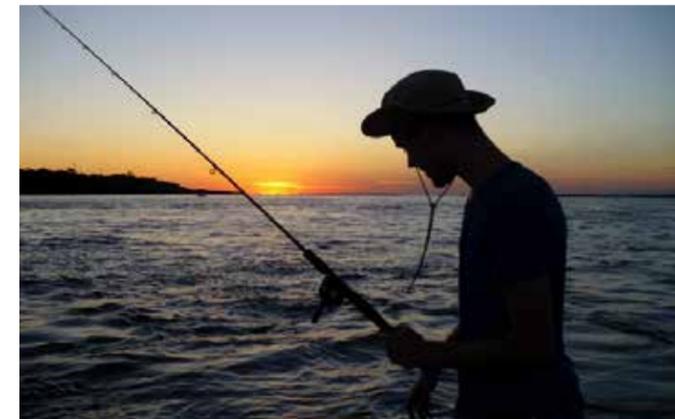
Daily/ Weekly Routine users are those who use the park regularly, such as locals walking their dog, sport and recreation users, and users of the children's play area.

SEASONAL USERS

Seasonal users are those who use the park for specifically seasonal activities. This includes snowmobile riders, or those who picnic in the park during the summer months. Active recreation, such as softball and boating are also seasonal.

VILLAGE ORGANIZATIONS

Village organizations, such as the rotary club, use the park more than once throughout the year, based around specific structures such as the pavilion and gazebo.



PASSERS-THROUGH TOWN

Passers-through town are those who may stop at the park on their way through the area, to enjoy the open space and lake edge, or use facilities.

SITE CONTEXT: User Groups

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PROPOSED PARK IMPROVEMENTS

MASTERPLAN

PROPOSED PROGRAM

ENHANCED WATERFRONT EDGE

FLOOD RESILIENCY

EXISTING AND PROPOSED PARK IMPROVEMENTS

CURRENT AND PLANNED CONSTRUCTION

PLANTING STRATEGY

DRAINAGE CONCEPT PLAN

PHASING PLAN

MASTER PLAN DESIGN



PROGRAM

BEACH/ WATER ACCESS

Greater ability to access the water for water recreation, such as swimming, fishing and various boating options would increase the options for locals and visitors who wish to use the park and the lake. Using various different water access methods, such as a boat launch, floating fishing piers and steps between the riprap edge would achieve this, and make for a more varied experience of the lake. If constructed, a beach and lakeside terrace would encourage a high level of summer use for relaxation and swimming, drawing visitors from around the area.

ADDITIONAL RECREATION

Maintaining current sports areas, such as the ball field, basketball court, skate park, tennis and volleyball are important considerations. Passive recreation, such as places to sit, picnic, barbecue, and shaded areas would improve options for visitors to stay in the park throughout the day. Also improving facilities for kayakers and cyclists, such as secure storage and water facilities would encourage users of the proposed multi-modal trail and Blueway Corridor to stop and use the park.

PERFORMANCE SPACE

Including a Performance Platform/Bandshell, will give a ready-to-go location to host performances in the park - music, theater, children's programming, medal ceremonies etc.



WINTER ACTIVITIES

The Municipal Park currently offers year round activities including winter festivals, ice rink with a newly constructed warming hut, a sledding hill and groomed trails for cross country skiing, snowmobiles and snowshoeing. The Master plan acknowledges and enhances these existing uses.

PARK WELCOME CENTER

The Park Welcome Center, with associated bathrooms, will invite visitors during summer peak season. Engaging a structural language from the historical fire towers of the greater Tupper Lake region, the welcome center could combine rentable (unheated) interior space with a snack/map stand for use in the summer.

WIFI STATION

Recently added to the existing bathroom facilities, the wifi station provides an important amenity to the rest of the park.

CHILDREN'S PLAYGROUND

Little Logger playground has been completed (nearing completion) to the North of the Mill Street entrance. This playground provides a great amenity space, activating the Mill Street entrance and creating a greater public and visitor presence in the park. The gateway structures as part of the playground construction will also help to improve visibility from Park Street.

PROPOSED PARK IMPROVEMENTS: Program

EXISTING AND PROPOSED PARK PROGRAM

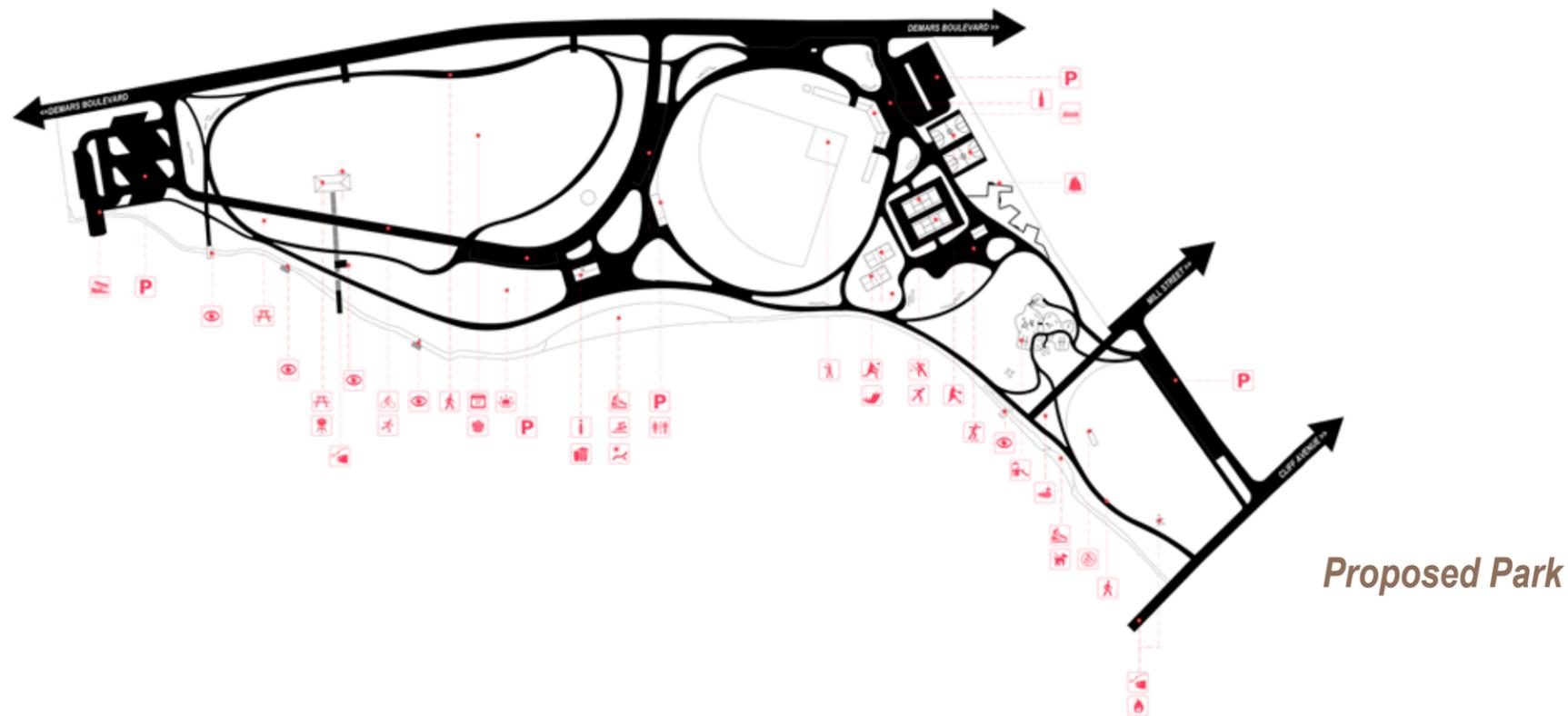
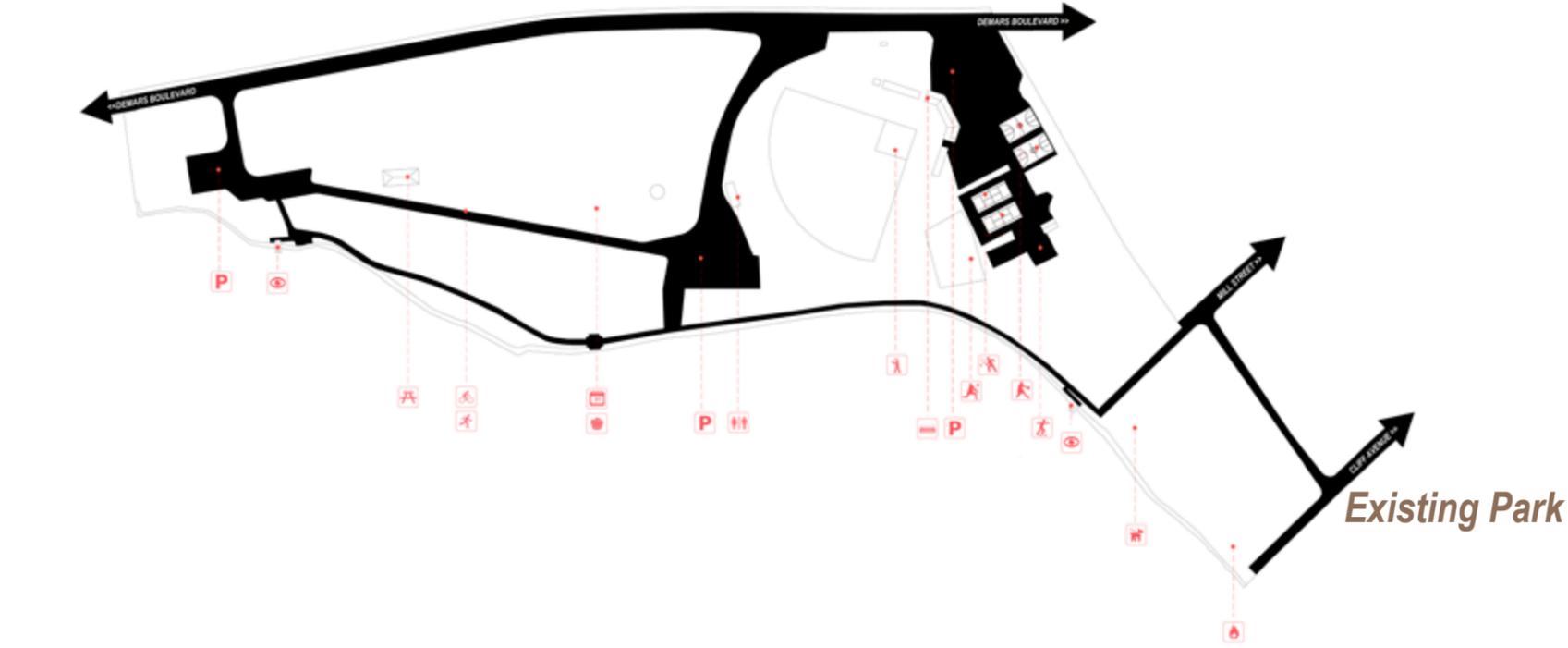
The Master Plan reorganizes existing site programs and adds amenities to create a community park that builds on the strengths of the existing park and making improvements to benefit the local community and tourist visitors.

Existing Park Program:

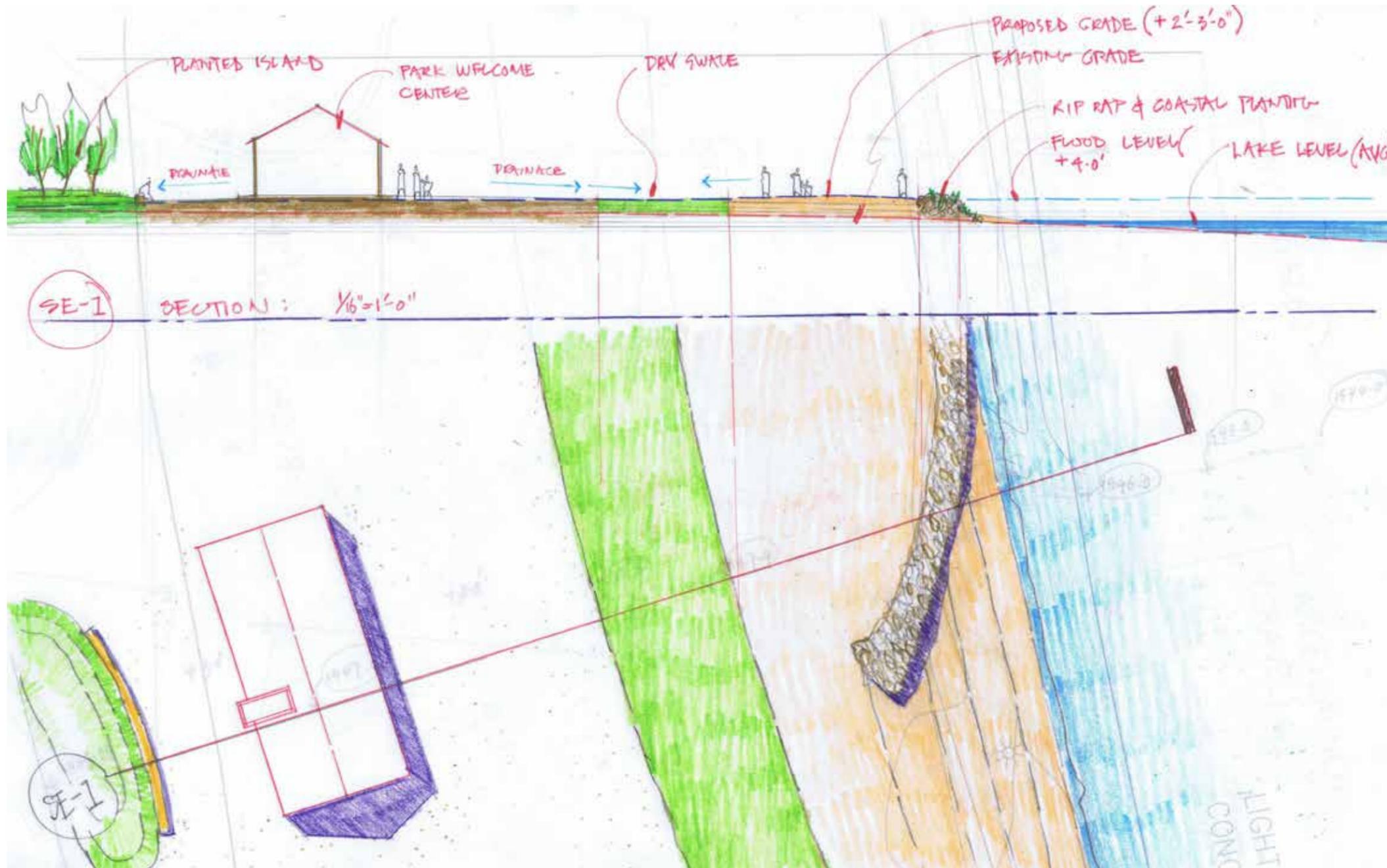
- Parking
- Views
- Picnic
- Running
- Cycling
- Special Events
- Restrooms
- Baseball/Softball
- Basketball
- Volleyball
- Skating
- Dog Area
- Campfires

Proposed Park Program:

- Parking
- Views
- Picnic
- Running
- Cycling
- Special Events
- Restrooms
- Baseball/Softball
- Basketball
- Volleyball
- Skating
- Dog Area
- Campfires
- Improved Circulation
- Boat Launch
- BBQ
- Fishing Pier
- Storage
- Bandshell/Performance
- Showers
- Beach/Swimming
- Information/Welcome Center
- Playground



PROPOSED PARK IMPROVEMENTS: Program



DRAINAGE / FLOOD RESILIENCY

The Master Plan includes strategies to **improve existing site drainage** and to **manage seasonal flooding**. The goal is twofold - to protect park features and to allow infiltration of large amounts of seasonal floodwaters so that the impact of the flooding is not diverted to adjacent properties.

Each year the seasonal spring snow melt brings significant amounts of water into the park, and does damage to existing park structures, including the *Promenade*. The Master Plan develops simple strategies that will alleviate the flooding issues on site. See page 13 for the *Drainage Concept Plan*.

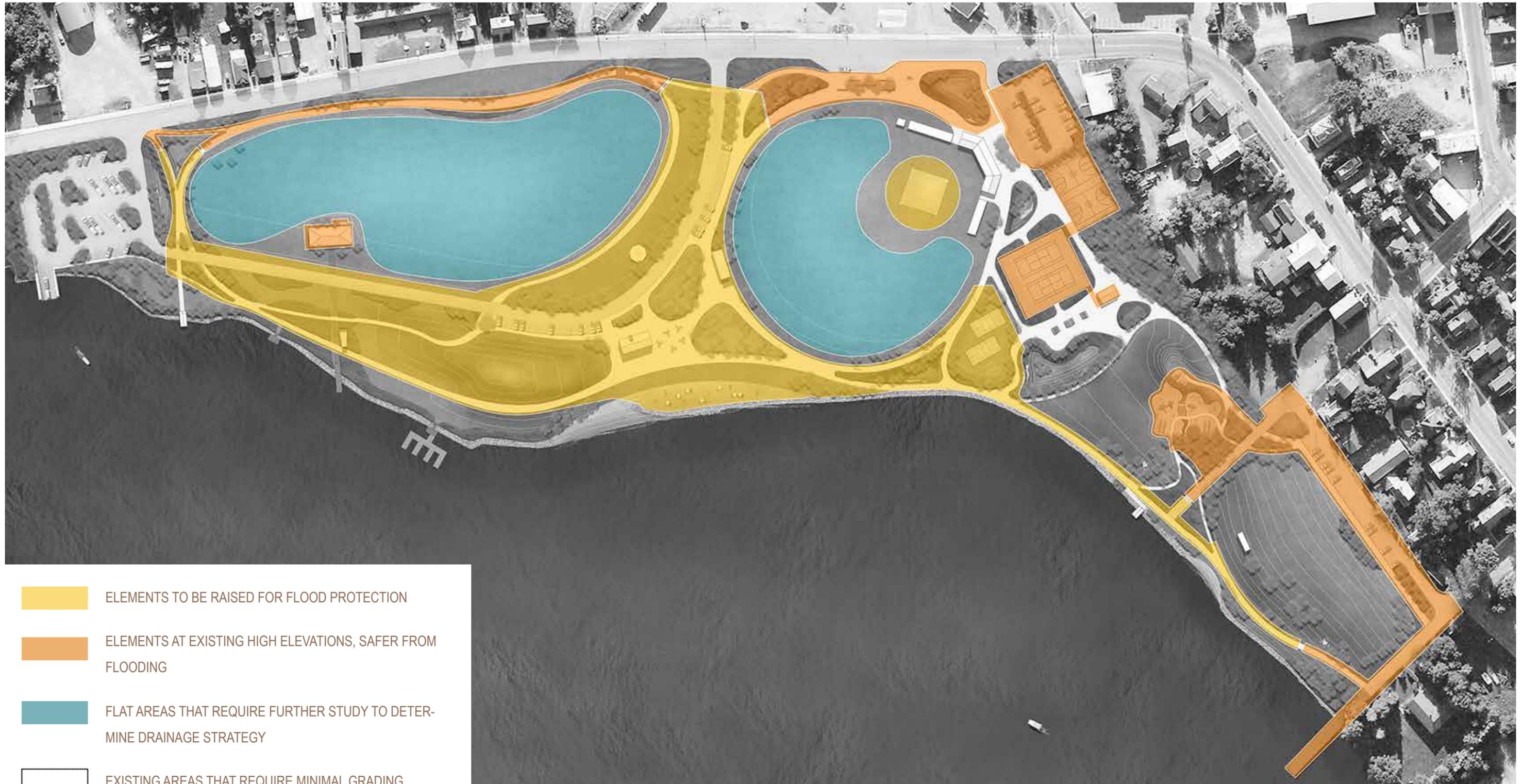
1. Raise the grade of targeted areas. In addition to the improvement of public access and program along the water edge, raising the grade and adjusting the topography along the public promenade/lake edge will improve the lake edge protection. Any new construction is to be completed on higher ground. *The Promenade, Lakeside Terrace, Park Welcome Center, Main Entry* to park and *Viewing Lawn* will all be constructed on higher ground. The proposed *Lakeside Terrace* will have riprap revetment similar to surrounding existing shorelines to protect the elevated sand terrace against erosive wave action.

2. Direct water into large infiltration areas. New Grading and vegetated swales will direct water into two large infiltration areas - the *Events Lawn* and the outfield portion of the *Ballfield*. By directing floodwaters to the large infiltration areas, this will reduce to the extent possible the impact on adjacent landowners.

Additionally, this report recommends coordination with the Brookfield Power to determine if actions can be taken to reduce seasonal flooding. A detailed hydrological study will be needed to advance these concepts.

PROPOSED PARK IMPROVEMENTS: Flood Resiliency/Drainage

DRAINAGE CONCEPT PLAN



-  ELEMENTS TO BE RAISED FOR FLOOD PROTECTION
-  ELEMENTS AT EXISTING HIGH ELEVATIONS, SAFER FROM FLOODING
-  FLAT AREAS THAT REQUIRE FURTHER STUDY TO DETERMINE DRAINAGE STRATEGY
-  EXISTING AREAS THAT REQUIRE MINIMAL GRADING



Beach Edge



Planting and Open Water



Pier/ Jetty



Multiple Pathways



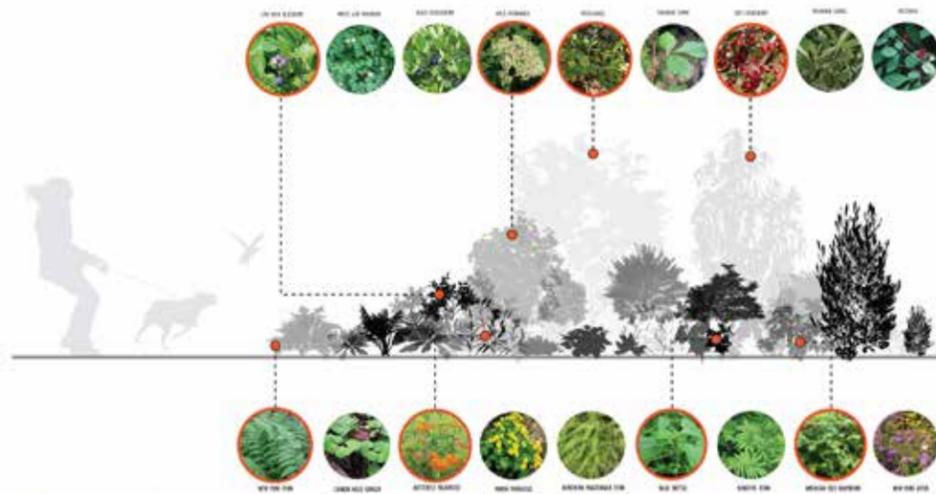
Areas for Viewing

ENHANCE WATERFRONT EDGE

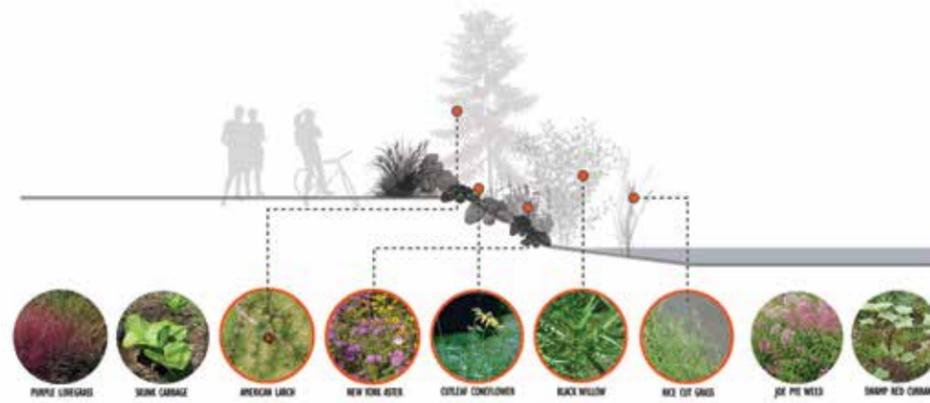
The adjacent diagrams highlight various ways the edge condition of the lake will be improved for visitors. Introducing the beach edge will afford greater opportunity for relaxing and enjoying the lake and park throughout the day. Increasing some areas of planting along the inside of the lake edge will create different experiences within the park, while small piers/ jetties will allow for fishing. Moving the pathway away from the lake edge in some areas, and creating multiple pathways, will define quieter and busier zones at the shoreline.

PROPOSED PARK IMPROVEMENTS: Enhanced Waterfront Edge

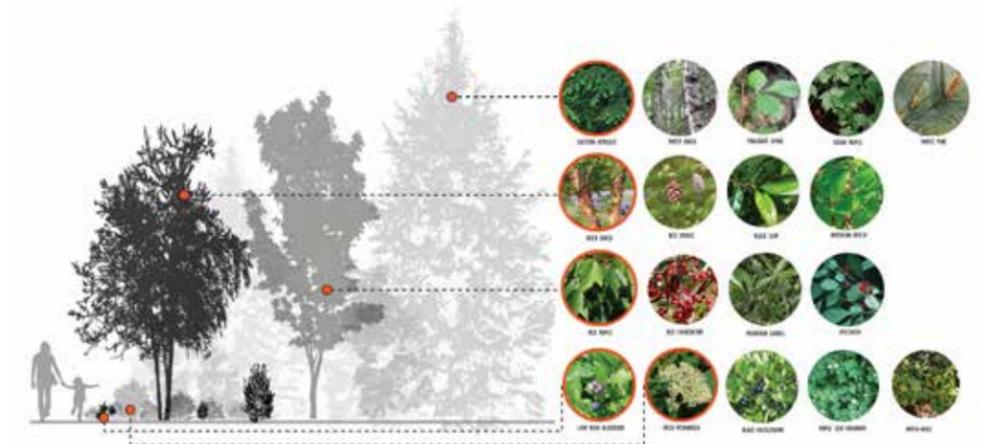
PLANTING STRATEGY



LANDSCAPE GARDEN ZONE This zone boasts a rich herbaceous layer that includes a variety of native ferns, flowers to attract the Monarch butterfly, and species that add to the diversity of the Adirondacks. The shrub palette includes edible and fragrant species, and considers visual interest throughout the year.



LAKE EDGE SWALE ZONE The plants along the lake's edge and swale zones include various graminoid species and colorful perennial New York natives. Berries and flowers are introduced to attract local bird and insect species. Possible tree species include the water loving Black Willow and American Larch.



FOREST EDGE PLANTING ZONE This zone contains the largest species variety on site. Canopy species include birch, hemlock, pine, maple, and beech. These iconic Adirondack trees provide both shade and screening. The understory canopy and herbaceous species includes blueberry, huckleberry, and laurels that add winter interest and food for native birds.

PLANTING AS ECOLOGICAL

The planting for the park adds a significant amount of native trees and shrubs to the park, including wetlands and water's edge plants along the lake. Planting native plants and increasing the sheer variety of plant material present in the park improves biodiversity and habitat for native fauna. Planting vegetated swales with native herbaceous plants improves drainage and the ecological functioning of the park and water systems. The plant palette will include some well adapted plants that are not necessarily native to the Adirondack region. These plants are non-invasive and will serve to increase biodiversity without threatening native species.

PLANTING AS EDUCATIONAL

The planting for the park will build on a collaboration with Wild Center that tells the cultural history of the site. The planting strategy is a part of this cultural history, with the design including native plants typical of the unique Adirondack ecology. Trees will be labeled as in an arboretum, imparting knowledge as visitors explore the park. Educational walks throughout the landscape will highlight food sources for butterflies and migratory birds as well as historic edible plants. In future phases, collaborations with local educational institutions, such as the Wild Center, Syracuse University, Paul Smith's College, and the North Country Community College) could enhance uses of the site as learning laboratory.

REVEGETATE THE LAKE EDGE

The biodiversity of the lake edge will be improved, including adding Sugar Maple and Birch trees.

ORGANIZE VIEWS

Pruning of the Cedar hedge will improve views. Creating a densely-planted conifer hedge at the northern edge will screen views to neighboring commercial properties. Strategic concentrated plantings along Demars Boulevard will buffer the path and pedestrians while still maintaining important views from Demars to the Lake. The existing line of cedar trees will be carefully assessed given the new park design and new vistas of the lake. The cedar trees will be selectively edited to

form new openings and provide enclosure for the new park spaces. It could be possible to relocate some of these trees behind the first row to create more protection from the winds off the lake.

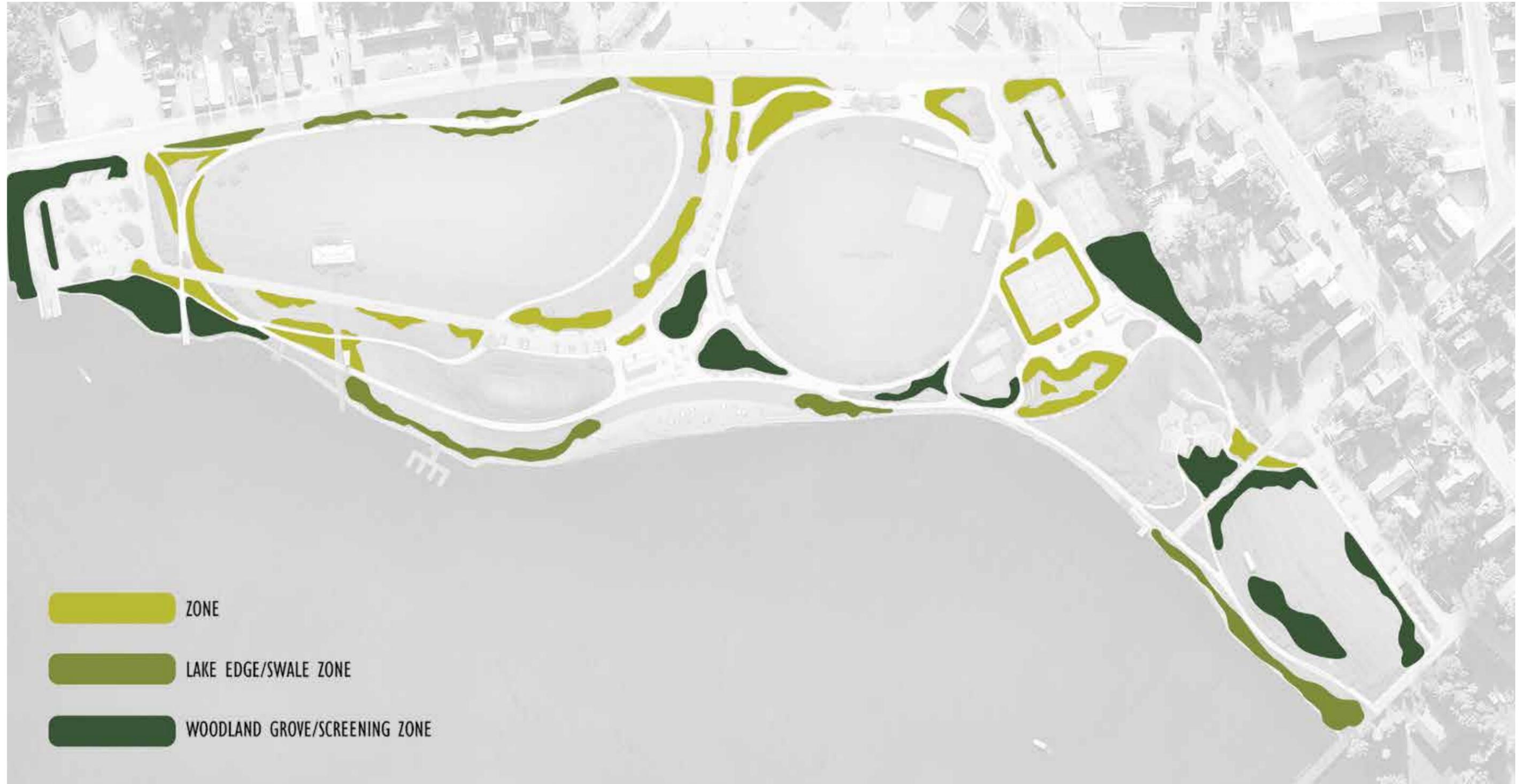
GATEWAY PLANTINGS

Gateway Landscapes are comprised of a unique plant palette for the gateways that complement the gateway structures, similar to the planting strategy at the Wild Center.

MAINTENANCE

All planting put forward in the Master Plan is minimizes maintenance while maximizing connections to the native plant palette.

PROPOSED PARK IMPROVEMENTS: Planting Strategy



PROPOSED PARK IMPROVEMENTS: Planting Strategy

CURRENT + PLANNED CONSTRUCTION

Completed Projects:

- Wi-Fi Access (Add signage at Gateways)
- Little Logger's Playground near Mill Street

- Bathroom/Warming Hut and Storage - will support Ice Rink in winter.
- Temporary Ice Rink - at Basketball court area.

Planned Projects (partially or entirely funded):

- Wild Center Signage - The Wild Center will fund interpretive displays and interactive elements in the Park.

- Performance Structure in Flanders Park

- Storage - Sports equipment storage can utilize space in the PA Booth.

There is currently some construction at the Mill Street entrance that is being led by DOT. (Not encompassed in this report but impacts schedule and phasing for the Master Plan).

The Village and Town of Tupper Lake can work together to implement the Park Master plan as priorities are refined and funding becomes available.

Communities can advance the project incrementally, utilizing various funding streams, such as- Local Waterfront Revitalization Project grants and private fund-raising with local nonprofit foundations.



PROPOSED PARK IMPROVEMENTS: Current + Planned Construction

- EXISTING AMENITIES
- EXISTING, PROPOSE TO RENOVATE
- NEW PROJECTS, COMPLETED OR NEAR COMPLETE
- ACTIVE, FUNDED OR PARTIALLY FUNDED PROJECTS
- WILDCENTER DISPLAYS AND INTERACTIVE
- PROPOSED PROJECTS



PROPOSED PARK IMPROVEMENTS: Phasing Plan

PROPOSED PLAN + PERSPECTIVE VIEWS

MASTER PLAN

KEY PLAN OF ENLARGEMENTS

ENLARGEMENT AREA A: NORTH

MUNICIPAL PARK AERIAL (VIEW A)

RAQUETTE POND SWIMMERS AND SPECTATORS (VIEW B)

BEACH, TERRACE AND WELCOME CENTER (VIEW C)

ENLARGEMENT AREA B: SOUTH EAST

MUNICIPAL PARK AND FLANDERS PARK IN WINTER (VIEW D)

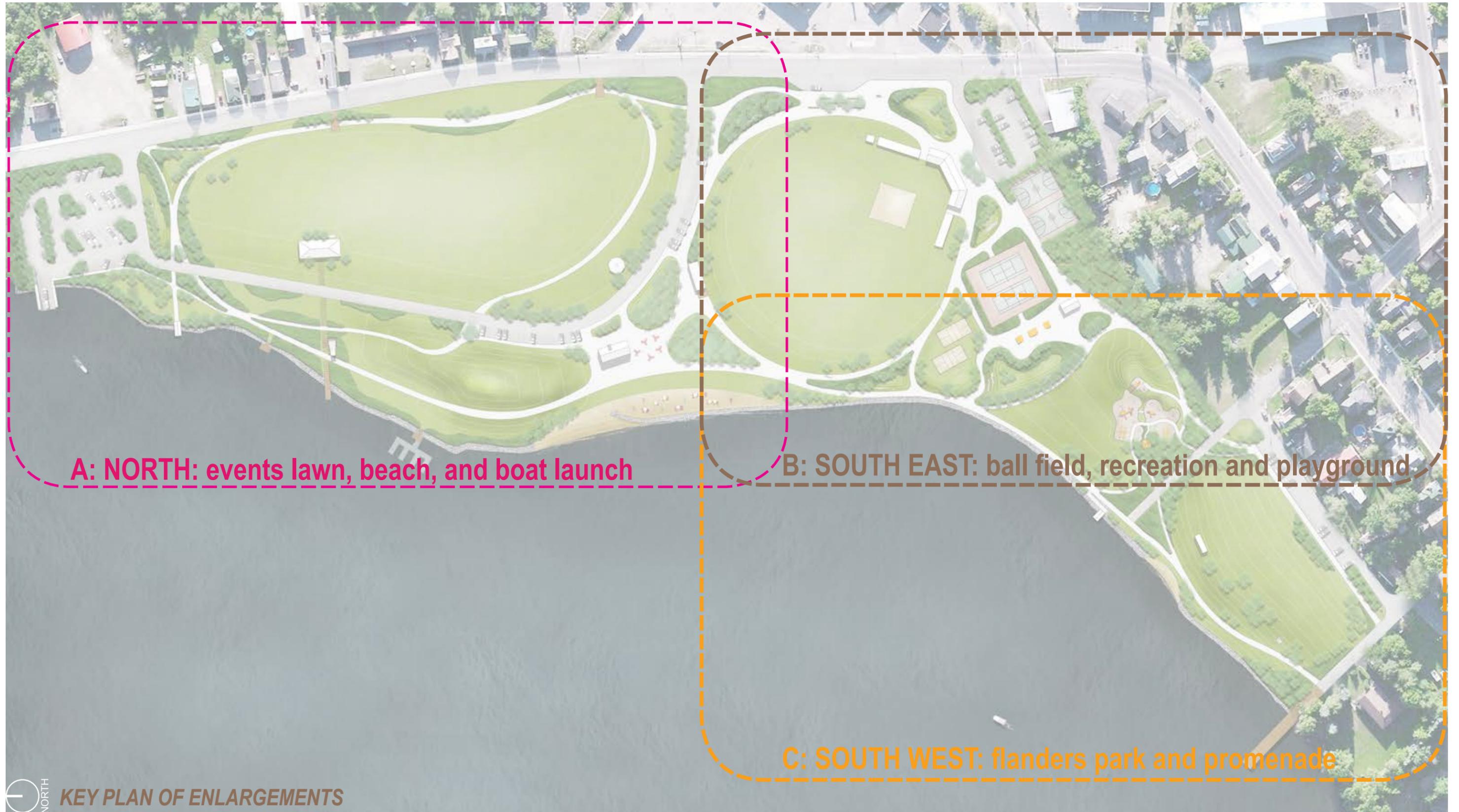
WOODLAND WALK AND CHILDREN'S PLAYGROUND (VIEW E)

ENLARGEMENT AREA C: SOUTH WEST

FLANDERS PARK AERIAL (VIEW F)

FLANDERS PARK PROMENADE (VIEW G)





A: NORTH: events lawn, beach, and boat launch

B: SOUTH EAST: ball field, recreation and playground

C: SOUTH WEST: flanders park and promenade



AREA A: NORTH

Design Changes from Existing Condition:

- 1 Proposed Beach with adjacent Viewing Lawn and Lakeside Terrace
- 2 Added a pathway connecting waterfront to current pavilion
- 3 Reduced the number of trees around the current pavilion
- 4 Additional 'natural edge' planting in pockets along the waterfront
- 5 Viewing Lawn for picnics and resting; mounds up for viewing out over the lake
- 6 Additional pathways along lake edge
- 7 Pedestrian path adjacent to Demars Blvd
- 8 Adjusted parking lot area to include planted buffer and allow for a planted gateway entrance
- 9 Added parking and kayak launch facilities
- 10 Added planted gateway at main entrance
- 11 Added Park Welcome Center structure
- 12 Formalized parking lot area to include parking for ball field/ beach
- 13 Removed firemen's tower
- 14 Renovated bathrooms, outdoor showers added
- 15 Beach-side seating and shade
- 16 Flood resiliency plan - see page 14

Views:

- (A) Municipal Park Aerial
- (B) Raquette Pond Swimmers
- (C) Beach and Park Welcome Center

ENLARGEMENT AREA A: NORTH

VIEW A- AERIAL VIEW OF THE PROPOSED MUNICIPAL PARK IN SUMMER, FACING NORTH EAST



VIEW B- SWIMMERS AND SPECTATORS AT RAQUETTE POND



VIEW C - PERSPECTIVE VIEW OF THE PROPOSED BEACH, TERRACE AND PARK WELCOME CENTER



AREA B: SOUTH EAST



Design Changes from Existing Condition:

- ① Reorganized recreation area to include a hierarchy of planting and pathways.
- ② Renovate small shed for park storage- including use for Town's summer youth programs
- ③ Volleyball area made smaller with the addition of a hammock grove
- ④ Formalized parking lot area and introduced more planting
- ⑤ Added planting along pedestrian walkway
- ⑥ Added a planted walkway through marsh/ forest

Views:

- Ⓓ Municipal Park/Flanders Park Aerial in Winter
- Ⓔ Woodland Walkway and Children's Playground

ENLARGEMENT AREA B: SOUTH EAST

VIEW D- AERIAL VIEW OF THE MUNICIPAL PARK/ FLANDERS PARK, SHOWING PLAYGROUND AND WINTER SPORTS EVENTS



VIEW E - PERSPECTIVE VIEW FROM WOODLAND WALKWAY TOWARD CHILDREN'S PLAYGROUND



AREA C: SOUTH WEST



Design Changes from Existing Condition:

- ① Current Little Loggers Playground
- ② Mill Street Gateway Structures
- ③ New Performance Platform
- ④ Calm Water Bay
- ⑤ Large Fishing Pier
- ⑥ Formal pathway for cycling and pedestrian use
- ⑦ Pedestrian Boulevard
- ⑧ Gateway Structure at Cliff Avenue
- ⑨ Parking Area

Views:

- ⓕ Flanders Park Aerial with Performance Platform and Fishing Pier
- ⓖ Flanders Park Waterfront Promenade

ENLARGEMENT AREA C: SOUTH WEST

VIEW F - AERIAL VIEW OF FLANDERS PARK, SHOWING PERFORMANCE PLATFORM AND FISHING PIER



VIEW G - PERSPECTIVE VIEW ALONG WATERFRONT PROMENADE IN FLANDERS PARK



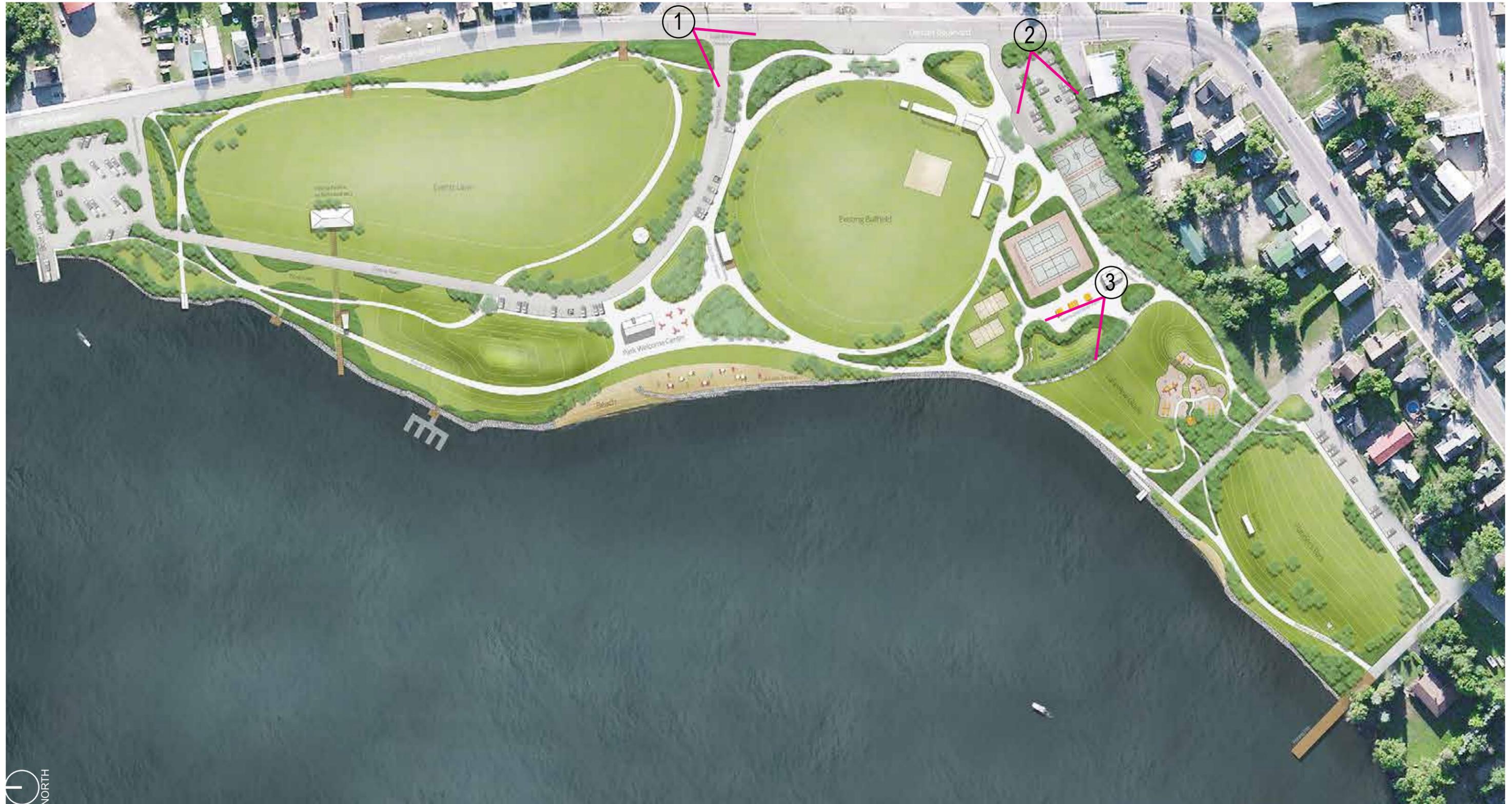
SKETCH VIEWS

KEY PLAN OF SKETCH VIEWS

DEMARS BOULEVARD GATEWAY (SKETCH 1)

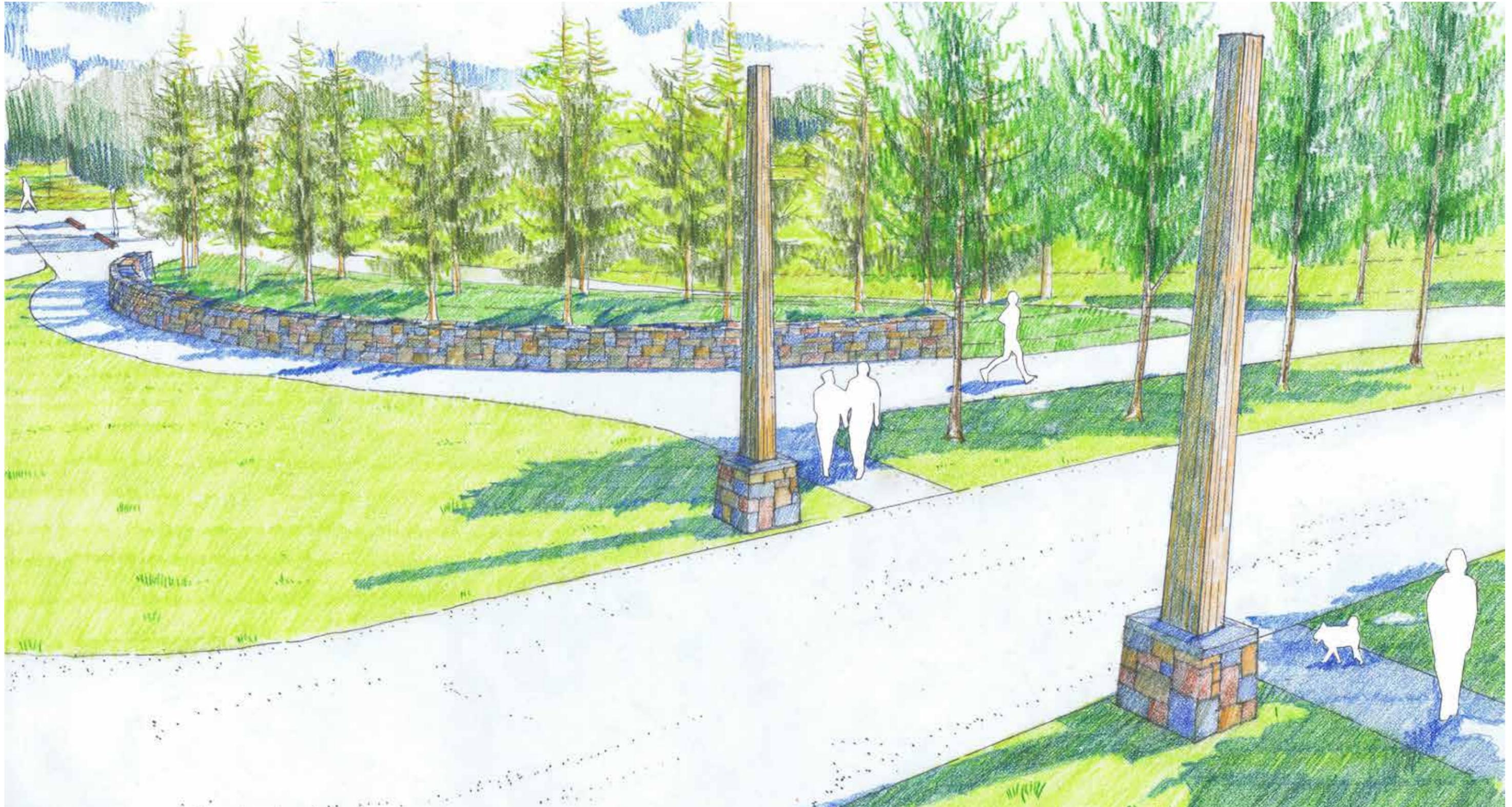
SOFTBALL STADIUM AND ENTRY PLAZA (SKETCH 2)

HAMMOCK GROVE AND VOLLEYBALL COURT (SKETCH 3)



SKETCH VIEWS: KEY PLAN of Views to Follow

SKETCH 1 - VIEW OF GATEWAY ENTRY FROM DEMARS BOULEVARD



SKETCH 2 - VIEW OF SOFTBALL STADIUM AND ENTRY PLAZA



SKETCH 3 - VIEW OF HAMMOCK GROVE AND VOLLEYBALL COURT



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TASK SEVEN - PUBLIC PRESENTATION

November 23, 2015- Community Meeting

SUMMARY

SUMMARY
MASTER PLAN

SUMMARY

The Tupper Lake region has many wonderful natural, historical and cultural amenities that make it an exciting and beautiful place to both visit and live. The key stakeholders in the waterfront park have established goals of maintaining and improving amenities for local residents, while increasing the potential tourism opportunities of the area as vital long term goals for the region. This Master Plan provides a vision to achieve this.

Building on the potential of Raquette Pond as a defining feature of the park poses an opportunity to increase awareness and enjoyment of the waterfront landscape and increase visitor numbers. Raquette Pond is a special feature for the area, and opportunities to provide a variety of different lake experiences is paramount to the long term success of the Park. This plan has sought to identify such opportunities, while building on the character of the area and current use of the park by local residents. The introduction of many park elements - Kayak and Small Boat Launch, Fishing Piers, steps to navigate riprap, a Beach (see the Beach Feasibility Study for more detail), additional plantings, reorganized and refurbished existing Park Structures, and Viewing Platforms - all provide a greater number of options and lake edge experiences for visitors.

Recreational amenities within the park encourage visitors to engage in a range of activities that suit their needs. Maintaining sports facilities, improving fishing opportunities, increasing the number of places to rest, generating clearer and more dynamic circulation opportunities for pedestrians, cyclists and visitors have all been developed as goals within the current draft plan. The development of a Beach could also add to these opportunities for activity.

The design character of the waterfront park provides the visitor with a sense of identity, both of the park, Village and Town, and the wider Tupper Lake region. This plan builds on a local and historical language within the design, in combination with new formal elements, to allow structures to be both contextually responsive and innovative as part of the waterfront park's new vision.

Currently completed initiatives, such as the Little Loggers Playground, Wifi Station, and the Warming Hut/ Bathroom renovation are examples of the community successfully working incrementally to realize some of the components set forth in the Tupper Lake Municipal Park Master plan. Additional projects are on the near horizon including the performance bandshell, and Wild Center displays and interactives. This document is a tool to help the community build on their suggested initiatives and other aims that they have expressed. The Master plan proposes a park that is active and enjoyable place for both local residents and seasonal visitors.



APPENDIX

SUPPORTING DESIGN DOCUMENTS - PLAN DIAGRAMS AND SKETCHES

- CIRCULATION + PARKING (SUMMER)
- CIRCULATION (WINTER)
- LIGHTING
- EVENT: TINMAN
- EVENT: FLEA MARKET
- EVENT: FIRE + ICE
- EVENT: WOODSMEN
- PRACTICE BALLFIELD
- BEACH SCALE STUDY

GATEWAY STRUCTURE SKETCHES

COST ESTIMATE

WILD CENTER DISPLAYS AND INTERACTIVES

SITE SURVEY

PARK DEEDS

TOWN OF TUPPER LAKE SHORELINE EASEMENT



**CIRCULATION +
PARKING -SUMMER
PROPOSED VEHICULAR &
PEDESTRIAN ROUTES**

-  VEHICULAR
-  PRIMARY PEDESTRIAN AND CYCLING
-  PARKING
TOTAL COUNT (160 SPACES)
-  BOATING/ KAYAK
-  KAYAK VENDOR
PARKING/LOADING
-  POTENTIAL FENCE
RELOCATION

APPENDIX: Supporting Design Documents: Plan Diagrams



CIRCULATION -WINTER
WINTER - PROPOSED
SNOWMOBILE ROUTES

← - - - - - → SNOWMOBILE

APPENDIX: Supporting Design Documents: Plan Diagrams



LIGHTING

RETAINED EXISTING

- ● ● ● ● PROMENADE FIXTURES
- ● ● ● ● BALL FIELD FIXTURES

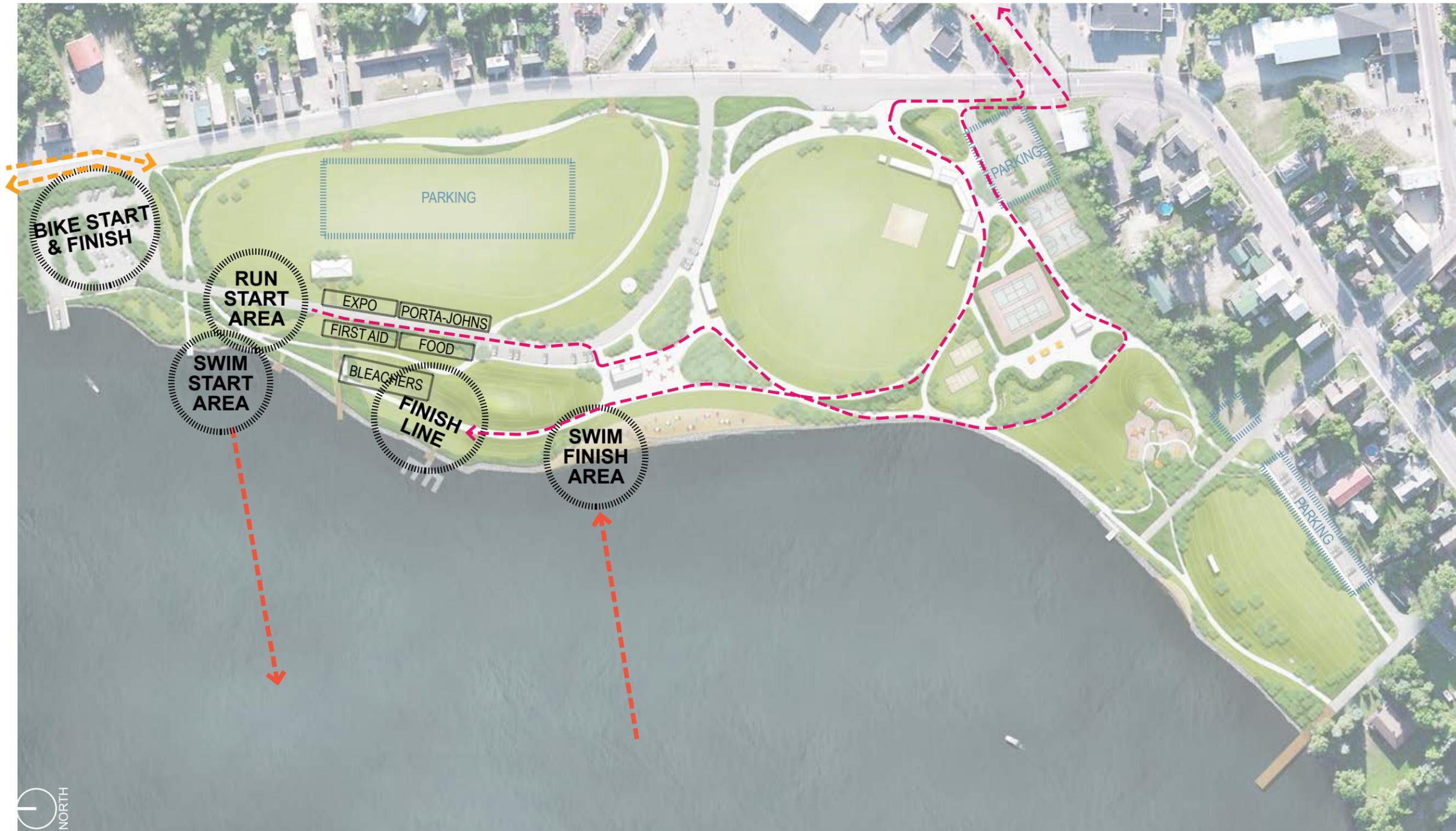
PROPOSED

- ● ● ● ● PARK FIXTURES
Suspended and low pole

ALL NEW AND PROPOSED LIGHTING TO CONFORM WITH TUPPER LAKE DARK SKY INITIATIVE GUIDELINES



Wild Center Fixture



**EVENTS: TINMAN
PROPOSED ROUTE**

-  SWIM
-  BIKE
-  RUN
-  PARKING

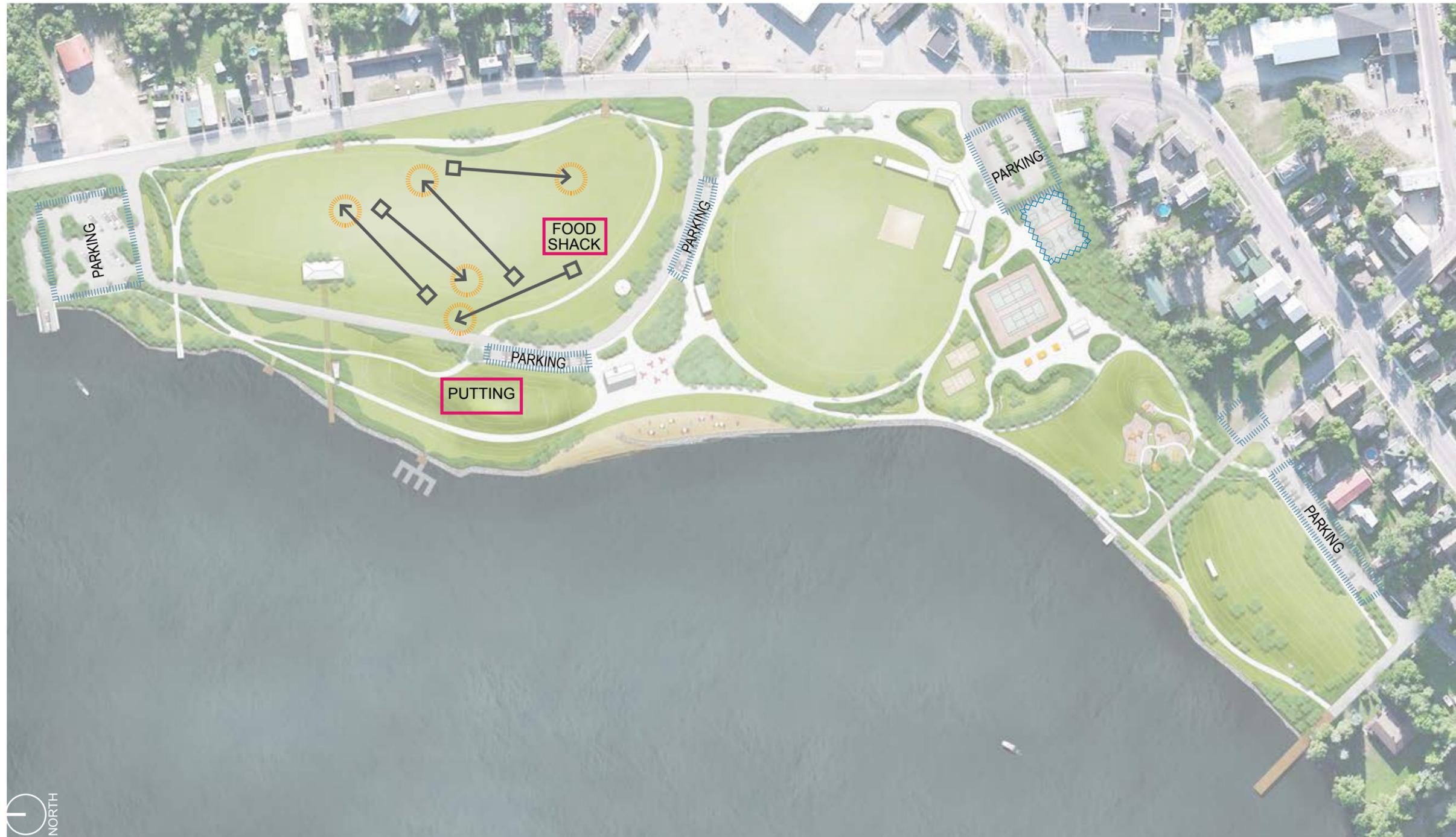
APPENDIX: Supporting Design Documents: Plan Diagrams



EVENTS: FLEA MARKET
FLEA MARKET LAYOUT

- ■ ■ ■ ■ VENDORS
- ■ ■ ■ ■ PARKING
- VENDOR BOOTHS

APPENDIX: Supporting Design Documents: Plan Diagrams



EVENTS: FIRE & ICE
FIRE & ICE LAYOUT AND
TEMPORARY ICE SKATING RINK

GREEN

HOLE

ICE RINK / SEASONAL





EVENTS: WOODSMEN
WOODSMEN LAYOUT

- - - - - VENDORS
- - - - - PARKING

APPENDIX: Supporting Design Documents: Plan Diagrams



**PRACTICE BALLFIELD
PROPOSED LOCATION**

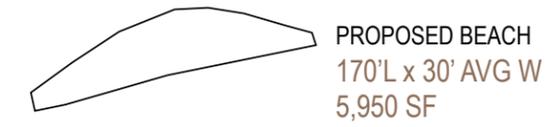
————— PRIMARY FIELD

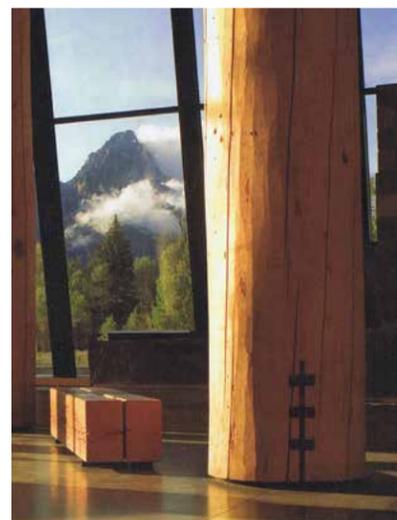
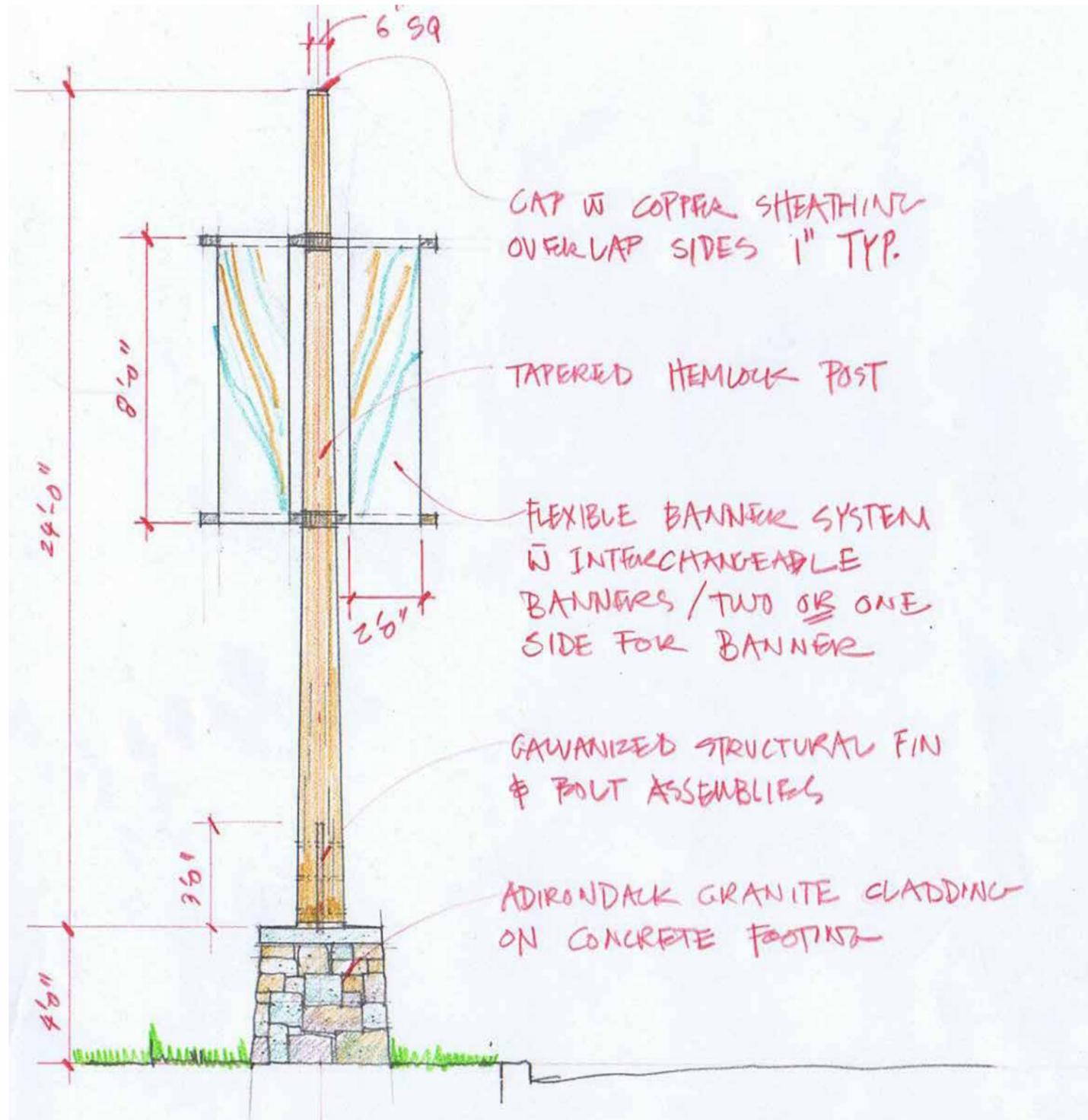
----- PRACTICE FIELD

□ EQUIPMENT STORAGE
Some equipment storage needs will be met by utilizing existing space in the announcer's booth building. Additional storage may be found below bleacher seating.



BEACH SCALE STUDY



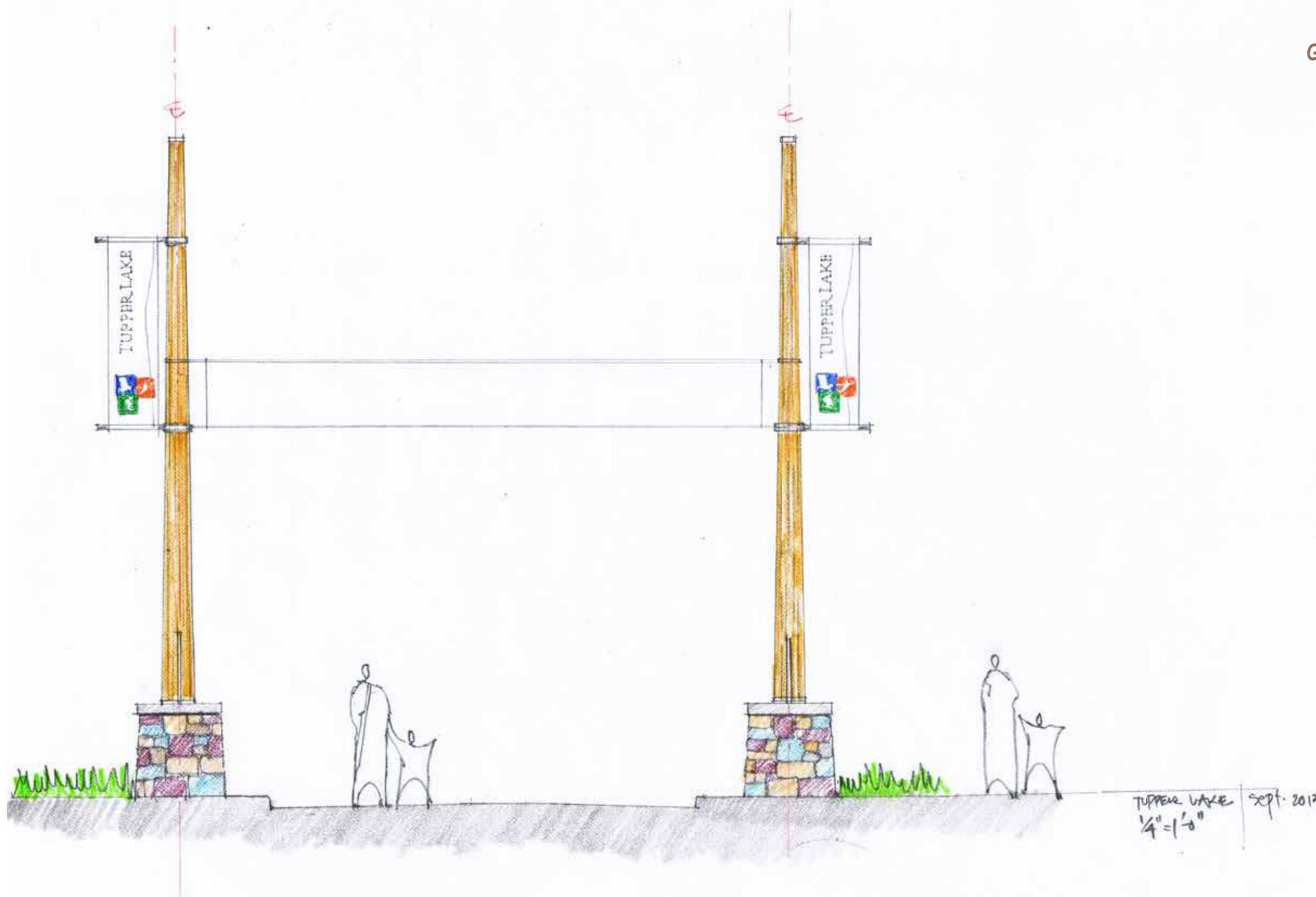


GATEWAY STRUCTURE

A defined gateway structure at entrance locations along the park boundary will attract the attention of visitors to the area, and help define the park identity. The proposed structures provide space for displaying the many events which take place in the park, and are tall enough to be visible from a distance. The timber and stonework language is inspired by the cultural history of the area, along with the material language of the Wild Center.

APPENDIX: Supporting Design Documents: Gateway Structure

GATEWAY STRUCTURE - ELEVATION



APPENDIX: Supporting Design Documents: Gateway Structure

**GATEWAY STRUCTURE - PERSPECTIVE
DOWN MILL STREET**



APPENDIX: Supporting Design Documents: Gateway Structure



Architectural & Engineering DESIGN Associates P.C.

VILLAGE OF TUPPER LAKE WATERFRONT PARK MASTERPLAN + BEACH FEASIBILITY STUDY

SCHEMATIC DESIGN ESTIMATE

AUGUST 26, 2014

- Beach/Lakeside Terrace.....(**\$215,000 - \$270,000**)
 - a. Grading
 - b. Sand
 - c. Sediment Control
 - d. Riprap Embankment

- Promenade/Walkway Improvements.....(**\$115,000 - \$145,000**)
 - a. Grading
 - b. New Pathways – Asphalt
 - c. Lighting Relocation
 - d. Lawn Establishment

- Refurbished Bathroom/New Outdoor Shower.....(**\$350,000 - \$450,000**)
 - a. Emergency Care Room
 - b. Lifeguard Station
 - c. Equipment

- Fishing Pier:
 - Option A.....(**\$560,000 - \$700,000**)
 - a. Permanent – 115’ x12’ over water and 75’ on land deck. Include Lighting

 - Option B.....(**\$125,000 - \$155,000**)
 - a. Alternate – Floating Dock, removable – 60’x6’ (or as recommended). Include Lighting

Note: Estimated magnitude of costs provided above include construction, contingency and soft costs. High number range includes a 25% escalator in costs.

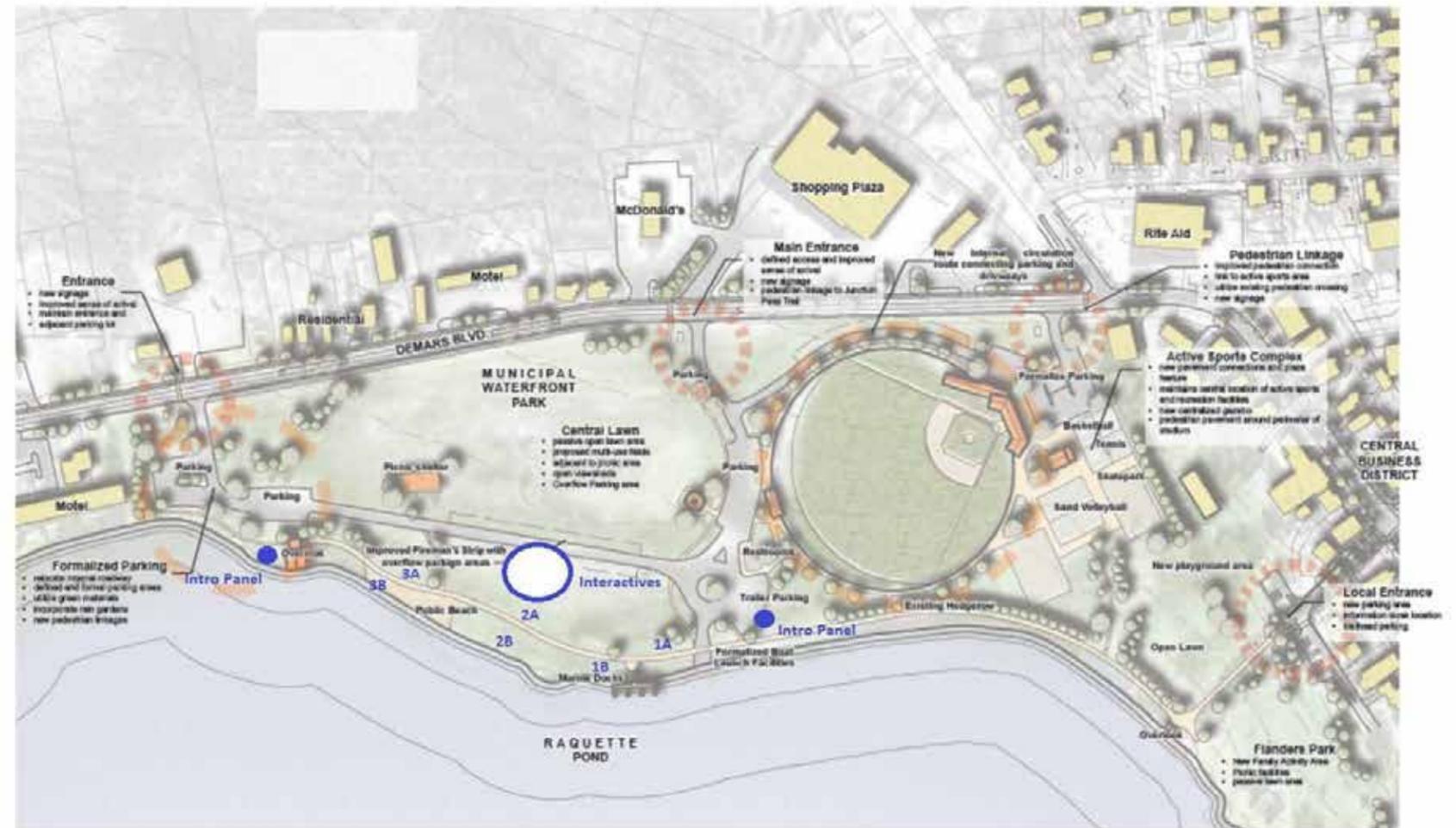
APPENDIX: Concept Level Cost Estimates

Tupper Lake Municipal Waterfront Park Signage and Interactives Plan



December 15th, 2012

TENTATIVE RECOMMENDED LOCATIONS FOR SIGNAGE AND INTERACTIVES (to be finalized following completion of Waterfront Park master planning process)



Tupper Lake Smart Growth Implementation Grant Waterfront Parks Program



Barton and Loguidice

FIGURE 5 - PROPOSED WATERFRONT PARKS CONCEPT PLAN



APPENDIX: Wild Center Signage Package

- 1A** – All Aboard (*Augmented Reality Video*)
- 2A** – Logging Booms (*Mill graphic on log cookie*)
- 3A** – Tip Top Town (*Sawing interactive*)
- 1B** – Cutting Costs (*Augmented Reality Video*)
- 2B** – Water Works (*May fly sculpture & log rolling*)
- 3B** – Back to Nature (*Sunset Garden & cam*)

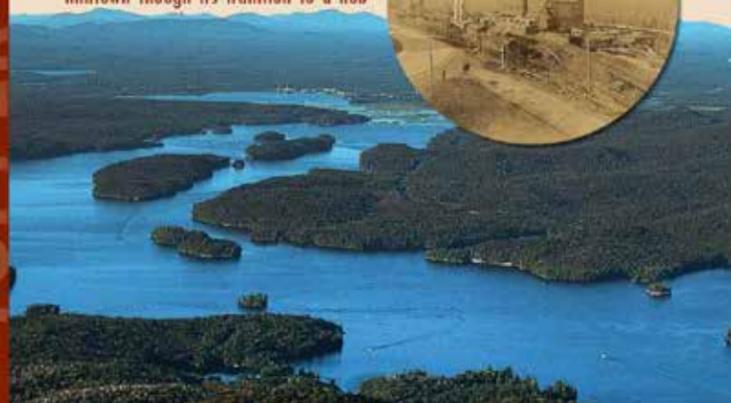
Italics denote interactives

WATERFRONT PARK INFORMATIONAL SIGNAGE AND INTERACTIVES

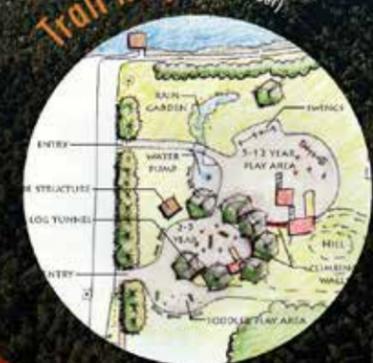
TUPPER LAKE

Waterfront Trail

Working with wood made Tupper Lake a vital community that is reclaiming its nature for now and the future. Explore Tupper Lake's history from its beginnings as a thriving milltown through its transition to a hub

Trail map (place holder)



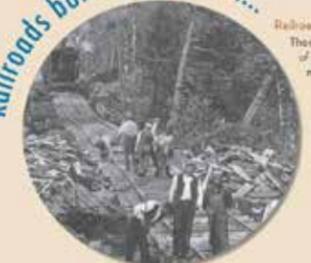
WILD CENTER

Tupper Lake: Wilderness to mill town

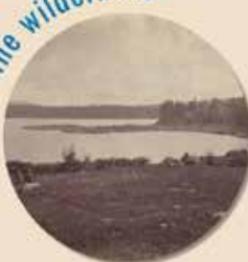
ALL ABOARD

Railroads build a mill town...

Railroads made developing the interior Adirondacks possible. These iron highways were the key factors in the rapid development of the village as an industrial site. Trains shipped lumber faster to market than by water. The trains also brought people to work in the forests, mills and on the railroads. Many who came stayed and built the community in the first decade of the 20th century the number of railroad and lumber workers was almost equal.

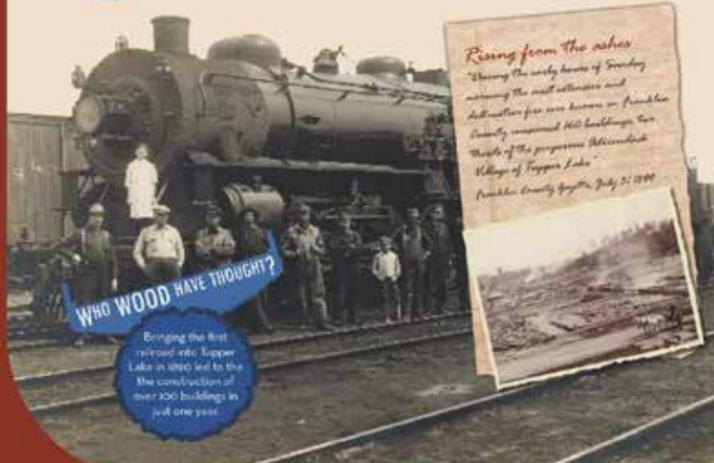


in the wilderness



Natural resources around Tupper Lake were ripe for the taking. By the 1870s the extensive forests around Tupper Lake were seen as a seemingly endless supply of timber to be harvested. Settlers cut trees and altered watercourses to build sawmills, railroad tracks, factories, houses, boarding houses, and businesses to accommodate the rapid growth of the first Tupper Lake village.

Two railroads—the Northern Adirondack Railroad built by John Hurd in 1870 and the Adirondack and St. Lawrence Railroad built by Dr. William Seward Webb in 1870—met in Tupper Lake Junction in 1870.



Who WOOD HAVE THOUGHT?

Bringing the first railroad into Tupper Lake in 1870 led to the construction of over 100 buildings in just one year.

Rising from the ashes
"During the early hours of Sunday morning the mill cellars and destruction fire were known as Franklin County's greatest tragedy. The village of Tupper Lake." Franklin County Gazette, July 21, 1899

WILD CENTER

Tupper Lake: Legacy of logs

CUTTING COSTS

Wilderness is transformed...

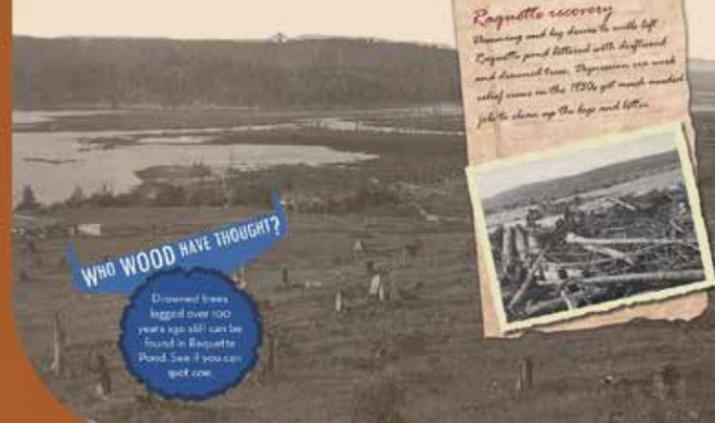
Land around Tupper Lake was a vast wilderness for most of the 19th century. "When you enter the lake, no sign of human habitation, no evidence of civilization is to be seen... we found not a single opening in the old primeval forest... it is all wilderness, just as it has been for thousands of years." S. H. Hammond, first person account, 1847

as logging grows



Logging changed the wilderness landscape. Trees were cut to make railroad right-of-ways and to feed mills. Dams changed Raquette River and Pond into a log highway and a log holding pond. The environmental impact was enormous. Clearcuts and slash littered the landscape. Flood waters turned forested lands into swamps and rivers filled with tree debris and waste from the mills.

"It is the poorest country I ever saw! They are cutting the timber all off leaving it one big slash as far as one can see..." G.W.F. Smith, Potomac surveyor, April 25, 1890.



Who WOOD HAVE THOUGHT?

Drowned trees logged over 100 years ago still can be found in Raquette Pond. See if you can spot one.

Raquette recovery
"Drowning and log debris in water left Raquette pond littered with driftwood and drowned trees. Progression was much slower in the 1930s, yet much needed jobs to clean up the logs and debris."

WILD CENTER

LOGGING BOOMS

Tupper Lake: Legacy of logs

The town builds...

Wood and water provide industry and power to build Tupper Lake. The wood and water resources provided wood product, building materials and power beginning in the 1880s. When wilderness speculator John Hurd brought his railroad and the "Big Mill," the watershed finally exploded into a wild frontier town between 1890 and 1900. By 1900 there were more than one hundred buildings and the original sawtooth families resided in little had grown to a population of over one thousand. By 1900, over three thousand people called Tupper Lake home.

mills, mills, mills

By 1900, Tupper Lake was all about the success of logging. Between 1890 and the 1930s, dozens of sawmills processed millions of board feet of lumber and wood product mills, making everything from barrel staves to wooden spools, spindles and around Tupper Lake. After John Hurd's "Big Mill," the Oval Wood Dish Company also built here had the wood impact on the economy and growth of Tupper Lake.

John Hurd built his "Big Mill" in 1890. It was the largest and most productive lumber mill in New York State for three decades. It employed hundreds of men and most of the early buildings were constructed from lumber down from the mill.

Who WOOD HAVE THOUGHT?

Tupper Lake mills produced over 40 million board feet of lumber in 1900 more than any other place in New York State.

Plan and poles of pine
Each spring there is pine million board feet of pine lumber, they ready for market right where you are standing. Today the Millwright Pond, situated in 1912 and its pondwater, photographs and walking paths, and other areas explain the lumber growth of yesterday.

Wood and water
With the wood from logging in Tupper Lake is what built for nearly a century. Who knew that it for 1-2 years. That might change in each year from the mill. For it is they they lumber that they by the hundreds of thousands.

Who WOOD HAVE THOUGHT?

Tupper Lake built its first hydro-powered electric plant in 1905, one of the first in the Adirondacks.

WATER WORKS

Tupper Lake: Transforming wilderness

Dams connect lakes...

Damming interconnected waterways. The natural shorelines of Tupper Lake and Simon and Raquette Branch were raised so much that they became three interconnected but separate bodies of water. The extensive cutting also impacted the forest along the water's edge changing the once beautiful forested shores.

make log highways

Dams raised the water levels of rivers. The original Setting Pole Rapids Dam (1897) was constructed to drive logs on the Raquette River to mills in Potosi. The 300-foot long dam impounded water for as far as 30 miles.

The Raquette River at low water level reveals the forest of Tupper Lake through a wasteland of trees killed by logging in the woods.

Who WOOD HAVE THOUGHT?

Tupper Lake built its first hydro-powered electric plant in 1905, one of the first in the Adirondacks.

TIP TOP TOWN

Tupper Lake: Pioneer spirit continues

Tupper Lake builds...

Tupper Lakes work together to revitalize the town. Rural isolation and distance from larger population centers made self-reliance an Adirondack trait. After the lumber industry moved West in the mid 1930s, Tupper Lake transformed its "wild west" beginnings into the "Tip Top Town" by transitioning from a logging based economy to a hub for tourism and recreation.

for the future

A hospital improves the health of Tupper Lake. Probably no single factor contributed more significantly to the growth and economic stability of Tupper Lake than the Summit Veterans Hospital. With an amazing display of community spirit in 1943, the growing village raised \$100,000 dollars to purchase the site site Haines farm where Summit's new plant, Summit Hospital and a Federal Veterans Hospital (1952-1961) to a state facility for the developmentally disabled (1962-present).

Immigration built a culturally rich and diverse community in Tupper Lake. Irish, Canadian, Latvians, Jews, Russians, Poles, Lithuanians, Austrians, and Italians came to work in the woods and on the railroads and built the businesses and homes necessary to support community life in Tupper Lake.

Who WOOD HAVE THOUGHT?

Tupper Lake is home to the first summer camp in the Adirondacks-Buck Joseph.

Celebrating logging history
Since 1988 the annual Woodmen's Field Day celebrates the traditions of culture and outdoor logging through competitions and fun that connects the techniques for harvesting and processing wood.

Mills move on
After the 1930s, Raquette Pond and the adjacent mill site were repurposed for recreational use and youth and community events, including the July fireworks and fishing, the Fall Arts competition, and Woodmen's Field Day.

Who WOOD HAVE THOUGHT?

In an annual tradition, the largest pine caught in North America (one of 100) was weighed in the Adirondacks.

BACK TO NATURE

Tupper Lake: Reclaiming the Raquette

Reclaiming the Raquette...

Tupper Lake shares up the water. Tupper Lake's sewage went into Raquette Pond until a town-wide water pollution control system, including sewer lines and a sewage treatment plant, was built in 1961. Raquette Pond is part of an almost 200 square mile watershed. 6 million to 8 million gallons of water flow through the pond annually. Its recovery from pollution.

for people and nature

The Raquette transforms from work to play. The Raquette River was a prime transporter of log barrels and now a designated Recreational River on New York State's Wild, Scenic, and Recreational Rivers System. Today's reclaimed natural environment of marsh, waterfall, meadows, forests, and trail systems provides beautiful recreational and educational opportunities.

Downing of Raquette River to float logs to mills altered the habitat. It is now more suitable for rafting jobs that provide the challenge of floating down the river. The Hurricane Challenge Rafting Derby held the 1st Saturday in February each year attracts about 1000 in Adirondack to test their skill of rafting northern jobs.

Who WOOD HAVE THOUGHT?

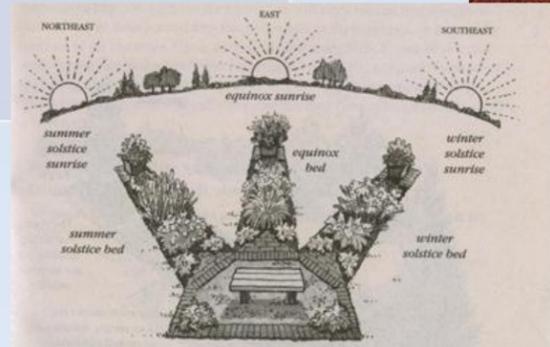
In an annual tradition, the largest pine caught in North America (one of 100) was weighed in the Adirondacks.

PROJECT DEVELOPMENT MATERIALS

Tupper Lake Town Park Interpretive Exhibition Summary

Potential Interactives

- Sunset camera
- Timeline on white pine cookie
- Mill graphic of historic mills on Raquette Pond with overlay of current use
- Log rolling or sawing
- Dimensional sculpture of May Fly hatch by Dan King
- Sunset Garden
- Climbing experience

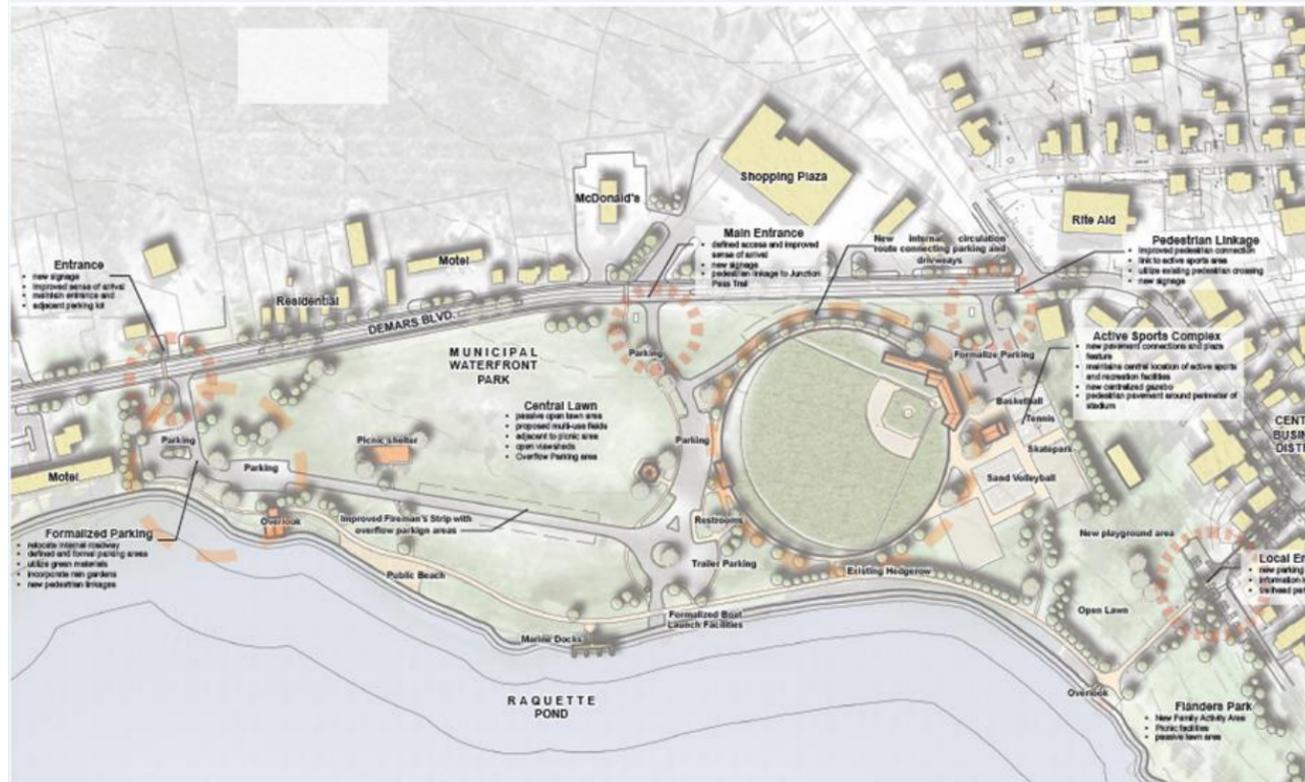


This plan was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.

Tupper Lake Town Park Interpretive Exhibition

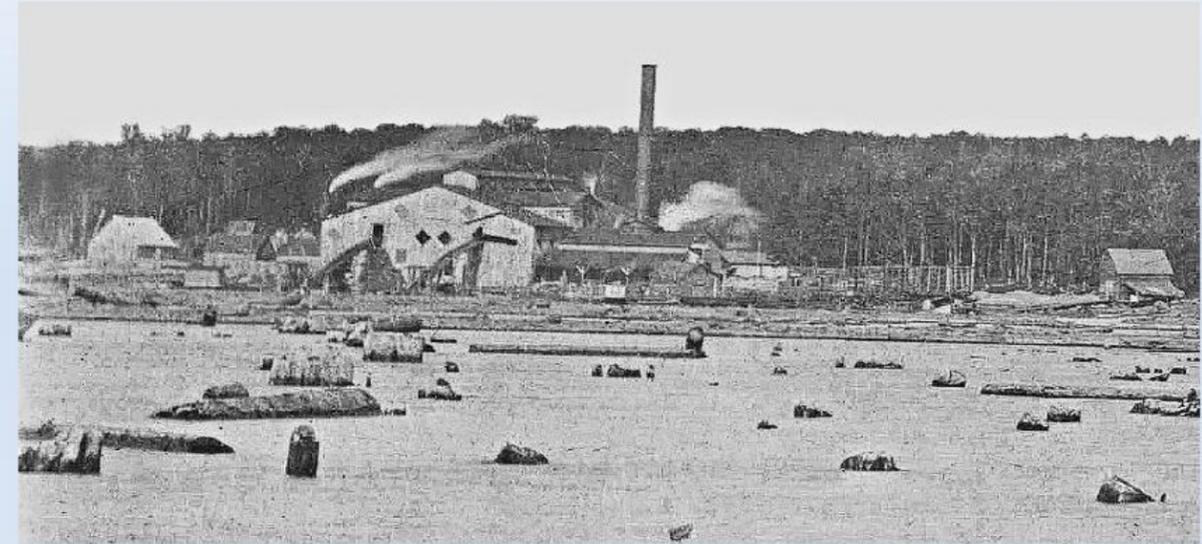


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Tupper Lake Town Park Interpretive Exhibition Summary



Theme

Working with wood made Tupper Lake a vital community that is reclaiming its nature for now and the future.



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Tupper Lake Town Park Interpretive Exhibition Summary

Theme

Working with wood made Tupper Lake a vital community that is reclaiming its nature for now and the future.

Subthemes

- The landscape you see here has changed in the pursuit of industry and recreation.
- Wood and water provided resources for community building and industry.
- Living in a wilderness place is physically hard, but Tupper Lakers have always worked together to seize opportunities to create a vibrant community.



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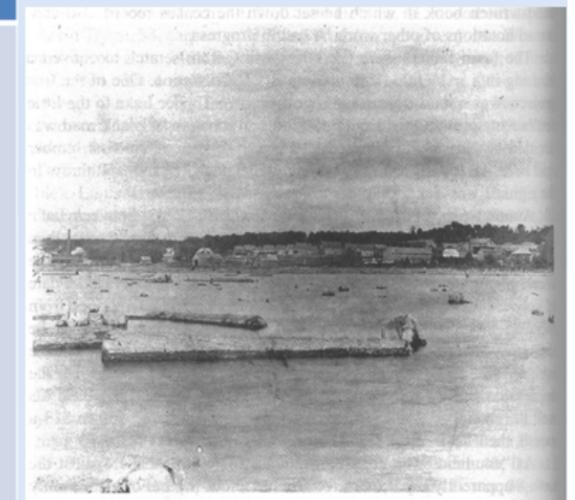
Tupper Lake Town Park Interpretive Exhibition Summary

Subtheme

The landscape you see here has changed in the pursuit of industry and recreation.

From Cow pasture to Mill Town Human History

- Tupper Lake was a wilderness from 1770s to 1840s, then timber was recognized as valuable
- Settlers cut trees and altered watercourses to build sawmills, railroad tracks, factories, houses, and boarding houses to accommodate rapid growth of the first Tupper Lake village. Arrival of railroad in 1890-91 was the key factor in the early rapid development of the village
- Municipal Park was created in 1932: waterfront access, playing fields, walking paths and scenic overlooks, skate park and playground replaced the mills of yesteryear.
- Major WPA project in 1930s provided employment and cleaned up the logs and litter left from years of log drives to Raquette Pond.
- Woodsman's Field Days celebrate the traditions of historic and modern logging making competitions out of methods for harvesting and processing wood.



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Tupper Lake Town Park Interpretive Exhibition Summary

Subtheme

The landscape you see here has changed in the pursuit of industry and recreation.

From Cow pasture to Mill Town Natural History

- How industry changed the landscape—river changed to become a log holding pond and forested site became sawmills
- Re-wilding and recovery of Raquette Pond for recreational use and community events (4th of July fireworks, Woodsman’s Field days, ice fishing, Tin Man)
- Natural bio diversity in adjacent wetlands
- Scenic vistas looking west



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Tupper Lake Town Park Interpretive Exhibition Summary

Subtheme

Wood and water provided resources for community building and industry.

Lumber is King Human History

- Wood and water resources provided building materials and power in the 1890s.
- Village literally exploded between 1889 and 1891 into a wild frontier town with the arrival of wilderness speculator John Hurd and his railroad, the construction of the first sawmill on Raquette Pond by Howard H. Hobson in 1889, and plans to build Hurd’s “Big Mill.” By 1891 there were more than one hundred buildings and the seventeen families recorded in 1889 had grown to a population of 1051.
- Lumbering and Mill Chronology
- 1899 Fire and rebirth



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Tupper Lake Town Park Interpretive Exhibition Summary

Subtheme

Wood and water provided resources for community building and industry.

Lumber is King Natural History

- Dams were constructed to manage water levels in order to transport logs to mills along the Raquette River.
- Setting Pole Rapids Dam (1850-1930s) impounded water for as much as 30 miles raising the natural shorelines of Tupper Lake and Simon and Raquette Ponds so much that they became three interconnected but separate bodies of water.
- Potsdam surveyor G.W. F. Smith wrote to his wife April 23, 1890: "It is the poorest country I ever saw! They are cutting the timber all off, leaving it one big slash as far as one can see..."
- Changes to riverbed and shoreline and landscape resulting from damming and uncontrolled logging cause habitat changes, for example, the annual May Fly hatch results from the mud caused by damming



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Tupper Lake Town Park Interpretive Exhibition Summary

Subtheme

Living in a wilderness place is physically hard, but Tupper Lakers have always worked together to seize opportunities to create a vibrant community.

Tip Top Town Human History

- Rural isolation and distance from larger population centers makes self-reliance an Adirondack trait.
- Immigration and diversity enriches community life.
- Community building transforms a "wild west" beginning to the "Tip Top Town."
- Mini malls and ballparks replace the mills
- Forest products industry transitions to tourism and service based economy began in mid-20th century



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Tupper Lake Town Park Interpretive Exhibition Summary

Subtheme

Living in a wilderness place is physically hard, but Tupper Lakers have always worked together to seize opportunities to create a vibrant community.

Tip Top Town Natural History

- Waterfront revitalization
- Raquette River transitions from log transporter to energy provider and recreational resource
- Fish populations: stocking and recovery stories
- Recreational fishing changes from brook trout to pike and small mouth bass
- Raquette River Blueway Trail, giving Tupper Lake's waterfront revitalization activities context with regional efforts

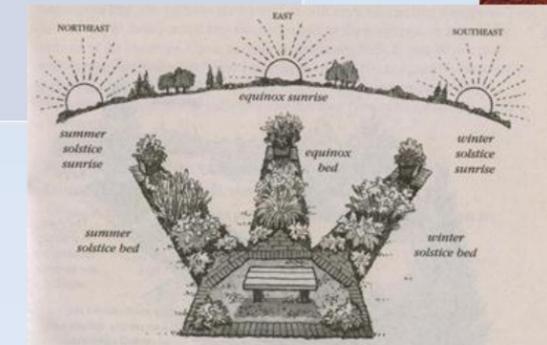


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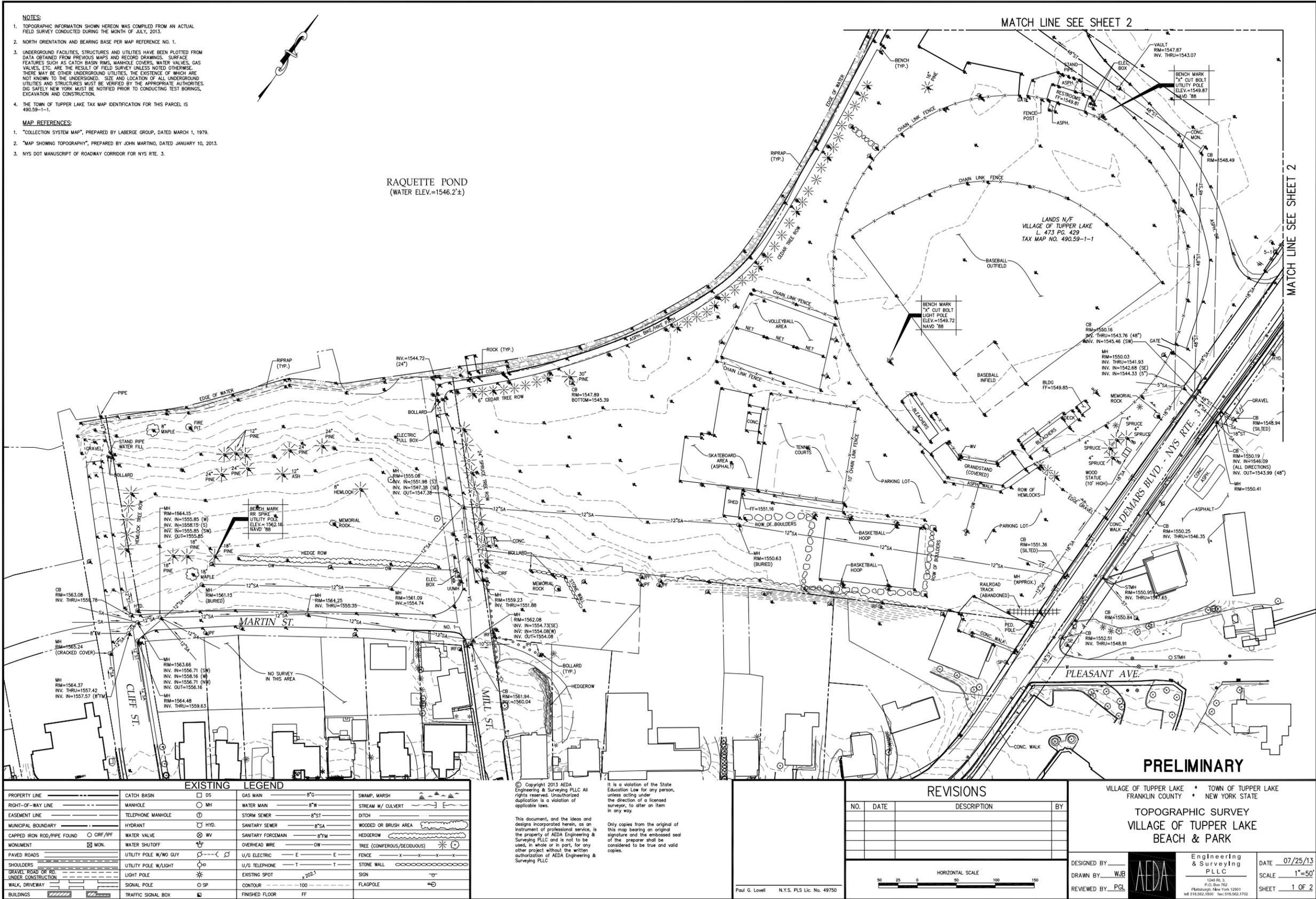
Tupper Lake Town Park Interpretive Exhibition Summary

Potential Interactives

- Sunset camera
- Timeline on white pine cookie
- Mill graphic of historic mills on Raquette Pond with overlay of current use
- Log rolling or sawing
- Dimensional sculpture of May Fly hatch by Dan King
- Sunset Garden
- Climbing experience



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- NOTES**
1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED DURING THE MONTH OF JULY, 2013.
 2. NORTH ORIENTATION AND BEARING BASE PER MAP REFERENCE NO. 1.
 3. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. SURFACE FEATURES SUCH AS CATCH BASIN RIMS, MANHOLE COVERS, WATER VALVES, GAS VALVES, ETC. ARE THE RESULT OF FIELD SURVEY UNLESS NOTED OTHERWISE. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. DIG SAFELY NEW YORK MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.
 4. THE TOWN OF TUPPER LAKE TAX MAP IDENTIFICATION FOR THIS PARCEL IS 490.59-1-1.
- MAP REFERENCES:**
1. "COLLECTION SYSTEM MAP", PREPARED BY LABERGE GROUP, DATED MARCH 1, 1979.
 2. "MAP SHOWING TOPOGRAPHY", PREPARED BY JOHN MARTINO, DATED JANUARY 10, 2013.
 3. NYS DOT MANUSCRIPT OF ROADWAY CORRIDOR FOR NYS RTE. 3.

Laberge Group - 4:30:30:54_Coord_Veg_Survey.dwg [Layout 1] July 25, 2013 - 4:22pm MB

EXISTING		LEGEND	
PROPERTY LINE	---	CATCH BASIN	□ DS
RIGHT-OF-WAY LINE	---	MANHOLE	○ MH
EASEMENT LINE	---	TELEPHONE MANHOLE	○ MH
MUNICIPAL BOUNDARY	---	HYDRANT	⊕ HYD.
CAPPED IRON ROD/PIPE FOUND	○ CRF/IPF	WATER VALVE	⊕ WV
MONUMENT	⊕ MON.	WATER SHUTOFF	⊕ WSH
PAVED ROADS	---	UTILITY POLE W/WO GUY	○ U/P
SHOULDERS	---	UTILITY POLE W/LIGHT	○ U/L
GRAVEL ROAD OR RD UNDER CONSTRUCTION	---	LIGHT POLE	○ LP
WALK, DRIVEWAY	---	SIGNAL POLE	○ SP
BUILDINGS	---	TRAFFIC SIGNAL BOX	⊕ TSB
		GAS MAIN	8" G
		WATER MAIN	8" W
		STORM SEWER	8" ST
		SANITARY SEWER	8" SA
		SANITARY FOREMAIN	8" SF
		OVERHEAD WIRE	OW
		U/G ELECTRIC	E
		U/G TELEPHONE	T
		EXISTING SPOT	⊕
		CONTOUR	100
		FINISHED FLOOR	FF
		SWAMP, MARSH	---
		STREAM W/ CULVERT	---
		DITCH	---
		WOODED OR BRUSH AREA	---
		HEDGEROW	---
		TREE (CONIFEROUS/DECIDUOUS)	---
		FENCE	---
		STONE WALL	---
		SIGN	---
		FLAGPOLE	---

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REVISIONS			
NO.	DATE	DESCRIPTION	BY

VILLAGE OF TUPPER LAKE
FRANKLIN COUNTY

TOWN OF TUPPER LAKE
NEW YORK STATE

TOPOGRAPHIC SURVEY
VILLAGE OF TUPPER LAKE
BEACH & PARK

DESIGNED BY: WJB
DRAWN BY: WJB
REVIEWED BY: PGL

Engineering & Surveying
P.L.L.C.

1268 Pt. S.
P.O. Box 762
Franklin, New York 12901
tel: 518.562.1830 fax: 518.562.1732

DATE: 07/25/13
SCALE: 1"=50'
SHEET: 1 OF 2



THIS INDENTURE, Made this 28th day of November, in the year One thousand nine hundred and thirty-two, BETWEEN THE SANTA CLARA LUMBER COMPANY, of Tupper Lake, N.Y., party of the first part, and the VILLAGE OF TUPPER LAKE, a municipal corporation, party of the second part, WITNESSETH, That the said party of the first part, for and in consideration of FIVE THOUSAND DOLLARS (\$5,000.00), lawful money of the United States, paid by the said party of the second part, does hereby remise, release and forever quit claim unto the said party of the second part, its successors and assigns forever, ALL THAT TRACT OR PARCEL OF LAND AND WATER, situate in Great Lot No. 104 and lot unnumbered, situate directly west of Lot No. 104, in Township No. 22, Town of Altamont, County of Franklin, State of New York, bounded and described as follows: BEGINNING at a point situated at the intersection of the northerly right of way line of the New York and Ottawa Railroad, with the westerly line of Cliff Ave., the said point being situated 10 feet northerly from the center line of the main tracks of said Railroad; thence bearing North 31 deg. 20' west 196.90 feet to a point at low water mark of Racquette Pond; thence angling to the left, bearing southwesterly and following the said low water mark of Racquette Pond 157 ft. to a point situated in the east line of a fifteen foot passageway; the said east line being parallel to and forty-five feet distant easterly from a tenement house; thence in the same direction following the shore of the said pond at low water mark to a point, the said point being situated at the intersection of the unnumbered lot south line, with low water mark of the said pond; thence angling to the right, bearing North 82 deg. 20' west, following the said unnumbered lot south line to a point indicated by a post and stones, situated in the Racquette Pond flow, and indicating the southwest corner of lot unnumbered, the northwest corner of Lot No. 105, also the northeast corner of Lot No. 115, and the southeast corner of Lot No. 193; thence angling to the right, bearing North 7 deg. 40 min. east, 2640 ft. to a point, the said point being situated in the Racquette Pond flow and being the northwest corner of lot unnumbered and the southwest corner of Lot No. 92; thence angling to the right, bearing South 82 deg. 20' east, following the division line between lot unnumbered and Lot 92, 2640 ft. to a point situated in the Racquette Pond flow, the said point being the northeast corner of lot unnumbered, also the northwest corner of Lot No. 104; thence continuing south 82 deg. 20' east, 259 ft. along the division line of Lots No. 93 and 104 to a point indicated by an iron pipe, the said point being the intersection of the north line of said Lot No. 104 with the Demars Boulevard westerly limit line; thence angling to the right, bearing southerly following the said Boulevard westerly line to a point on the northerly right of way line of the New York and Ottawa Railroad, 50 ft. distant at right angles from the center of the main tracks of the said Railroad; thence angling to the right, bearing southwesterly, following the said northerly limit line parallel to and 50 ft. distant from the center line of the main tracks, 185 ft. to the northerly line of a tramway that existed the year 1894 and subsequently removed; thence angling to the left 160 deg. bearing easterly, following the said tramway northerly line 79 ft. to a point 7 ft. distant northerly from the center of the said Railroad main tracks; thence angling to the right, bearing southwesterly following parallel to and 7 ft. distant therefrom, 40 ft., thence angling to the right, bearing westerly, following the southerly side of the said tramway, about 15 ft. to a point 10 ft. distant northerly from the center line of the said main tracks; thence angling to the left, bearing southwesterly, following parallel to and 10 ft. distant therefrom, 278 ft., thence angling to the right at right angles, bearing northerly 10 ft., thence angling to the left, bearing southwesterly following parallel to and 20 ft. distant from the center line of the said main tracks, 680 ft. to a point northerly from a switch on the said main tracks;

thence angling to the left at right angles, bearing southeasterly 10 ft., thence angling to the right, bearing southwesterly, following parallel to and 10 ft. distant northerly from the center line of the said main tracks 173.60 ft. to the place of beginning, the afore described piece or parcel containing 164 acres of land and water, be the same more or less. Subject, therefrom, any portion thereof that has been heretofore deeded to the Village of Tupper Lake for highway purposes, and subject to the right of C. H. Elliott & Son to use a portion of said land now under lease by them, and reserving to the party of the first part herein all rent due and to grow due from said C. H. Elliott and Son. The premises hereby conveyed shall be used by the Village for public park purposes only, and no buildings or structures of any kind shall be erected on any part of said premises, except upon the written consent of the party of the first part, such buildings as may be used by said Village in connection with said park. The cement foundation and gang saw now on said premises shall be and forever remain thereon as a perpetual monument to the early founders of the Village of Tupper Lake. No storing, driving or sorting of logs, pulp wood or other wood products shall be permitted or allowed by said Village in or on that portion of Racquette Pond conveyed by this deed. And, the party of the second part by the acceptance of this deed covenants that it will use and permit to be used the said premises only for the purposes herein mentioned. TOGETHER with the appurtenances; and all the estate and rights of the said party of the first part in and to said premises, TO HAVE AND TO HOLD the above described premises unto the said party of the second part, its successors and assigns forever. AND the said party of the first part does hereby covenant with the said party of the second part, that the said party of the first part has not done or suffered anything whereby the above described premises have been encumbered in any way whatever. IN WITNESS WHEREOF, the said party of the first part has hereunto caused its name to be signed by its president, and seal affixed, the day and year first above written.

IN PRESENCE OF: (SEAL) THE SANTA CLARA LUMBER COMPANY, BY Ferris J. Meigs President.

STATE OF NEW YORK, County of Westchester

On this 12th day of December, 1932, before me, the subscriber, personally appeared FERRIS J. MEIGS, to me known, who, being by me duly sworn, did depose and say that he resides at Tupper Lake, N.Y., that he is the President of The Santa Clara Lumber Company, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

L. S. Florence Geoghegan Notary Public, Notary Public, Westchester County Cert. filed in New York County No. 609 New York County Register's office 2-G-402 Commission expires March 30, 1933

STATE OF NEW YORK, County of Westchester

I, BERNARD A. KOCH, Clerk of the County of Westchester, and also Clerk of the Supreme and County Courts in and for the said County, the same being Courts of Record, DO HEREBY CERTIFY, that Florence Geoghegan whose name is subscribed to the disposition or certificate of the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such deposition, or proof and acknowledgment a Notary Public in and for such County, duly commissioned and sworn, and authorized by the laws of said State, to take depositions and to administer oaths to be used in any Court of said State and for general purposes; and also to take acknowledgments and proofs of deeds, of conveyances of land, tenements or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe that the signature to said deposition or certificate of proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the said Courts and County, the 12 day of Dec. 1932. Bernard A. Koch Clerk.

Recorded December 21, 1932, at 3h. P. M., in Liber 209, page 130.

U.S. REV. STAMP \$5.00 CANCELLED

02644

SCHEDULE "A" LIBER 473 PAGE 430

THIS INDENTURE, made the 17th day of June
nineteen hundred and seventy-five (1975),

BETWEEN ROBERT W. BLANCHETTE, RICHARD C. BOND and
JOHN H. McARTHUR, Trustees of the Property of PENN CENTRAL
TRANSPORTATION COMPANY, DEBTOR, having an office at Six Penn
Center Plaza, Philadelphia, Pennsylvania 19104,

hereinafter referred to as the Grantor, and VILLAGE OF TUPPER LAKE, a
Municipal Corporation in the County of Franklin, State of New York,
whose mailing address is 53 Park Street, Tupper Lake, New York
12986,

hereinafter referred to as the Grantee;

WITNESSETH, that the Grantor, for and in consideration of the sum
of \$7,365.00

lawful money of the United States, paid by the Grantee, the receipt whereof is
hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee,
the heirs or successors and assigns of the Grantee forever, all right, title
and interest of the Grantor of, in and to the premises described in
Schedule "A" attached hereto and made a part hereof.

ALL THAT PARCEL OF LAND situate in the Village of Tupper Lake, County
of Franklin, State of New York, bounded and described as follows, viz:

BEGINNING at a point marked by an iron pin (buried) where the
Southerly line of land of the Penn Central Transportation Company meets
the Westerly line of Mill Street, distant 180.31 feet measured N 29° 15' W
along said line of Mill Street from the point where said line of Mill
Street meets the Northerly line of Lake Street;

EXTENDING from said point of beginning the following eight courses
and distances, (1) S 73° 14' W along land of others 283.47 feet to a
corner of land now or formerly of A. LaPierre; thence (2) S 67° 37' W by
said land of A. LaPierre and land now or formerly of R. Lamere 126.08 feet
to an iron pin (buried) in the Easterly line of Cliff Avenue; thence (3)
N 32° 10' W along said line of Cliff Avenue 100.00 feet to an iron pin
in the Southerly line of land of the Village of Tupper Lake; thence the
following four courses and distances by last mentioned land: (4) North-
easterly along a 7° 06' curve to the right with a central angle of 22°
46', an arc distance of 81 feet to an iron pin; thence (5) Northwesterly
10.00 feet to an iron pin; thence (6) Northeasterly 23.5 feet to an
iron pin; thence (7) N 72° 40' E 308.16 feet to an iron pin in said
line of Mill Street; thence (7) S. 29° 15' E along said line of Mill
Street 112.30 feet to the point of beginning.

CONTAINING 1.01 Acres, more or less.

SUBJECT, however, to any occupations, encroachments or easements
of record or otherwise affecting the parcel of land hereinbefore described
and to the state of facts disclosed by survey made by Creighton C. Fee,
Land Surveyor, dated Aug. 14, 1974.

THIS INSTRUMENT is executed, delivered and accepted upon the
understanding and agreement that should a claim adverse to the title
hereby quitclaimed be asserted and/or proved, no recourse shall be had
against the said Grantor.

THIS SALE AND CONVEYANCE IS BEING MADE PURSUANT TO ORDER NO. 78 AS AMENDED
BY ORDER NO. 602 OF THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF
PENNSYLVANIA IN PROCEEDINGS FOR THE REORGANIZATION OF A RAILROAD, CAUSE NO. 70-347,
ENTITLED "IN THE MATTER OF PENN CENTRAL TRANSPORTATION COMPANY, DEBTOR."

WILLARD WIRTZ HAVING RESIGNED AS A TRUSTEE OF THE PROPERTY OF PENN CENTRAL
TRANSPORTATION COMPANY, DEBTOR, EFFECTIVE DECEMBER 31, 1972, THE SAID COURT, BY
ORDER NO. 1065, DATED DECEMBER 29, 1972, AUTHORIZED THE REMAINING TRUSTEES,
GEORGE P. BAKER, RICHARD C. BOND AND JERVIS LANGDON, JR., TO CONTINUE TO ACT
AS TRUSTEES OF THE PROPERTY OF THE DEBTOR.

JERVIS LANGDON, JR., HAVING RESIGNED AS A TRUSTEE OF THE PROPERTY OF PENN
CENTRAL TRANSPORTATION COMPANY, DEBTOR, EFFECTIVE MARCH 28, 1974, THE SAID
COURT BY ORDER NO. 1435, DATED JANUARY 11, 1974, APPOINTED ROBERT W. BLANCHETTE
AS SUCCESSOR TRUSTEE EFFECTIVE UPON RATIFICATION THEREOF BY THE INTERSTATE
COMMERCE COMMISSION, WHICH APPOINTMENT WAS RATIFIED ON MARCH 28, 1974, AND
AUTHORIZED GEORGE P. BAKER, ROBERT W. BLANCHETTE AND RICHARD C. BOND TO ACT
AS TRUSTEES OF THE PROPERTY OF THE DEBTOR.

GEORGE P. BAKER HAVING RESIGNED AS A TRUSTEE OF THE PROPERTY OF PENN
CENTRAL TRANSPORTATION COMPANY, DEBTOR, EFFECTIVE JULY 22, 1974, THE SAID
COURT, BY ORDER NO. 1603, DATED JULY 3, 1974, APPOINTED JOHN H. McARTHUR
AS SUCCESSOR TRUSTEE EFFECTIVE UPON RATIFICATION THEREOF BY THE INTERSTATE
COMMERCE COMMISSION, WHICH APPOINTMENT WAS RATIFIED ON JULY 22, 1974, AND
AUTHORIZED ROBERT W. BLANCHETTE, RICHARD C. BOND AND JOHN H. McARTHUR TO ACT
AS TRUSTEES OF THE PROPERTY OF THE DEBTOR.

LIBER 473 PAGE 431

-3-

LIBER 473 PAGE 429

-2-

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises, SUBJECT as aforesaid.

TO HAVE AND TO HOLD the premises herein remised, released and quitclaimed unto the Grantee, the heirs or successors and assigns of the Grantee forever, SUBJECT as aforesaid.

LIBER 473 PAGE 432

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that it will receive the consideration for this conveyance or an equal sum and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvements, if any, made by it upon said premises and that it will apply the same first to the payment of the cost of any such improvements before using any part of the total of the same for any other purposes.

THE words "Grantor" and "Grantee" used herein shall be construed as if they read "Grantors" and "Grantees", respectively, whenever the sense of this indenture so requires and whether singular or plural, such words shall be deemed to include in all cases the heirs or successors and assigns of the respective parties.

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed the day and year first above written.

SEALED and DELIVERED in the presence of us:

Vernon L. Gross Jr.
Vernon L. Gross Jr.

Carol E. Congdon
Carol E. Congdon

Robert W. Blanchette (SEAL)
ROBERT W. BLANCHETTE

Richard C. Bond (SEAL)
RICHARD C. BOND

John H. McArthur (SEAL)
JOHN H. MCARTHUR

TRUSTEES OF THE PROPERTY OF
PENN CENTRAL TRANSPORTATION COMPANY,
DEBTOR

COMMONWEALTH OF PENNSYLVANIA)
) ss
COUNTY OF PHILADELPHIA)

On the 17th day of June nineteen hundred and seventy-five (1975), before me, personally came ROBERT W. BLANCHETTE, RICHARD C. BOND and JOHN H. MCARTHUR, Trustees as aforesaid, to me known, and known to me to be the individuals described in and who executed the foregoing Instrument, and acknowledged that they executed the same as such Trustees as aforesaid.

Francis J. Trout
Notary Public

FRANCIS J. TROUT
Notary Public, Philadelphia, Philadelphia Co.
My Commission Expires September 4, 1978.

In the Court of Common Pleas of Philadelphia County 50182
Commonwealth of Pennsylvania
County of Philadelphia, ss.



I, AMERICO V. CORTESE, Prothonotary of the Court of Common Pleas of said county, which is a Court of Record having an official seal, being the officer authorized by the laws of the Commonwealth of Pennsylvania to make the following Certificate, do Certify, That *Francis J. Trout* Esquire, before whom the annexed affidavit was made, was at the time of so doing a NOTARY PUBLIC for the Commonwealth of Pennsylvania residing in the County of Philadelphia duly commissioned and qualified to administer oaths and affirmations and to take acknowledgments and proofs of Deeds or Conveyances for lands, tenements and hereditaments to be recorded in said Commonwealth of Pennsylvania, and to all whose acts, as such, full faith and credit are and ought to be given, as well in Courts of Judicature as elsewhere; and that I am well acquainted with the handwriting of the said NOTARY PUBLIC and verily believe the signature thereto to be genuine, and that said oath or affirmation purports to be taken in all respects as required by the laws of the Commonwealth of Pennsylvania.

The impression of the seal of the Notary Public is not required by law to be filed in this office.
In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court, this 18th day of June, 1975, in the year of our Lord one thousand nine hundred and seventy-five.

By *Homer Cook Gasberger* Deputy Prothonotary
Seventy-Five (1975) Homer Cook Gasberger 4928

STATE of NEW YORK }
FRANKLIN CO. N. Y. } ss.

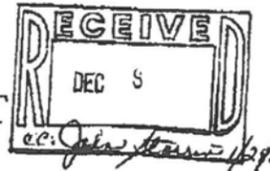
Recorded on the 2 day of July 19 75 at 9:30 o'clock P.M. in Liber 473 of *Books* at Page 429 and examined.

Norman W. Williams

LIBER 473 PAGE 433

FRANKLIN COUNTY REAL ESTATE TRANSFER TAX STATE OF NEW YORK Dept. of Taxation & Finance JUL 27 1975 \$ 00.00

GRANT OF EASEMENT



THIS INDENTURE made this 6th day of November, 1999 between the Village of Tupper Lake, a municipal corporation within the Town of Altamont, Franklin County, New York with offices at 53 Park Street, Tupper Lake, Franklin County, New York (the "Village") and the Town of Altamont, a municipal corporation, with offices at 120 Demars Blvd., Tupper Lake, Franklin County, New York (the "Town")

WHEREAS the Village is the owner of property known as the Village Park described in deeds from the Santa Clara Lumber Company recorded in the Franklin County Clerk's Office in Book 206 at page 324 and Book 209 at page 130; and

WHEREAS the Town has obtained a grant from New York State and will borrow additional funds to construct an asphalt paved walk along the shoreline of the Village Park, together with a floating dock structure, two overlook structures, canoe launch, lighting fixtures and landscaping, all for the use of the public (the "Walkway Project"); and

WHEREAS the Village has agreed to grant an easement to the Town for the Walkway Project, which has been authorized by an Act of the New York State Legislature and approved by the Governor of the State of New York (Chapter 382 of the Laws of 1999), effective July 27, 1999; and

WHEREAS both the Village Board of Trustees and the Town Board have approved the Walkway Project and the easement to be granted therefor upon the terms and conditions provided herein

NOW THEREFORE the Village and Town hereby agree as follows:

1. The Village hereby grants to the Town an easement for the purpose of constructing, operating and maintaining the Walkway Project on, over, across, through and under the following described property:

All that certain piece or parcel of land situate in the Village of Tupper Lake, Town of Altamont, County of Franklin, State of New York, being more particularly bounded and described as follows: Commencing at an existing iron pipe in the northwesterly boundary of Cliff Avenue in the northeasterly line of lands now or formerly of Loralee A. Lamica as described in a deed recorded in the Franklin County Clerk's Office in Liber 531 of Deeds at page 363, said point of commencement being North 25° 51' 30" West a distance of 123.74 feet from an existing capped iron rod in the southeasterly corner of said lands of Loralee A. Lamica;

Thence crossing Cliff Avenue and through the lands of the Village of Tupper Lake constituting the Village Park North 65° 27' 30" East, a distance of 387.44 feet to the point or place of beginning;

Thence North 27° 45' 02" West, a distance of 63.44 feet to a point at the edge of water of Raquette Pond as located on April 1, 1998;

Thence northerly along the edge of water of Raquette Pond as it winds and turns 2049 feet more or less to a point, said point being North 32° 19' 34" East a straight line distance of 1901.69 feet from the point of beginning;

Thence through the property of The Village of Tupper Lake (Village Park) the following 18 courses and distances:

1. South 81° 25' 36" East, 31.20 feet to a point,
2. South 18° 08' 11" West, 15.81 feet to a point,
3. South 80° 33' 04" West, 76.71 feet to a point
4. North 81° 26' 56" West, 20.06 feet to a point,
5. South 17° 30' 49" West, 136.58 feet to a point,
6. South 52° 18' 27" West, 218.42 feet to a point,
7. South 45° 59' 48" West, 58.26 feet to a point,
8. South 39° 41' 10" West, 100.55 feet to a point,
9. South 27° 02' 58" West, 159.96 feet to a point,
10. South 15° 44' 19" West, 64.85 feet to a point
11. South 01° 43' 07" East, 92.90 feet to a point,
12. South 15° 52' 36" West, 51.41 feet to a point,

13. South 19° 01' 52" West, 120.52 feet to a point,
14. South 14° 02' 41" West, 72.35 feet to a point,
15. South 06° 02' 47" West, 73.36 feet to a point,
16. South 12° 50' 55" West, 268.40 feet to a point,
17. South 41° 34' 38" West, 234.40 feet to a point, and
18. South 62° 14' 58" West, 317.02 feet

to the point or place of beginning, containing 3.02 acres of land more or less (the "easement area"). As surveyed by Clough Harbour & Associates LLP on February 26, 1999.

2. The Walkway Project within the easement area shall be available for the use and enjoyment of the general public without cost, provided that the Town Board may from time to time impose time limitations for the use of the boat docking facility within the easement area.

3. The Town shall have the full responsibility for the maintenance and repair of the facilities within the easement area for the term of the easement. The Town may from time to time install additional improvements within the easement area for the use of the public, subject to the approval of the Village Board of Trustees, which shall not be unreasonably withheld.

4. The Village shall dedicate an amount equal to the fair market value of the easement granted herein, simultaneously with the granting of this easement. Such funds shall be used for capital improvements to the Village Park and recreational facilities located thereon, or for the dedication of additional waterfront park lands with a value equal to or greater than the fair market value of the easement granted herein.

5. The easement granted and the covenants provided herein shall terminate ninety nine (99) years from the date hereof. During the term hereof, the easement and

covenants shall run with the land and shall be binding upon and inure to the benefit of the Village and Town and any successor municipal corporation.

IN WITNESS WHEREOF, this instrument has been duly executed as of the date set forth above.

THE VILLAGE OF TUPPER LAKE

Jeanne Weiler
Attest: Village Clerk

BY: Mark Arsenault
MARK ARSENAULT, Mayor

(SEAL)

TOWN OF ALTAMONT

Allan M. Marconi
Attest: Town Clerk

BY: Dean D. Lefebvre
DEAN D. LEFEBVRE, Supervisor

(SEAL)

STATE OF NEW YORK)
COUNTY OF FRANKLIN)

On this 15th day of November, 1999, before me, the undersigned a notary public in and for said state, personally appeared MARK ARSENAULT personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

Richard H. Cole
Notary Public
RICHARD H. COLE
NOTARY PUBLIC, State of New York
No. 01005079378
Qualified in Jefferson County
My Commission Expires June 2, 2004

STATE OF NEW YORK)
COUNTY OF FRANKLIN)

On this 6 day of December, 1999, before me, the undersigned a notary public in and for said state, personally appeared DEAN D. LEFEBVRE personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

Allan M. Marconi
Notary Public

WALKWAY.WFS

Page - 4

ALLAN M. MARCONI
NOTARY PUBLIC IN STATE OF N.Y.
FRANKLIN COUNTY NO. 441

Receipt # _____
Number of pages _____
TYPE OF DOCUMENT _____

FRANKLIN COUNTY CLERK RECORDING STAMP

RETURN TO:
JOHN T. ELLIS, ESQ.
44 PARK STREET
TUPPER LAKE, NY 12986

PARTIES TO TRANSACTION:
Village of Tupper Lake

Town of Altamont

Location of Property
Village: Tupper Lake
Town: Altamont
Section: _____
Block: _____
Lot: _____

Consideration _____
NETT Amount _____
NETT \$ _____

*Recorded on
Dec 9, 1999
Book 738-
254
by Wanda*

Mortgage Amount _____
Mtg. Serial # _____
Basic Mts. Tax _____
Special Additional _____
Total Mts. Tax _____

I hereby certify that I have received the above imposed tax paid at the time of recording

By: Franklin County Clerk

This sheet constitutes the Clerk endorsement required by Section 316-A(5) for the Real Property Law of the State of New York.

OFFICIAL COPY
STATE OF NEW YORK

Cal. No. 922 5171--A

1999-2000 Regular Sessions

IN SENATE

April 21, 1999

CHAP. 322 LAWS OF 1999

Introduced by Sen. STAFFORD -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government -- reported favorably from said committee, ordered to first and second report, ordered to a third reading, amended and ordered reprinted, retaining its place in the order of third reading

AN ACT to authorize the village of Tupper Lake, county of Franklin, to convey an easement in certain park lands to the town of Altamont for the purpose of constructing certain capital improvements thereon

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

- 1 Section 1. Notwithstanding any provision of law to the contrary, the
- 2 village of Tupper Lake, in the county of Franklin, acting by and through
- 3 its board of trustees, is hereby authorized and empowered to convey an
- 4 easement interest in the park lands described in section two of this act
- 5 to the town of Altamont upon such terms and conditions as the board of
- 6 trustees of such village and the town board of such town shall agree
- 7 upon. Provided however that, such parklands shall continue to be avail-
- 8 able for the enjoyment and use of the resident of the village of Tupper
- 9 Lake. Where availability of public facilities are limited, the use of
- 10 such facilities must be determined by an equitable method which provides
- 11 priority use to the general public based on a reservation policy for
- 12 free or at nominal charge. The purpose of such easement shall be for
- 13 the construction of a walkway, docks, lighting and other capital
- 14 improvements thereon to be used for public park purposes.
- 15 § 2. The lands in which an easement interest is authorized to be
- 16 conveyed are more particularly described as follows:
- 17 All that certain piece or parcel of land situate in the Village of
- 18 Tupper Lake, County of Franklin, State of New York, being more partic-
- 19 ularly bounded and described as follows:
- 20 Commencing at a existing iron pipe in the northwesterly highway bound-
- 21 ary of Cliff Avenue in the northeasterly line of lands now or formerly

EXPLANATION—Matter in italics (underlined) is new; matter in brackets [] is old law to be omitted.

LBD10833-04-9



S. 5171--A 2

1 of Loralee A. Lamica as described in liber 531 of deeds at page 363,
 2 said point of commencement being N25°51'30"W, a distance of 123.74 feet
 3 from a existing capped iron rod in the southeasterly corner of said
 4 lands of Loralee A. Lamica;
 5 Thence crossing Cliff Avenue and through the lands of the Village of
 6 Tupper Lake (reputed owner) N65°27'30"E, a distance of 387.44 feet to
 7 the point or place of beginning; Thence N27°45'02"W, a distance of 63.44
 8 feet to a point at the edge of water of Raquette Pond as located on
 9 April 1, 1998; thence northerly along the edge of water of Raquette Pond
 10 as it winds and turns 2,049 feet more or less to a point, the bearing
 11 and distance being N32°19'34"E, a distance of 1901.69 feet.
 12 Thence again through the property of the Village of Tupper Lake
 13 (reputed owner) the following 18 courses and distances;
 14 1. S81°25'36"E, 31.20 feet to a point,
 15 2. S18°08'11"W, 15.81 feet to a point,
 16 3. S08°33'04"W, 76.71 feet to a point,
 17 4. N81°26'56"W, 20.06 feet to a point,
 18 5. S17°30'49"W, 136.58 feet to a point,
 19 6. S32°18'27"W, 218.42 feet to a point,
 20 7. S45°59'48"W, 58.26 feet to a point,
 21 8. S39°41'10"W, 100.95 feet to a point,
 22 9. S27°02'58"W, 159.95 feet to a point,
 23 10. S15°44'19"W, 64.85 feet to a point,
 24 11. S01°43'07"E, 92.90 feet to a point,
 25 12. S15°32'36"W, 51.41 feet to a point,
 26 13. S19°01'52"W, 120.52 feet to a point,
 27 14. S14°02'41"W, 72.35 feet to a point,
 28 15. S06°02'47"W, 73.36 feet to a point,
 29 16. S12°50'55"W, 268.40 feet to a point,
 30 17. S41°34'38"W, 234.40 feet to a point, and
 31 18. S62°14'58"W, 317.02 feet to the point or place of beginning,
 32 being 3.02 acres of land more or less.
 33 Subject to any and all rights, easements, covenants or restrictions of
 34 record.
 35 All as shown on a map entitled "Lands of the Village of Tupper Lake to
 36 be conveyed to the Town of Altamont" dated February 26, 1999 as prepared
 37 by Clough Harbour & Associates LLP.
 38 § 3. The authorization contained in this act shall take effect only
 39 upon the condition that at the time of granting such easement, the
 40 village of Tupper Lake shall dedicate an amount equal to the fair market
 41 value of those interests being transferred by this act and that such
 42 funds shall be used for the dedication of additional waterfront park
 43 lands of equal or greater fair market value and/or for capital improve-
 44 ments to existing waterfront park and recreational facilities.
 45 § 4. This act shall take effect immediately.

APPROVED
 [Signature]
 JUL 27 1999

PRINTED ON RECYCLED PAPER

State of New York }
 Department of State } ss:

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.

Witness my hand and seal of the Department of State on SEP 24 1999



[Signature]
 Special Deputy Secretary of State

DOS-1266 (5/96)

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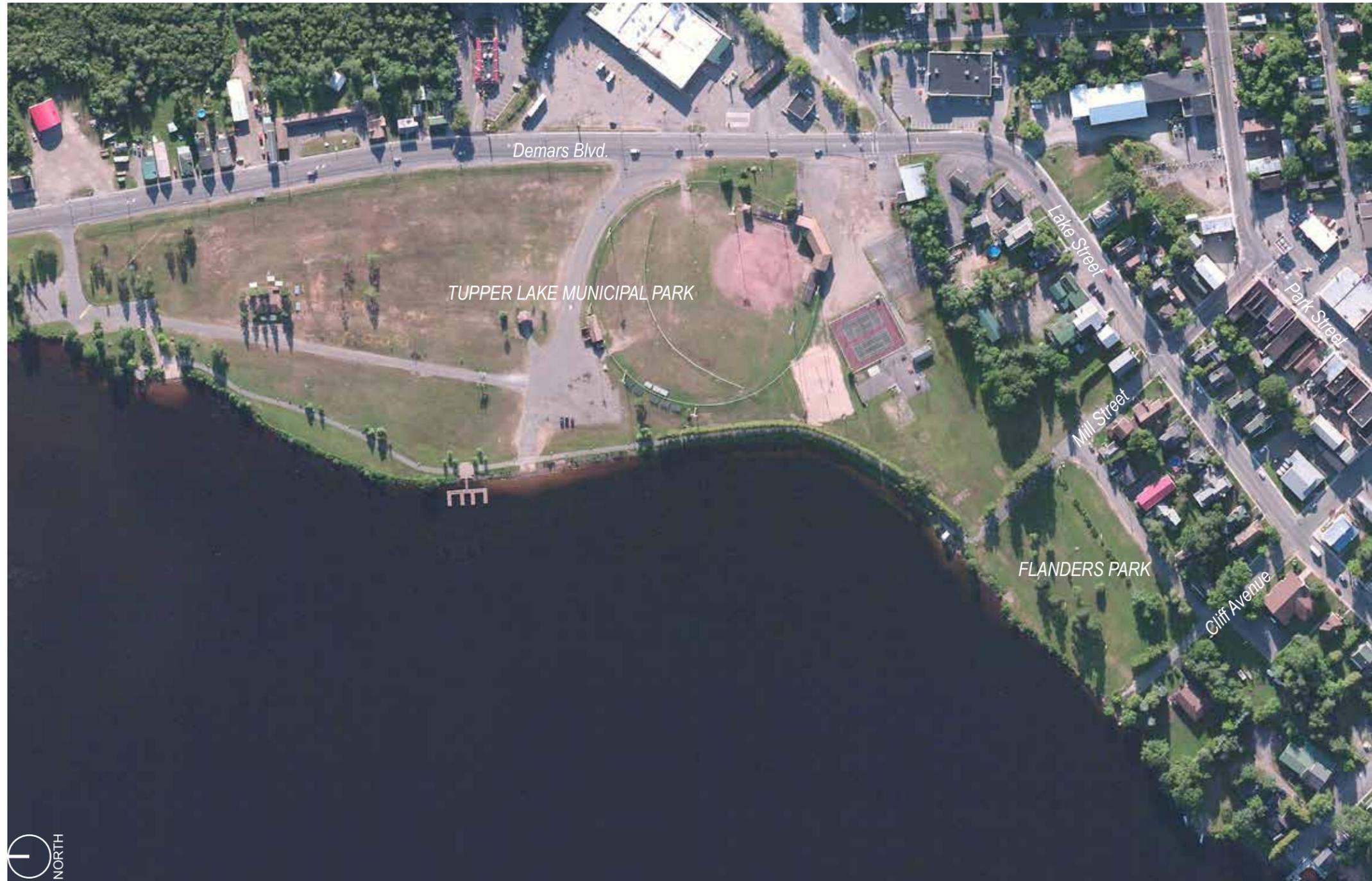
This document was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.

DRAFT TUPPER LAKE WATERFRONT PARK MASTER PLAN+BEACH FEASIBILITY STUDY

TASK SEVEN - PUBLIC PRESENTATION

November 23, 2015- Community Meeting

TUPPER LAKE BEACH FEASIBILITY STUDY



**BEACH FEASIBILITY STUDY
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INTRODUCTION

This study seeks to outline the feasibility and requirements of building a sand beach in Tupper Lake, New York, specifically at the Tupper Lake Municipal Park. In order to determine the feasibility of a beach in this location, several key factors were explored by the design team. Outlined within this document are recommendations and logistics to be considered;

- SITE - CONTEXT
- REGULATORY ACTIONS AND PERMITS
- SUPPORTING FACILITIES
- FINANCIAL AND OPERATIONAL CONSTRAINTS

In response to these factors a summary design outlines the potential location and size of a main beach within the central Municipal Park.

This study concludes that, with all logistical requirements taken into account, a sand beach within the Tupper Lake Municipal Park is feasible.

SITE - CONTEXT

Current Shoreline

The shoreline features and proximity to adjacent recreational facilities are favorable for development of a beach at the waterfront park. Construction and modifications within the riparian habitat along the shoreline should be limited to the immediate areas of the beach and boat launch, and fishing piers. Prior multiuse trail corridor and shoreline stabilization projects have provided a project area with many attributes in place, which will limit the overall disturbances and potential adverse environmental impacts.

Water Quality

A water quality analysis has been performed to preliminarily evaluate the Raquette Pond bacteriological and physical characteristics. Both the bacteriological data (Total Coliform and E. coli) and the physical characteristics (pH, clarity, turbidity) are generally within the accepted standards as regulated by the New York State Department of Health.

The Stormwater outfalls are not considered sanitary discharges and therefore are not regulated as such.

In order to protect the water quality from dog waste, the Master Plan recommends adding dog waste dispensers throughout the park.

Canada Geese also represent a threat to water quality as their droppings run off into the pond. There are several methods to deter geese, including: Methyl Anthranilate powder (derived from Concord Grapes, this irritates the birds), Plastic Swans, or Coyotes in a hunting pose. Additionally, if feasible, dogs (such as Border Collies) would chase geese and deter their presence.

BEACH REGULATIONS

Supervision level – This report anticipates the project being a Level IIb per Subpart 6-2 Bathing Beaches by NYSDOH

Lifeguards– Based on 1 lifeguard per 50 yards of beach length, we anticipate 2 lifeguards are required

Signage – Signs stating “Hours which public bathing is allowed”, “No lifeguard on duty, swimming prohibited”, and “No swimming” for areas adjacent to the beach.

Seating for lifeguards – Similar to number of lifeguards, 1 per 50 yards, therefore 2 elevated chairs

Telephone / emergency facilities – One phone is required at the bathroom or welcome center. An emergency care room will NOT be required as the beach occupancy is roughly 409 people which is below the requirement threshold of 500 people.

Daily reports / monitoring – One of the two lifeguards must be designated supervisory position & shall maintain daily records of number of bathers, number of lifeguards on duty, weather conditions, water clarity, water quality reports, and reported rescues/injuries/illnesses (records maintained for 12 months)

Floating lines/markers – Lines, float & buoy quantities are included under tab 2 of the attached spreadsheet, the basis for requirement is a perimeter line around the bathing area with intermediate lines at the “deep-end” and “wading area” with floats spaced at 5 feet and buoys spaced at 25 feet plus points of line intersection

Safety plan – Operators of bathing beaches must develop, update and implement a written beach safety plan, consisting of: procedures for daily bather supervision, injury prevention, reacting to emergencies, injuries and other incidents, providing first-aid and summoning help

Adequate toilet facilities – The requirements per NYS Building Code appear to be Men’s Rm: 6 w.c. (4 of which can be urinals) & 2 lav’s / Women’s Rm: 6 w.c. &

3 lav’s. Facilities also need soap, paper towels or air hand drying machines. Review of the existing facilities is required.

Showers – Showers are not required. If included (as proposed in the Bathroom renovation) there are then certain requirements: Supply water temperature of at least 90 degrees Fahrenheit and no more than 110 degrees Fahrenheit at a rate of at least 1.5 gallons per minute per shower head. Thermostatic, tempering or mixing valves shall be kept in good condition to prevent scalding bathers.

Drinking water – Per NYS Building Code it appears a minimum of 1 drinking fountain is required.

Beach Feasibility Study:Context

REGULATORY ACTIONS AND PERMITS

New York State Department of Health

On October 22, 2013 a letter was sent to the New York State Department of Health outlining the intent of the beach feasibility study and requesting regulatory guidance on the potential for a beach along the Village shoreline. Included in the letter was a set of AEDA, P.C.'s site reconnaissance plan sheets C1-C6, dated 10/14/13, and a Water Quality Data spreadsheet provided an overview of the Raquette Pond sampling results from the span of 7/25/13 through 9/6/13. Mr. Kevin Scheuer, P.E. of the New York State Department of Health reviewed the submitted information and provided a response letter dated 11/13/13. In summary of Mr. Scheuer's letter, the following guidance was provided.

- **Formal permitting would require submittal & review of the following documents developed in accordance with Subpart 6-2.**

- Sanitary Survey Report
- Engineering Plans
- Form DOH-2436, Engineering Report for Bathing Beaches

- **Comments offered by NYSDOH:**

- "This proposal has merit"
- "Special consideration should be given to sources of contamination such as wastewater and Stormwater flows, combined sewer overflows and septic systems."
- "The data indicate that the water quality is generally good for developing a public bathing beach"

Adirondack Park Agencies

On October 31, 2013 a Jurisdictional Inquiry Form and accompanying documents were sent to the Adirondack Park Agency for determination of APA regulatory involvement in the development of a beach including relocation of the existing trail and improvements to the restroom facilities. Attachments to the JIF document included AEDA, P.C.'s site reconnaissance plan sheet C1, dated 10/14/13, and property deeds.

Ms. Nancy Heath of the Adirondack Park Agency issued Jurisdictional Determination J2013-0698, dated 12/4/13, which states that such actions would not require APA permitting or variance. The following guidance was provided as part of the determination.

- Any new structure over 100 square feet, except docks and boathouses, must be set back at least 50 feet from the mean high water mark.
- Vegetative cutting is restricted within 4 feet of the high water mark and tree cutting is limited within 35 feet of the high water mark.

New York State Department of Environmental Conservation

Correspondence with Erin Burns, Environmental Analyst with the NYSDEC, identified the following permits typically required for construction and operation of beach facilities.

- Excavation or Placement of Fill in Navigable Waters – Coverage for work at or below the mean high water mark of Raquette Pond. Of note is that the fisheries division requires that material added to the pond bottom surface should be peal gravel and not sand, should the bottom surface require alterations.
- Floating Objects Other Than Aids to Navigation – Coverage for buoys, swim area markers, etc.
- SPDES General Permit for Stormwater Discharges from Construction Activity – Coverage for temporary erosion and sediment control should overall project disturbance exceed 1 acre.
- SEQRA Full Environmental Assessment Form – Environmental review coordinated through all involved agencies. As identified by the NYSDOH the lead agency for the

SEQRA review would likely be the Village of Tupper Lake Planning Board.

- Joint Application Form – Coordinated permit determination process with the US Army Corps of Engineers.

US Army Corps of Engineers

Correspondence with John Connell, Senior Project Manager with the US Army Corps of Engineers, identified that the starting point for the permitting process begins with filing of a Joint Application Form. This provides the ACOE with initial information to evaluate the required permits/determination required by the agency. It is anticipated the following permits may be applicable.

- Permits for Discharges of Dredged or Fill Material into Waters of the United States – Coverage for work at or below the mean high water mark of Raquette Pond.
- Nationwide Permit 11: Temporary Recreational Structures – Coverage for buoys, swim area markers, etc.
- Nationwide Permit 33: Temporary Construction, Access and Dewatering – Coverage for temporary cofferdams, dewatering structures, etc.

Attached Supporting Documents: (please note - original filing was for one large beach and one small beach. The smaller beach has been removed from this design proposal.)

- Letter submitted to NYSDOH, dated 10/22/13
- Letter received from Kevin Scheuer, P.E., NYSDOH, dated 11/13/13
- Jurisdictional Inquiry Form submitted to APA, dated 10/31/13
- Determination received from Nancy Heath, APA, dated 12/4/13

Beach Feasibility Study: REGULATORY ACTIONS AND PERMITS - NYSDEC, US Army Corps of Engineers

SUPPORTING FACILITIES

Adjacent Facilities

The development of suitable bathing beach facilities typically includes supporting facilities in both the water on land. The shoreline and aquatic areas of the beach will require area designations including marker lines with buoys and depth markers. Adjacent to the beach areas will need to be bathhouse facilities in accordance with NYSDOH standards. Such facilities typically include restrooms, showers, drinking fountains and hose bibs.

Supervision

Bathing beaches are categorized by the NYSDOH based on required level of supervision associated with the beach activities. Based on the supervision level, life safety facility requirements are established and commonly include signage, lifesaving equipment, telephone communications, elevated chairs, and at times watercraft availability.

Aside from the current availability of parking, bathrooms and pedestrian access ways, much of the facilities described herein will need to be constructed.

FINANCIAL AND OPERATIONAL

Staffing

Staffing the beach facilities including lifeguards, grounds maintenance, and stewards will be a point of consideration for the Village of Tupper Lake with an evaluation necessary of potential contributions of current workforce and the requirements for additional employment. See Long Lake and Little Wolf Precedents in Supporting Documents Section.

Insurance

The Village's legal counsel and insurance carriers indicated that the Village's Umbrella policy covers would be augmented by an additional \$2000 for beach operations.

Construction Cost

The preliminary nature of the project makes it such that we cannot reasonably establish a construction cost estimate at this time.

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DRAFT TUPPER LAKE WATERFRONT PARK MASTER PLAN+BEACH FEASIBILITY STUDY

TASK SEVEN - PUBLIC PRESENTATION

November 23, 2015- Community Meeting

BEACH DESIGN

TUPPER LAKE MUNICIPAL PARK MASTER PLAN
AERIAL VIEW OF BEACH AND LAKESIDE TERRACE
BEACH SIZE AND DESIGN



AERIAL VIEW OF PROPOSED BEACH LAKESIDE TERRACE AND NORTH PARK AREA



BEACH DESIGN: Aerial View of Park





BEACH SIZE AND DESIGN - MUNICIPAL PARK

The main beach size and design as shown in the current Master Plan is recommended based on a series of factors outlined below:

- 1) The beach is determined to be best suited to a central location within the Park - easily accessible by both Demars Blvd and Mill Street entry points. In this configuration the beach is seen to act as a connecting element between Flanders Park and the Municipal Park.
- 2) The beach location takes advantage of parking and existing facilities located on site, including public bathrooms and the floating dock, alongside the proposed Park Welcome Center.
- 3) The beach location takes into account the concern of visibility raised by many residents during the public outreach process, siting the beach and associated structures in an area that would maintain some visibility from the Eastern edge of the site, including Demars Blvd. It is also visible from Flanders Park.
- 4) Local investment along with State and Federal Funds have already contributed to the development of the Waterfront promenade, and the beach location recognizes the popular use of this element. The location allows the beach to become a part of the current walkway.
- 5) The beach size and Lakeside Terrace take into account the size of nearby beaches Little Wolf and Long Lake, and the use of the beach for events such as the Tin Man. The final dimensions of the beach (170'L x 30' AVG W) comfortably support both event and seasonal use.
- 6) The beach is located within the *land and water edge (LAWE)* to work within the current site topography.

BEACH DESIGN: Beach Size and Design

SUPPORTING DOCUMENTS

LONG LAKE OPERATIONS PRECEDENT AND MAINTENANCE COST ESTIMATE
LITTLE WOLF OPERATIONS PRECEDENT AND MAINTENANCE COST ESTIMATE
ADIRONDACK PARK AGENCY JURISDICTIONAL INQUIRY FORM
RESPONSE FROM ADIRONDACK PARK AGENCY
LETTER TO NY STATE DEPARTMENT OF HEALTH (NYSDOH)
RESPONSE FROM NYSDOH
SITE IMPACTS
CIVIL ENGINEERING BEACH LOCATION DOCUMENTATION
WATER QUALITY DATA

Based on a phone conversation with Alexandra Roalsvig

1. What liability and insurance issues are raised by operation of a beach?

Q What type of liability insurance would the Village need to purchase?

A *As municipality, generic policy covers all*

Q What would the cost be?

A *Part of overall cost*

2. What is the general timeline for approvals/ construction?

3. What supervision level is required for the beach (NYSDOH)?

Q Beach Plan Package mandates each level, for example

A *At Long Lake: 1 lifeguard per 75 swimmer, never more than 75. Actually 3 or 4 lifeguards per day, rotating shifts . Beach plan package from DOH outlines #, based on square footage, Supervision level,*

Q How many life guards are required?

A *See above*

Q Is additional parks/DPW labor required for site maintenance?

A *Labor, garbage. 1 Water test per year*

Q What are the total additional personnel costs?

A *Head lifeguard who teaches swimming lessons and coordinates schedule and a Master of operations*

Q How many weeks is the beach typically staffed?

A *mid June- Labor Day*

Q Who typically manages the beach?

A *2 fold. Both the big picture- permitting through town, and head life guard- schedule + maintenance*

4. What facilities are typically provided?

A Bathrooms, showers? Bathrooms

Q Water fountains, food?

A Yes water fountains and trash cans. Hotel across street provides food and special vendors come at higher volume events.

Q Safety equipment/ emergency?

A First aid kit/ Buoys, backboards, neck brace, float dock

5. What expenditures should the Village plan on for yearly maintenance of the beach?

Q Does the sand/pea stone material need to be replaced each year? If so, what are the costs?

A *Rough estimate of the costs for beach personnel is 25K depending on hours, TL would be based on hours. Sand yearly, 1k per year*

Q Are there yearly costs for required testing?

A. Yes, see above

Q What other costs can the community expect to incur?

A *Maintenance, garbage, utilities*

SUPPORTING DOCUMENTS: Long Lake Operations Precedent

1. ANNUAL COST: Salary for 1 waterfront director and 9 lifeguards - \$27,698.19

Other costs for both beach and campground - \$46,586.36

Commercial Inland Marine Insurance - \$3,199.90 If the beach is covered by any other part of our insurance policy with NYMIR it is not broken out.

2. BEACH DATES: The beach is open from the end of June when school gets out till Labor Day. We have had to close prior to Labor Day if lifeguards are not available.

3. HOURS OF OPERATION: In the past we have operated the beach from 10:00 AM till 8:00 PM. This year we are going to operate the beach from 11:00 AM till 7:00 PM.

4. LIFEGUARDS: How many lifeguards each season: This year we have 6 full time lifeguards

5. COST OF LIFEGUARDS: The 6 full time lifeguards work at \$9.25 an hour. We have a young lady training to take over the waterfront director's position along with being a lifeguard at \$12.00/hour

Our part time lifeguards make \$9.00 an hour. We also have 3 standby lifeguards as we run into problems when sports practices start late in the summer as well as college students returning to college.

Our lifeguard director works 10 hours a week at \$11.00 an hour. She does week safety drills with the lifeguards, does the scheduling and works to coordinate swim events.

6. SAND: Each year we get 5 loads of sand from the village sandpit which does not cost anything. We do get a load of gravel to add to the parking lot but the road at the park is paved.

7. WATER TESTING: The health department does test the water at no cost to us.

8. BATHROOM: Yes there is a bathroom available to swimmers.

9. SHOWERS: We have four showers, 2 for the ladies and 2 for the gentlemen.

10. WATER FOUNTAIN: We do not have a water fountain but that is a good idea. We use to have one so I am not sure what happened to it.

11. CONCESSIONS: Yes we do have a concession stand which is run by the campground caretaker. He sets it up and takes all the profits from it so we don't really have anything to do with it.

12. SAFETY EQUIPMENT: As far as safety equipment we have a rowboat, backboard, life preservers, rescue tubes, first aid supplies, whistles, and will be getting a defibrillator. You will also need the lifeguard stands.

SUPPORTING DOCUMENTS: Little Wolf Operations Precedent



JURISDICTIONAL INQUIRY FORM

A. INSTRUCTIONS

Submit this form to obtain a written determination whether an Adirondack Park Agency permit or variance is needed for a proposed project. This form is not a permit application. If you know you need an Agency permit or variance you should not submit this form, but instead you should contact the Agency for the appropriate permit application form. Information about Agency permit jurisdiction can be found on the Agency's website (www.apa.ny.gov) and in the Permit Checklist on pages 10 and 11 of the Agency's 'Citizen Guide' which is also available on the website.

The Jurisdictional Inquiry Form must be signed by owners of land or their attorney, or by purchasers of land or their attorney (w/a signed contract). Please note that if the person under contract to purchase the property or his attorney signs this form, then a copy of the purchase agreement signed by both parties must be provided.

The legal issues involved in determining jurisdiction are complicated. All of the information requested on this form is necessary in order for us to determine if the proposal requires an Agency permit or variance. The County Clerk's Office, Real Property Tax Services and/or the Town Office may be able to assist you in obtaining property information (i.e., tax map number, history, copies of deeds, etc.).

Please include a copy of the current recorded deed, tax map number, a description of your proposal, including a sketch map, and the necessary signature(s).
WE CANNOT RESPOND TO YOUR INQUIRY WITHOUT THIS INFORMATION.

B. GENERAL INFORMATION

	<u>APPLICANT/REPRESENTATIVE:</u>	<u>PROPERTY OWNER (if not applicant):</u>
Name	Village of Tupper Lake	
Mailing Address	53 Park Street, P.O. Box 1290 Tupper Lake, NY 12986	
Telephone	518-359-3341	

PROPERTY LOCATION:

Town/Village Tupper Lake County Franklin

Road/Highway Demars Boulevard

Tax Map Number: (This can be found on your tax bill and it looks something like this... 89.12-1-1.4 (three numbers separated by dashes, and there may be no decimals).

Section <u>490.51</u>	Block <u>1</u>	Parcel/Lot <u>1</u>
<u>490.59</u>	<u>1</u>	<u>1</u>

C. PROPERTY HISTORY

Please include a copy of the current recorded deed for the property.

- Has the property been the subject of any previous Agency permit, variance, map amendment, jurisdictional determination, staff site visit, wetland site visit, or an enforcement action? Yes No Don't Know

If yes, please include the following information:

File number J2011-0624 Agency contact Nancy Heath

- What is the acreage or square footage of the property at this time? 20.5 ac. +/-

If no subdivision of land, mobile home or single family dwelling construction, commercial use or public building is being proposed, it is not necessary to answer questions 3, 4 and 5 below

The history of the property as it existed on the May 22, 1973 enactment date of the Adirondack Park Land Use and Development Plan is critical to determining Agency jurisdiction over projects involving subdivision of land, mobile home or single family dwelling construction, or commercial uses or public buildings. We must know who owned the property on that date, whether any lots have been conveyed from the property since that date, and whether the owner on that date owned any adjoining property. Staff at the County Tax Mapping office can often assist in determining the history of subdivision of property.

- What is the name of the person who owned the property on May 22, 1973?
Village of Tupper Lake
- Have any lots been conveyed from the property as it existed on May 22, 1973? Yes No
If yes: Identify by tax map number each parcel conveyed from the property since May 22, 1973.

- Did the property owner on May 22, 1973 own any other property including any property separated by a road, railroad or right of way? Yes No
If yes, provide the tax map number(s) of the adjoining property.

6. Structures:

Please describe all structures which currently exist on the property (include type and use of structure, size and construction date of each – for example, confirm if the structure is a mobile home, single family dwelling, barn, storage building, etc.). If your project involves replacement of a structure, please provide its description, even if it has already been removed (and indicate its removal date).

	<u>Structure/Use</u>	<u>Size</u>	<u>Construction Date</u>	<u>Removal Date</u>
a.	Baseball Stadium	3.5 ac. +/-	1930's	
b.	Pavilion & Restrooms	3,400 sf +/-	1980's	
c.	Gazebo	670 sf +/-	1990's	
d.	Playground & Pavilion	0.5 ac. +/-	2013	
e.				
f.				

D. PROJECT DESCRIPTION

Please check all that apply and fill in the appropriate blanks:

1. Subdivision
 - (a) Number of proposed lots (including any lots being retained). _____
 - (b) What is the size of the smallest lot in acres or square feet? _____
 - (c) What is the smallest shoreline lot width (if applicable)? _____
 - (d) Are any of the proposed lots being conveyed by *bona fide* gift? Yes No
If yes, what is the recipient's relationship to the person giving the lot? _____
- Construction of a single family dwelling.
- Installation of a mobile home.
- Construction of a multiple-residence building (_____ housing units).
- Construction of a commercial, industrial or public building resulting in _____ square feet of floor space (total of all floors).
- Expansion of an existing _____ square-foot structure by _____ additional square feet (all floors).
NOTE: If you are expanding a structure other than a single-family dwelling, also provide the total square footage of the structure as of May 22, 1973 and indicate the square footage of any expansion of the structure that has occurred since that date.
- Are you proposing to install, replace or expand a seepage pit, drainage field or other leaching facility within 100 feet of the mean high water mark of any lake, pond, river or stream (including intermittent streams)? Yes No
If you are proposing to replace or expand an existing system, will the new system serve an actual or potential occupancy increase of the shoreline structure served? Yes No
- Replacement of an existing _____ square-foot structure with a new _____ square-foot structure.
Confirm the existing and proposed use of the structure. _____
- Conveyance of entire ownership
- Other (describe) Construct two beaches, trails w/ park hardscaping & upgrades to ext'g Restrooms

If necessary, please attach a narrative which further describes your proposal.

2. Does the project involve establishment of a new business? Yes No
If yes:
 - (a) Will it be operated at your residential property? Yes No
 - (b) How many people will the business employ who do not live on the premises? _____
 - (c) How many signs will the business have? _____
Will they be lighted? Yes No
What will be the combined square footage of the sign(s)? _____
 - (d) Please describe the type of business. _____
3. Will the project result in any structures over 40 feet in height (measuring from the highest point of a structure to the lowest point of natural or finished grade, whichever is lower)? Yes No
(If the structure is close to 40 feet in height, it will be necessary to provide building elevations [all sides] and a grading plan which shows existing and proposed grade to obtain a jurisdictional determination.)
4. Will the project result in the removal of sand, gravel, topsoil or minerals from the property? (This does not include excavation of a foundation.) Yes No
5. Will waste material, such as construction debris, be disposed on the property? Yes No
If yes, explain the type and volume of debris.

6. If the property contains shoreline, what will be the distance from the mean high water mark to the closest new structure or expansion? 0 feet
If an expansion, how far from the mean high water mark is the existing structure? _____ feet

Will the existing roof ridgeline height be increased by more than 2 feet? Yes No
If yes, what is the proposed new ridgeline height in feet above the existing ridgeline height? _____ feet
7. Will any vegetation be cut within 35 feet of a lake, pond, river or stream? Yes No
Your sketch should show the size and type of vegetation to be removed relative to the size and type which will remain.
8. Does the proposal involve provision of any new or additional deeded or contractual access to the shoreline?
 Yes No If yes, provide the number of new or additional lots being provided access (identify by tax map designation) and the width of the access area.

E. SKETCH MAP (Does not need to be professionally prepared)

On a separate sheet, provide a scaled sketch map of the property showing acreage, boundaries, and natural features and water bodies. Include the location of all existing and proposed development (including structures, on-site wastewater treatment system, water supply, driveways, roads, and areas of clearing etc.) It should be drawn at a scale which clearly shows the location of all proposed activity and measurements must be labeled. For a shoreline parcel, show the lot width and indicate the setback distance from mean high water mark of any existing or proposed structure and sewage system. Also, provide the north arrow, the name of the map maker and date it was prepared.

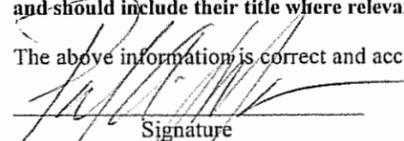
F. CHECK LIST

- Have you answered all of the questions?
- Did you include a copy of the current recorded deed?
- Did you include a sketch map?
- Is the form signed by an authorized person?
- Did you provide the tax map identification number?
- Did you include your return mailing address and phone number?

G. SIGNATURE OF AUTHORIZED PERSON

Note: Authorized persons are owners of land or their attorney, or purchasers of land or their attorney (with a signed contract). Individuals signing this form on behalf of other entities (e.g, LLCs) must have the legal authority to do so and should include their title where relevant.

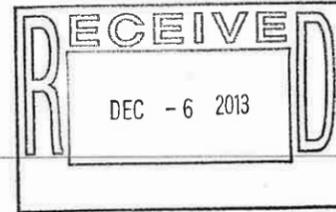
The above information is correct and accurate to the best of my knowledge.

 _____
Signature Date 10/17/2013 Paul A. Maroun, Mayor
Please print or type name
(and title where relevant)

H. RETURN TO:

Adirondack Park Agency
PO Box 99
Ray Brook, NY 12977
(518) 891-4050

Revised March 28, 2013



December 4, 2013

Honorable Paul A. Maroun, Mayor
Village of Tupper Lake
53 Park Street
PO Box 1290
Tupper Lake, NY 12986

Dear Mayor Maroun:

RE: Jurisdictional Determination J2013-0698

The proposed construction of two beaches, the relocation of a portion of the walking trail, and the renovations to the existing restrooms as described in the materials submitted on behalf of the Village of Tupper Lake, on November 4, 2013 does not require a permit or variance from this Agency, provided the facts submitted are accurate and complete, and provided there is compliance with the restrictions below.

Description

It is our understanding that the project consists of the following:

1. The property is a 20.05±-acre parcel having shoreline on Raquette Pond and is located in the Village and Town of Tupper Lake, Franklin County, on New York State Route 3 (Demars Blvd.), tax map designations 490.51-1-1 and 490.59-1-1.
2. Tax parcel 490.51-1-1 is owned by the Village of Tupper Lake as described in a deed recorded on December 21, 1932 in Liber 209 of Deeds, page 130, and tax parcel 490.59-1-1 is owned by the Village of Tupper Lake as described in a deed recorded in Liber 473 of Deeds, page 430, both in the Franklin County Clerk's Office.
3. A review of the history of your property since the May 22, 1973 enactment date of the Adirondack Park Land Use and Development Plan is not necessary for the Agency to make a determination on your current proposal. As such, this determination makes no reference as to the deed history of this property.
4. Currently the property is improved by a baseball stadium constructed in the 1930's (including the announcer's booth), a pavilion and restrooms constructed in the 1980's, a gazebo constructed in the 1990's, and a playground and pavilion constructed in 2013.

P.O. Box 99 • NYS Route 86 • Ray Brook, NY 12977 • 518 891-4050 • 518 891-3938 fax • www.apa.state.ny.us

Honorable Paul A. Maroun
December 4, 2013
Page 2

5. Agency determination J2007-139 confirmed that no Agency permit was required for the replacement construction of the announcer's booth; determination J2011-0624 confirmed that no Agency permit or variance was required for the proposed gateway, parking lot, shade structures, look-out tower, and children's playground.
6. The Village of Tupper Lake proposes to construct two beach areas utilizing a total of 400± feet of shoreline, relocate the existing walking trail (which will remain flush to the ground with no raised elements) around the two proposed beach areas, and complete interior renovations to the existing restrooms, as confirmed during a November 12, 2013 telephone call and as shown on the map entitled, "Project Parcel Plan, Village of Tupper Lake Beach Feasibility Study, C1," dated October 14, 2013 and received at the Agency on November 4, 2013.

No subdivision, or additional land use or development is proposed at this time.

If any of the above is incorrect, please contact the Agency as a different determination could result.

FOR YOUR INFORMATION:

This determination is based upon the existing laws, regulations and Park Plan Map administered by the Agency. If they change before substantial commencement of the proposed project, this determination may also change.

The property is located in a Hamlet land use area on the Adirondack Park Land Use and Development Plan Map.

Agency staff has determined that there are no wetlands subject to Agency jurisdiction on the property, based on interpretation of wetland maps available to the Agency. However, field inspection by Agency staff is the only way to confirm the presence, location and size of wetlands particularly along the shoreline. If you have reason to believe that any wetlands would be affected by the proposal, you are encouraged to contact the Agency to arrange a site visit prior to undertaking the project.

The property is not located in a statutory critical environmental area.

The property is not located in a designated river area pursuant to the New York State Wild, Scenic and Recreational Rivers System Act.

Restrictions

Although the proposed project described above does not require an Agency permit, the following restrictions are imposed by law.

1. In a Hamlet land use area, any new structure over 100 square feet in size (except docks and boathouses - see definitions in the enclosed flyer) must be set back at least 50 feet from the mean high water mark of all lakes and ponds and any river or stream

Honorable Paul A. Maroun
December 4, 2013
Page 3

which is navigable by boat, including canoe. Building setbacks are measured horizontally from the closest part of the structure to the mean high water mark. Porches, decks and other physically attached components are considered part of the structure when applying the setback requirements.

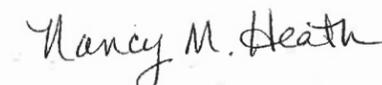
Vegetative cutting restrictions apply to the shoreline of any navigable water body. The removal of any vegetation is limited within 6 feet of the high water mark. The cutting of trees is limited within 35 feet of the high water mark. Enclosed is a flyer which further describes shoreline restrictions.

2. Projects must be undertaken in accord with Agency regulations implementing the State Freshwater Wetlands Act. Enclosed is a flyer describing some of the activities which require a wetlands permit.
3. No structure other than residential radio and television antennas and certain agricultural structures may exceed 40 feet in height without an Agency permit. For Agency purposes, height is measured from the highest point of the structure to the lowest point of finished or natural grade (height flyer enclosed).

The proposal may require approvals from other government entities. We recommend that you check with Town authorities to obtain all necessary approvals prior to beginning your project.

If you have any questions, please do not hesitate to contact the Agency.

Sincerely,



Nancy M. Heath
Project Administrator

NMH:DWM:mp

Enclosures: Shoreline, Wetlands, and Structure Height Flyers

cc: Erin Burns, NYSDEC, (via e-mail)
Paul O'Leary, Town of Tupper Lake Code Officer (via e-mail)
Peter P. Edwards, Village of Tupper Lake Code Officer (via e-mail)



October 22, 2013

Ms. Susan Kennedy
NYS Department of Health
41 St. Bernard Street
Saranac Lake, NY 12983-1834

Re: Village of Tupper Lake
Beach Feasibility Study

Dear Susan,

Thank you for taking the time to discuss the Village of Tupper Lake's feasibility study to evaluate the potential of creating a bathing beach at their park facilities on Raquette Pond along Demars Blvd. In efforts to obtain formal agency input on the permitting hurdles ahead, would you be able to review the enclosed project information and provide appropriate guidance? We would greatly appreciate a letter with your feedback on the water quality and aquatic characteristics as recently sampled/observed along with identification of any problematic areas or perceived difficulties in achieving compliance with Subpart 6-2.

In summary, please find the enclosed documents for your consideration.

- Site Reconnaissance Plan Set C1-C6, dated 10/14/13
- Water Quality Data

If you have any questions, feel free to contact me.

Thank you.

Sincerely,

Michael Coon, P.E.
Project Engineer

cc:

NEW YORK
state department of
HEALTH

Nirav R. Shah, M.D., M.P.H.
Commissioner

Sue Kelly
Executive Deputy Commissioner

November 13, 2013

Mr. Michael Coon, P.E.
AEDA, P.C.
1246 Route 3
Plattsburgh, NY 12901

Re: Municipal Bathing Beach Feasibility Study,
Tupper Lake (V), Franklin County.

Dear Mr. Coon:

This is in response to your October 22, 2013 letter regarding the development of a municipal bathing beach on Raquette Pond in the Village of Tupper Lake. You included some preliminary maps and water quality data with your letter. This proposal has merit. You've asked for our input and guidance in this matter.

Public bathing beaches are regulated by the NYSDOH under Subpart 6-2 of the State Sanitary Code. Any proposed bathing beach must comply with the requirements of Subpart 6-2. Subpart 6-2 requires a new bathing beach to be designed by a New York State-licensed professional engineer or architect. There are generally two items that the NYSDOH requires to be submitted for review and approval prior to constructing and permitting a new bathing beach. This includes the submittal of a sanitary survey report and the submittal of engineering plans.

The purpose of the sanitary survey report is to evaluate the bathing beach site for development. There are several factors that can affect the development of a bathing beach. These factors include but are not limited to location, water quality, nearby sources of contamination, weather conditions, topography, and nearby activities. A sanitary survey report should conclude whether a particular site is viable for development as a bathing beach. The sanitary survey report should be submitted to the NYSDOH for review prior to preparing engineering plans to avoid any confusion or unnecessary delays.

A sanitary survey report for a bathing beach must address the items required under Subpart 6-2, section 6-2.19(3.0). Special consideration should be given to sources of contamination such as nearby wastewater and stormwater flows, combined sewer overflows, and septic systems.

Engineering plans can be prepared after a sanitary survey report demonstrates that a site is acceptable for development as a bathing beach. Bathing beach plans must be prepared and meet the requirements of Subpart 6-2, sections 6-2.19(4.0) and 6-2.19(5.0). A copy of the enclosed form DOH-2436, *Engineering Report for Bathing Beaches*, must be completed by the design professional and submitted with the engineering plans to the NYSDOH for review and approval. A bathing beach should not be developed until engineering plans have been approved by the NYSDOH.

There are two distinct areas that you're proposing to develop as public bathing beaches in the Village of Tupper Lake. One of the beach sites is next to the baseball field at the Village's municipal park. The other site is at the end of Mill Street at Flanders Park. It's unclear if you're planning to develop two separate beaches, or if you're evaluating two alternative sites at this early planning stage.

Whatever the case, each beach site would be considered a separate facility for regulatory purposes. Each beach site must comply with the requirements of Subpart 6-2.

I've reviewed the preliminary plans and water quality data that you submitted. The water quality data was collected from the end of a boat dock at the municipal park. The data indicate that the water quality is generally good for developing a public bathing beach. However, the data are incomplete. There is a stormwater sewer pipe outfall in the proposed location of the municipal park beach. There is a stormwater sewer pipe outfall at the end of Mill Street and adjacent to the proposed beach at Flanders Park. Stormwater is a source of contamination. The sanitary survey report for the proposed beaches must include surveillance sampling results that are consistent with Subpart 6-2, section 6-2.19(3.6) at each beach location. The sanitary survey report must also address the physical, chemical and biological quality of the bathing areas with attention to objectionable aquatic vegetation (duck weed, blue green algae, milfoil, etc.).

The sanitary survey report for the proposed beaches must include more specific information concerning the topography of each beach site. This must include maps drawn to scale and showing the adjacent land and lake bottom contours at each beach. Lake bottom contours should be displayed at one foot intervals. A site evaluation at each beach site should reveal any unusual underwater features such as submerged logs, trees, rocks, boulders, large debris, and undesirable lake bottom material (muck).

There are other regulatory issues that you need to consider prior to developing plans for a new bathing beach. The proposed beaches may need permits or approvals from other state and federal agencies. The proposed beach will likely involve altering shoreline areas by way of excavation, dredging or filling. This activity may require permits and approvals from the Adirondack Park Agency, NYS Department of Environmental Conservation, and the US Army Corps of Engineers. You should check with these and other agencies to inquire about additional review and permit requirements.

Any proposed public bathing beach must undergo an environmental review that is consistent with the SEQRA and 10NYCRR Part 97. In accordance with Part 97, an initial plan approval of a bathing beach is a SEQRA type 1 action that requires a coordinated review and filing a Full Environmental Assessment Form. The proposed bathing beaches in the Village of Tupper Lake are of local significance. Therefore, the lead agency for conducting the SEQRA review would likely be the village planning board.

We look forward to working with you on this project. Please feel free to contact us if you have any questions or want to discuss this matter.

Sincerely,



Kevin C. Scheuer, P.E.
Public Health Engineer 2



SITE IMPACTS:

Best management practices to be employed to avoid or reduce water quality impairments from upland runoff or in-water activities:

Any potentially adverse impacts to the surface hydrology within the project area due to the introduction of new impervious areas or other surface alterations will be mitigated by implementation of best management practices in accordance with the New York State Stormwater Management Design Manual.

Impacts, if any, to State designated Significant Coastal Fish and Wildlife Habitat areas, Scenic Areas, of Statewide significance, other Coastal Management Program special management areas, or other sensitive resources, and how those impacts should be avoided or mitigated:

Per the NYSDOS Office of Planning and Development resources there are no SCFWH, Scenic Areas, or other Coastal Management Program areas within the project area or elsewhere on Raquette Pond. No impacts to wildlife habitats, scenic areas, or other sensitive resources are anticipated.



Architectural & Engineering DESIGN Associates P.C.

project memo

PROJECT: Village of Tupper Lake - Beach Feasibility & Park Masterplan

ENGINEER'S PROJECT #: 13014

TO: Terrain-NYS Landscape Architecture PC **DATE ISSUED: 12/13/13**

AGENCY FINDINGS

New York State Department of Health:

On October 22, 2013 a letter was sent to the New York State Department of Health outlining the intent of the beach feasibility study and requesting regulatory guidance on the potential for a beach along the Village shoreline. Included in the letter was a set of AEDA, P.C.'s site reconnaissance plan sheets C1-C6, dated 10/14/13, and a Water Quality Data spreadsheet provided an overview of the Raquette Pond sampling results from the span of 7/25/13 through 9/6/13.

Mr. Kevin Scheuer, P.E. of the New York State Department of Health reviewed the submitted information and provided a response letter dated 11/13/13. In summary of Mr. Scheuer's letter, the following guidance was provided.

- Formal permitting would require submittal & review of the following documents developed in accordance with Subpart 6-2.
 - Sanitary Survey Report
 - Engineering Plans
 - Form DOH-2436, Engineering Report for Bathing Beaches
- General sentiments offered by NYSDOH:
 - "This proposal has merit"
 - "Special consideration should be given to sources of contamination"
 - "The data indicate that the water quality is generally good for developing a public bathing beach"
- A follow-up conversation with Mr. Scheuer determined that the stormwater outfalls along the shoreline should be evaluated in the Sanitary Survey Report to determine the potential impact on water quality and siting of the beach or relocation of outfalls should be planned for accordingly. The stormwater outfalls are not considered sanitary discharges and therefore are not regulated as such.

Adirondack Park Agency:

On October 31, 2013 a Jurisdictional Inquiry Form and accompanying documents were sent to the Adirondack Park Agency for determination of APA regulatory involvement in the development of a beach including relocation of the existing trail and improvements to the restroom facilities. Attachments to the JIF document included AEDA, P.C.'s site reconnaissance plan sheet C1, dated 10/14/13, and property deeds.

Ms. Nancy Heath of the Adirondack Park Agency issued Jurisdictional Determination J2013-0698, dated 12/4/13, which states that such actions would not require APA permitting or variance. The following guidance was provided as part of the determination.

- Any new structure over 100 square feet, except docks and boathouses, must be set back at least 50 feet from the mean high water mark.
- Vegetative cutting is restricted within 4 feet of the high water mark and tree cutting is limited within 35 feet of the high water mark.

New York State Department of Environmental Conservation:

Correspondence with Erin Burns, Environmental Analyst with the NYSDEC, identified the following permits typically required for construction and operation of beach facilities.

- Excavation or Placement of Fill in Navigable Waters – Coverage for work at or below the mean high water mark of Raquette Pond. Of note is that the fisheries division requires that material added to the pond bottom surface should be peal gravel and not sand, should the bottom surface require alterations.
- Floating Objects Other Than Aids to Navigation – Coverage for buoys, swim area markers, etc.
- SPDES General Permit for Stormwater Discharges from Construction Activity – Coverage for temporary erosion and sediment control should overall project disturbance exceed 1 acre.
- SEQRA Full Environmental Assessment Form – Environmental review coordinated through all involved agencies. As identified by the NYSDOH the lead agency for the SEQRA review would likely be the Village of Tupper Lake Planning Board.
- Joint Application Form – Coordinated permit determination process with the US Army Corps of Engineers.

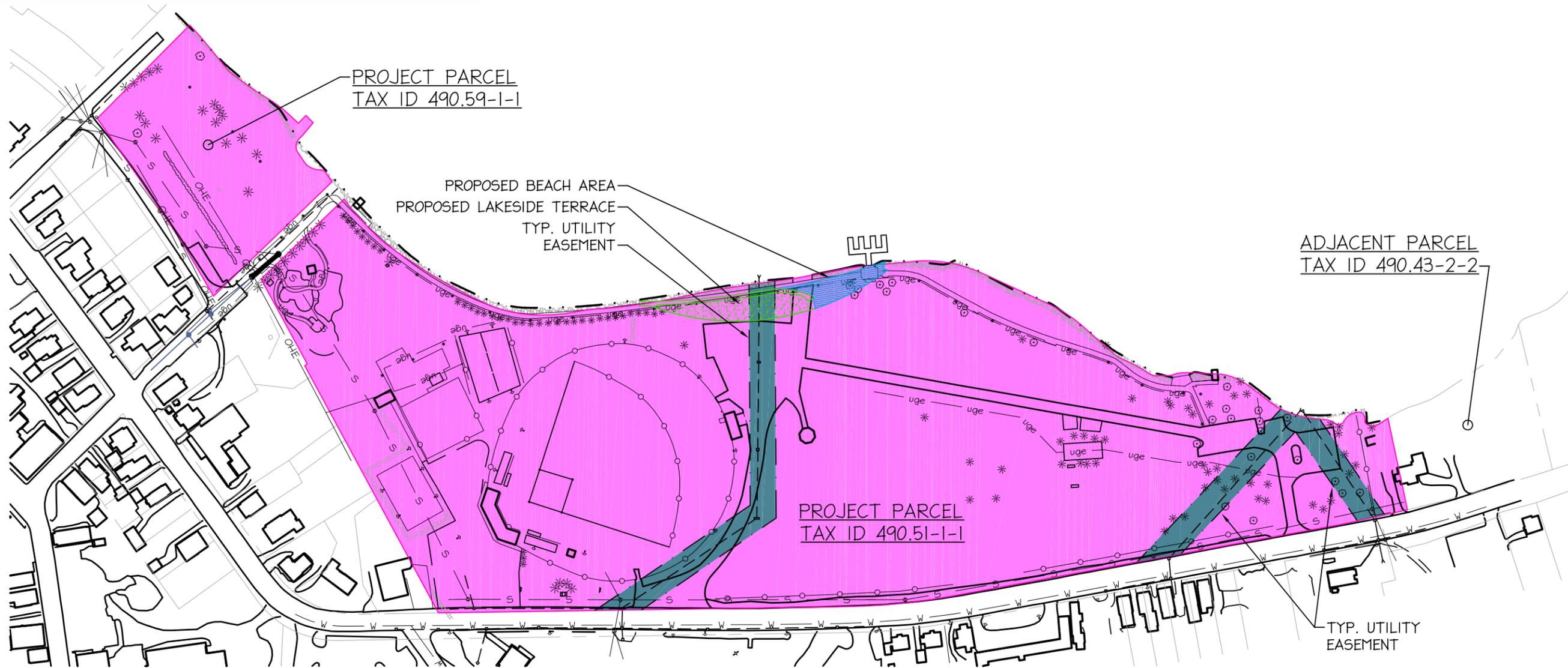
US Army Corps of Engineers:

Correspondence with John Connell, Senior Project Manager with the US Army Corps of Engineers, identified that the starting point for the permitting process begins with filing of a Joint Application Form. This provides the ACOE with initial information to evaluate the required permits/determination required by the agency. It is anticipated the following permits may be applicable.

- Permits for Discharges of Dredged or Fill Material into Waters of the United States – Coverage for work at or below the mean high water mark of Raquette Pond.
- Nationwide Permit 11: Temporary Recreational Structures – Coverage for buoys, swim area markers, etc.
- Nationwide Permit 33: Temporary Construction, Access and Dewatering – Coverage for temporary cofferdams, dewatering structures, etc.

Attached Supporting Documents:

- Letter submitted to NYSDOH, dated 10/22/13
- Letter received from Kevin Scheuer, P.E., NYSDOH, dated 11/13/13
- Jurisdictional Inquiry Form submitted to APA, dated 10/31/13
- Determination received from Nancy Heath, APA, dated 12/4/13



ADIRONDACK PARK AGENCY NOTES:
THE PROJECT AREA IS FULL WITHIN THE LAND USE CLASSIFICATION OF "HAMLET" IN ACCORDANCE WITH THE ADIRONDACK PARK LAND USE AND DEVELOPMENT MAP.

ZONING DISTRICT NOTES:

- THE PROJECT PARCELS ARE WITHIN THE ZONE "OS" ZONE - OPEN SPACE RECREATION.
- THE ABUTTING PARCEL IS WITHIN THE ZONE "SRD" ZONE - SHOREFRONT RESORT DEVELOPMENT.

PROJECT PARCEL OWNERS:
TAX ID: 490.51-1-1
VILLAGE OF TUPPER LAKE
P.O. BOX 1290
53 PARK STREET
TUPPER LAKE, NY 12986

TAX ID: 490.59-1-1
VILLAGE OF TUPPER LAKE
P.O. BOX 1290
53 PARK STREET
TUPPER LAKE, NY 12986

ADJACENT PARCEL OWNER:
TAX ID: 490.43-2-2
JERZY & DONNA MALISZEWSKI
71 DEMARS BLVD.
TUPPER LAKE, NY 12986

PROJECT PARCEL PLAN

SCALE: 1" = 200'



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

PLAN KEY	
	PROJECT PARCEL
	EASEMENT AREA
	PROP. BEACH AREA
	PROP. TERRACE

Architectural & Engineering DESIGN Associates P.C.
1246 Rt. 3
P.O. Box 762
Plattsburgh, New York 12901
tel: 518.562.1800
fax: 518.562.1702
email: aedapc@aedapc.com

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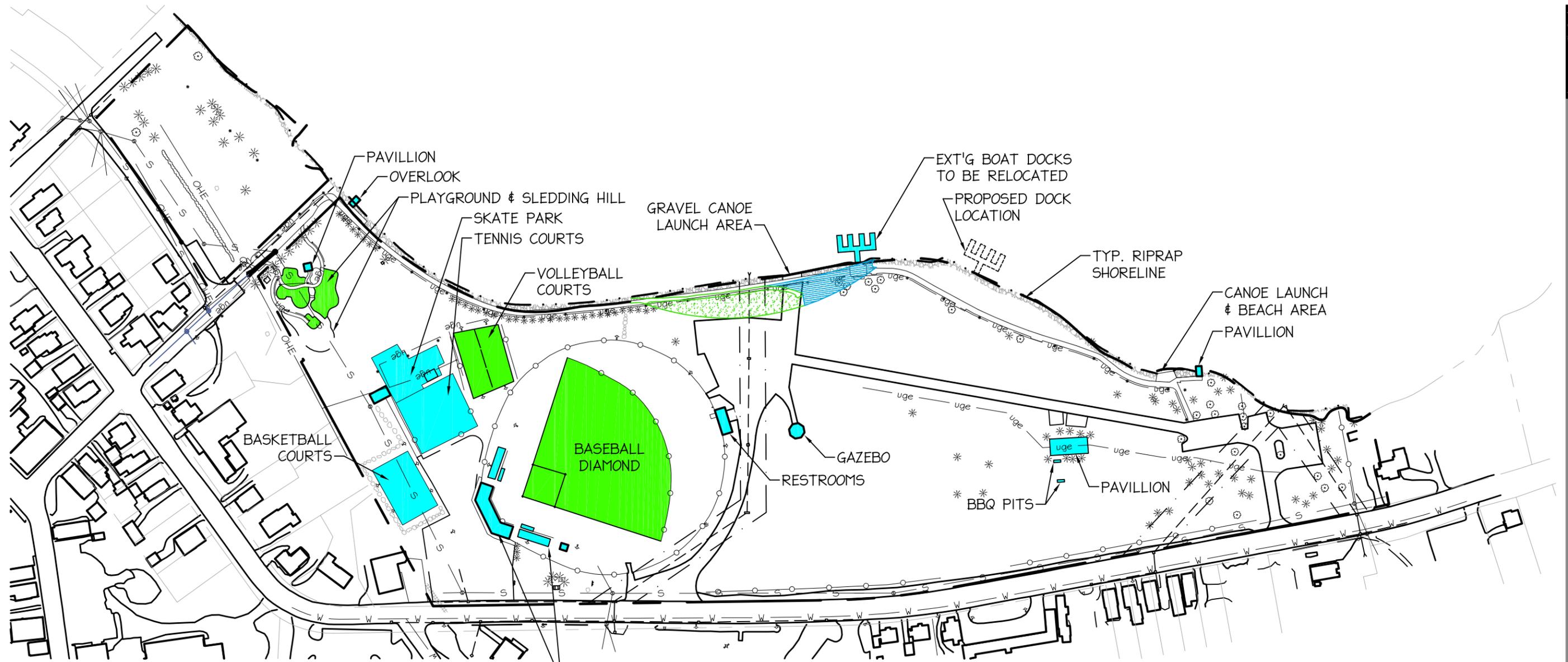
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PROJECT TITLE
**VILLAGE OF TUPPER LAKE
BEACH FEASIBILITY STUDY**
DEMARIS BLVD, VILLAGE OF TUPPER LAKE, FRANKLIN COUNTY, NY

DRAWING TITLE
PROJECT PARCEL PLAN

DRAWN BY: MSC
CHECKED BY: JJA
DATE: 8/5/14
PROJECT NO.: 13014

C1

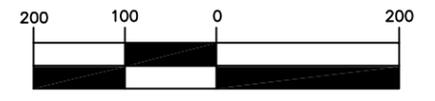


EXISTING FACILITY PLAN

SCALE: 1" = 200'



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

PLAN KEY	
	BLDG/STRUCTURE
	RECREATION AREA
	PROP. BEACH AREA
	PROP. TERRACE



Architectural & Engineering DESIGN Associates P.C.

1246 Rt. 3
P.O. Box 762
Plattsburgh, New York 12901
tel: 518,562,1800
fax: 518,562,1702
email: aedapc@aedapc.com

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PROJECT TITLE
**VILLAGE OF TUPPER LAKE
BEACH FEASIBILITY STUDY**
DEMARS BLVD, VILLAGE OF TUPPER LAKE, FRANKLIN COUNTY, NY

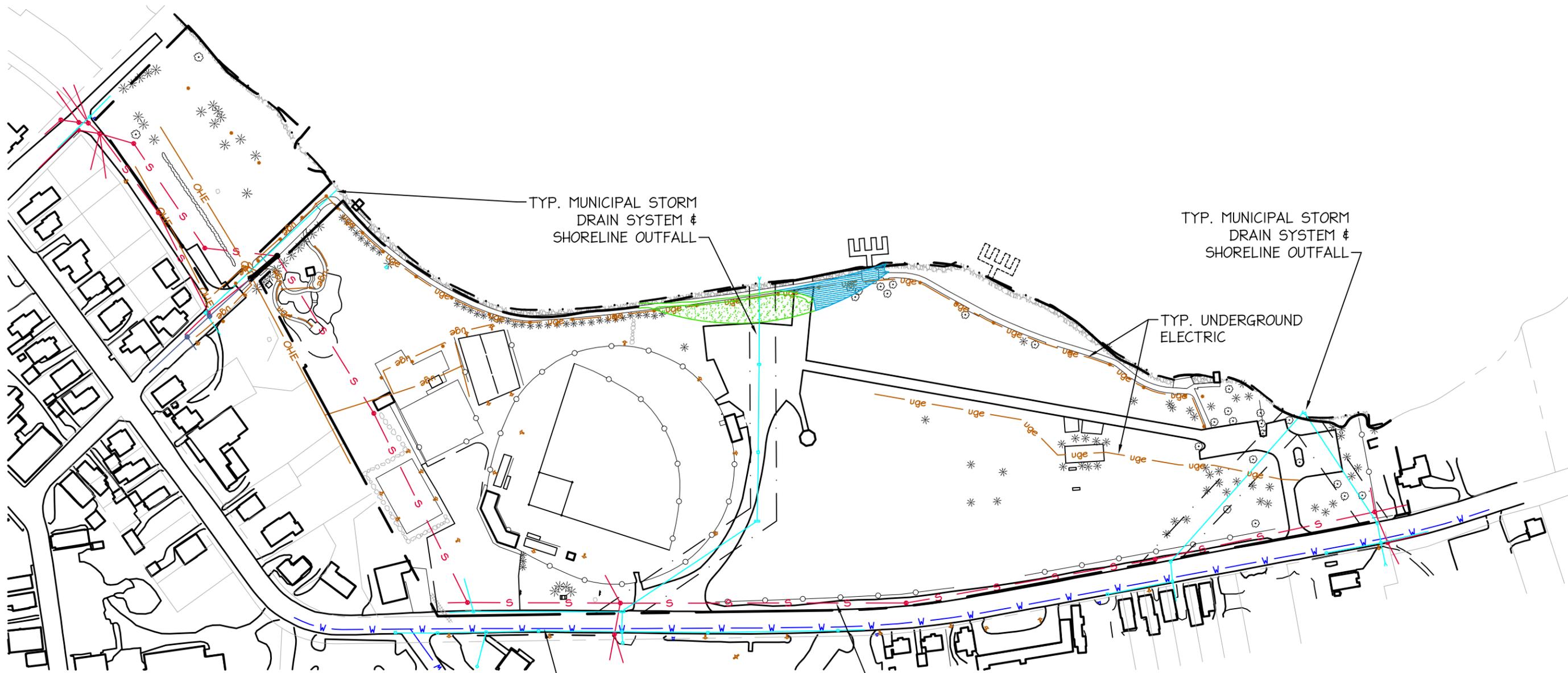
DRAWING TITLE
EXISTING FACILITY PLAN

DRAWN BY MSC
CHECKED BY JAA
DATE 8/5/14
PROJECT NO. 13014

C2

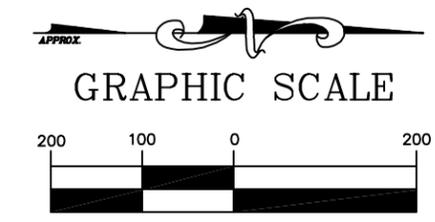


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EXISTING UTILITY PLAN

SCALE: 1" = 200'



PLAN KEY	
— S —	SANITARY SEWER
— W —	WATER MAIN
— SD —	STORM DRAIN
— uge —	ELECTRICAL
[Blue Hatched Box]	PROP. BEACH AREA
[Green Dotted Box]	PROP. TERRACE

AEDA
 Architectural & Engineering DESIGN Associates P.C.
 1246 Rt. 3
 P.O. Box 762
 Plattsburgh, New York 12901
 tel: 518.562.1800
 fax: 518.562.1702
 email: aedapc@aedapc.com

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PROJECT TITLE
VILLAGE OF TUPPER LAKE BEACH FEASIBILITY STUDY
 DEMARS BLVD, VILLAGE OF TUPPER LAKE, FRANKLIN COUNTY, NY

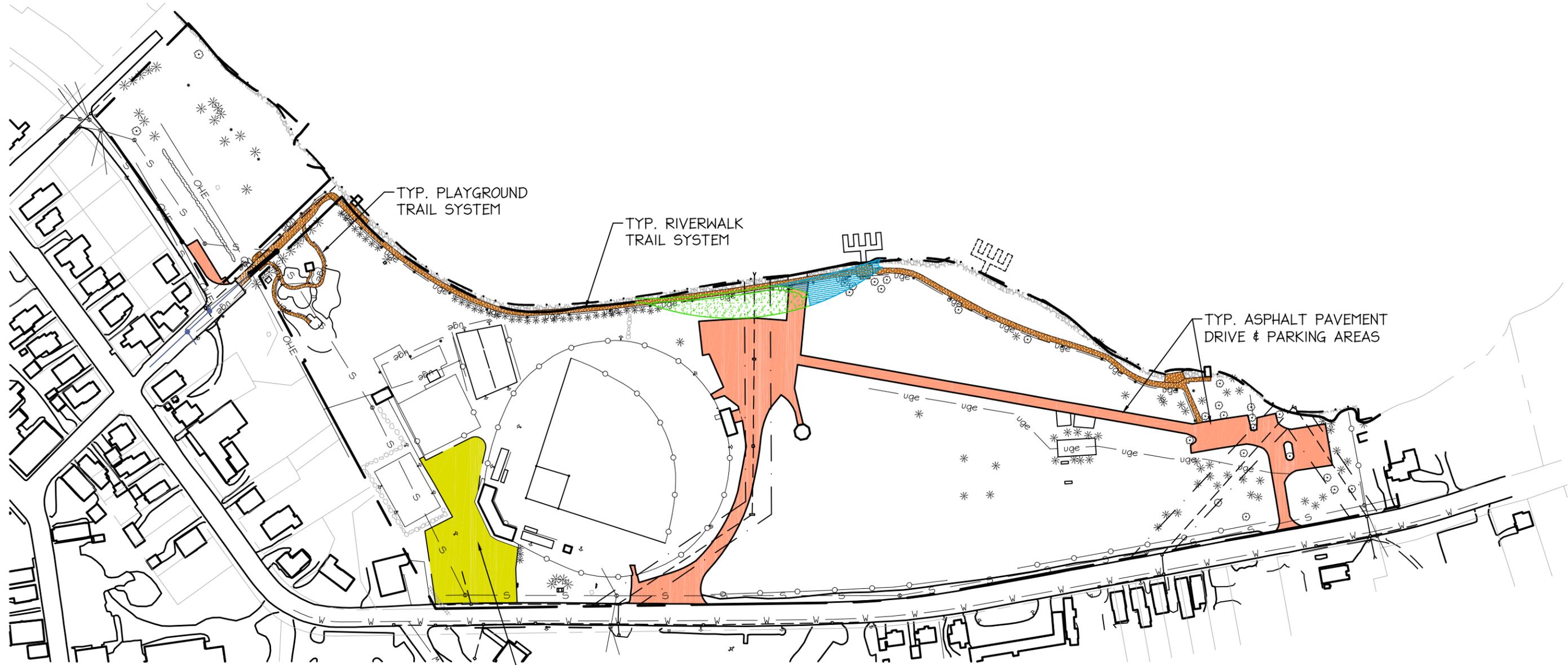
DRAWING TITLE
 EXISTING UTILITY PLAN

DRAWN BY: MSC
 CHECKED BY: JAA
 DATE: 8/5/14
 PROJECT NO.: 13014

C3

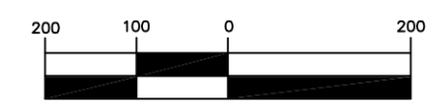


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PROJECT ACCESS PLAN

SCALE: 1" = 200'



(IN FEET)
1 inch = 200 ft.

PLAN KEY	
	ASPHALT PARKING
	ASPHALT TRAIL
	GRAVEL PARKING
	PROP. BEACH AREA
	PROP. TERRACE

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PROJECT TITLE
**VILLAGE OF TUPPER LAKE
BEACH FEASIBILITY STUDY**
DEMARS BLVD, VILLAGE OF TUPPER LAKE, FRANKLIN COUNTY, NY

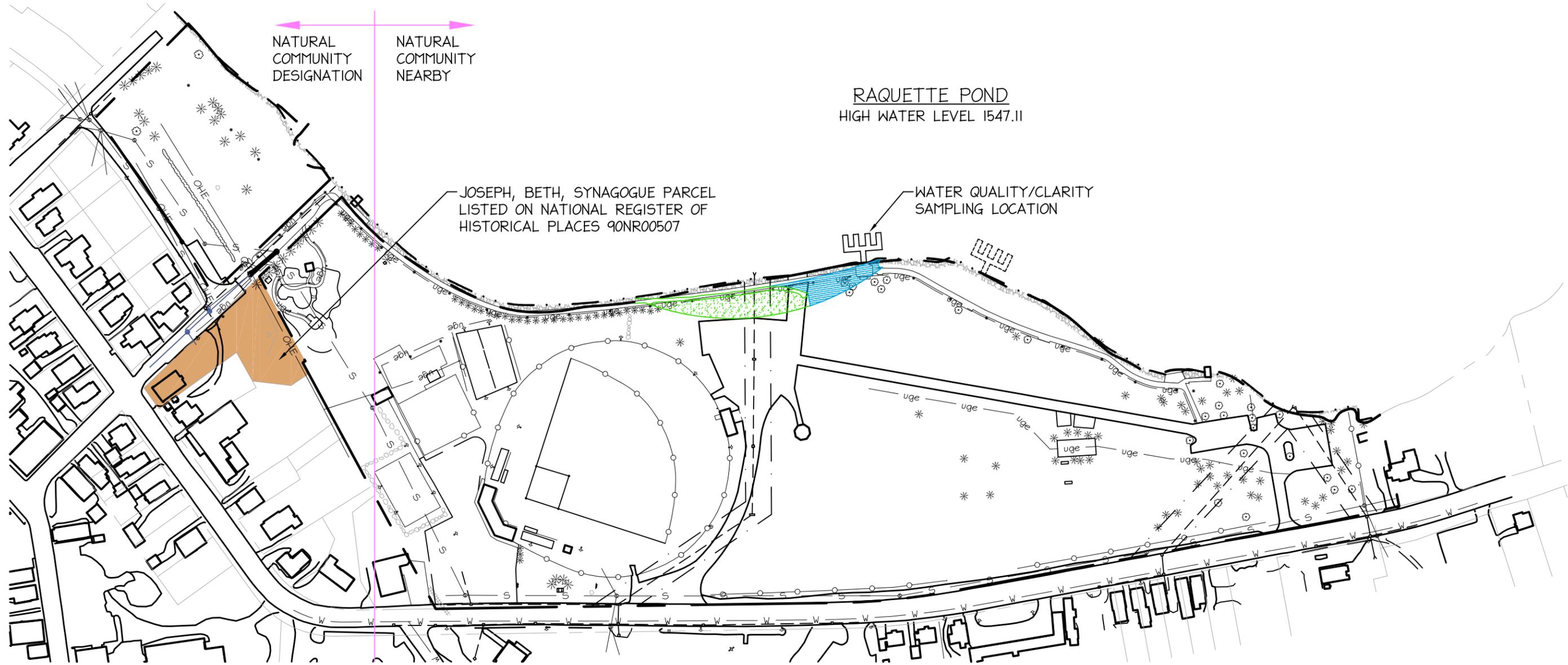
DRAWING TITLE
PROJECT ACCESS PLAN

DRAWN BY MSC
CHECKED BY JAA
DATE 8/5/14
PROJECT NO. 13014

C4



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NATURAL COMMUNITY DESIGNATION
 NATURAL COMMUNITY NEARBY

RAQUETTE POND
 HIGH WATER LEVEL 1547.11

JOSEPH, BETH, SYNAGOGUE PARCEL
 LISTED ON NATIONAL REGISTER OF
 HISTORICAL PLACES 90NR00507

WATER QUALITY/CLARITY
 SAMPLING LOCATION

SOILS & GEOLOGY NOTES:

1. ON-SITE SOILS HAVE BEEN CLASSIFIED AS ADAMS-CROGHAN AND BERKSHIRE-DIXMONT SERIES SOILS AS REFERENCED FROM HISTORICAL PROJECT INFORMATION.
2. THE ADAMS-CROGHAN AND BERKSHIRE-DIXMONT SOILS SERIES HAVE A REPORTED HYDROLOGIC SOIL GROUP CLASSIFICATION OF 25% GROUP A, 50% GROUP B, AND 25% GROUP C.
3. THE USDA NRCS SOIL SURVEY DOES NOT CLASSIFY SOIL TYPES IN THIS PORTION OF FRANKLIN COUNTY.

HISTORIC REGISTER NOTES:

THE WATERFRONT REVITALIZATION FLANDERS PARK PROJECT TO CONSTRUCT THE PLAYGROUND ADJACENT TO THE JOSEPH, BETH, SYNAGOGUE RECEIVED A STATEMENT OF "NO IMPACT UPON CULTURAL RESOURCES" BY THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION.

NATURAL COMMUNITY NOTES:

1. AS IDENTIFIED USING THE NYSDEC ENVIRONMENTAL RESOURCES MAPPER, THE PRESENCE OF THE DEEP EMERGENT MARSH NATURAL COMMUNITY MAY BE FOUND IN OR AROUND THE PROJECT PARCEL.
2. THE ZONE OF KNOWN NATURAL COMMUNITIES AND NEARBY COMMUNITIES IS DEPICTED ON THE PLAN PER NYSDEC MAPPING.
3. A REVIEW OF THE PROJECT PARCELS INDICATES NO OBSERVED DEEP EMERGENT MARSHES WITHIN THE PROJECT PARCELS.

FLOOD HAZARD NOTES:

RAQUETTE POND DOES NOT HAVE AN ESTABLISHED BASE FLOOD ELEVATION, HOWEVER THE RAQUETTE POND SHORELINE IS CONSIDERED A "FLOOD ZONE A" AS DESIGNATED BY FEMA.

ENVIRONMENTAL CONDITIONS PLAN

SCALE: 1" = 200'



GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.

PLAN KEY

- HISTORIC SITE
- RESOURCE ZONE
- PROP. BEACH AREA
- PROP. TERRACE



Architectural & Engineering DESIGN Associates P.C.

1246 Rt. 3
 P.O. Box 782
 Plattsburgh, New York 12901
 tel: 518.562.1800
 fax: 518.562.1702
 email: aedapc@aedapc.com

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 BEACH FEASIBILITY STUDY**
 DEMARS BLVD., VILLAGE OF TUPPER LAKE, FRANKLIN COUNTY, NY

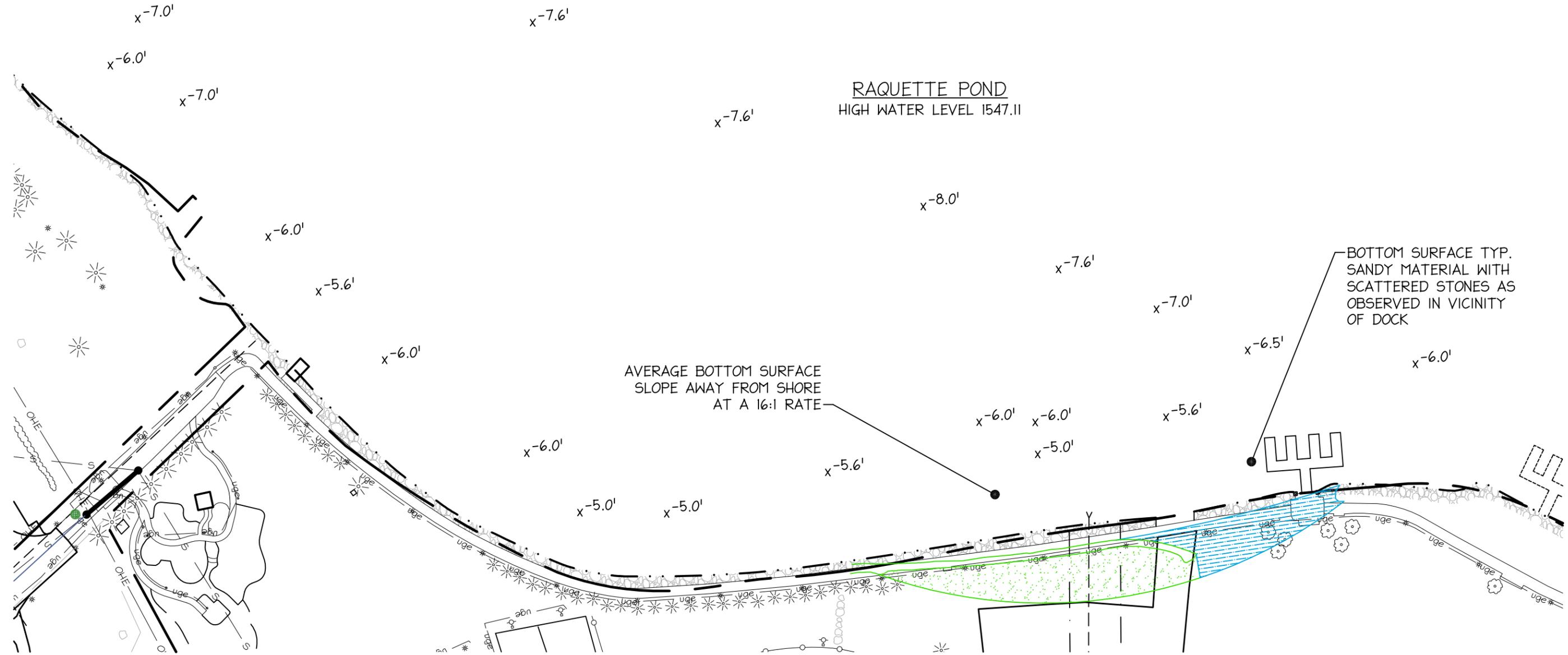
DRAWING TITLE
 ENVIRONMENTAL CONDITIONS PLAN

DRAWN BY MSC
 CHECKED BY JAA
 DATE 8/5/14
 PROJECT NO. 13014



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RAQUETTE POND HIGH WATER LEVEL 1547.11



BOTTOM SURFACE TYP. SANDY MATERIAL WITH SCATTERED STONES AS OBSERVED IN VICINITY OF DOCK

AVERAGE BOTTOM SURFACE SLOPE AWAY FROM SHORE AT A 16:1 RATE

POND BOTTOM SURFACE NOTES:

1. DEPTH READINGS WERE PERFORMED BY AEDA, P.C. ON 10/4/13.
2. THE MEASURED AVERAGE BOTTOM SURFACE SLOPES AT A 16:1 RATE FROM THE SHORELINE TO THE APPROXIMATE DEPTH OF 5 FEET TO 6 FEET.
3. THE ALLOWABLE BOTTOM SURFACE SLOPE PER NYCRR PART 6, SUBPART 6-2.19-4.5 BATHING BEACHES MUST BE UNIFORM AND NOT EXCEED 10:1.
4. THE OBSERVED SANDY BOTTOM MATERIAL IN THE VICINITY OF THE BOAT DOCK IS IN CONFORMANCE WITH NYCRR PART 6, SUBPART 6-2.19-4.6 BATHING BEACHES WHICH REQUIRES SAND, PEA GRAVEL, OR SIMILAR MATERIALS IN WATERS SHALLOWER THAN 6 FEET.
5. ADDITIONAL INVESTIGATION AND IMPROVEMENTS MAY BE NECESSARY TO ENSURE THE BOTTOM MATERIAL IS CONSISTENT OVER THE ENTIRE BATHING BEACH AREA.

WATER CURRENT NOTES:

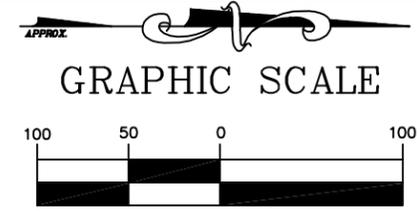
1. AT THE TIME OF PERFORMING DEPTH READINGS, AEDA, P.C. OBSERVED SLACK SURFACE WATER CONDITIONS WITH LITTLE TO NO DISCERNABLE CURRENT.
2. MAXIMUM ALLOWABLE CURRENT PER NYCRR PART 6, SUBPART 6-2.19-4.9 BATHING BEACHES MUST BE BELOW 3 FEET PER SECOND.

WATER QUALITY NOTES:

1. AEDA, P.C. HAS CONDUCTED WATER SAMPLING & MONITORING TO ESTABLISH BASELINE WATER QUALITY AND CLARITY CONDITIONS WHICH STARTED ON 7/25/13 AND CONCLUDED ON 9/6/13.
2. THE FOLLOWING ARE AVERAGE WATER QUALITY & CLARITY CHARACTERISTICS AS SAMPLED FROM THE END OF THE BOAT DOCK.
 - CLARITY DEPTH = 5.9 FEET
 - pH = 6.2
 - TURBIDITY = 2.6 NTU
 - TEMPERATURE = 22.1 °C
 - TOTAL COLIFORM = 1,391 MPN/100mL
 - E. COLI = 21 MPN/100mL
3. SAMPLED DATA IS WITHIN ACCEPTABLE WATER QUALITY PARAMETERS PER NYCRR PART 6, SUBPART 6-2.19-4.11 BATHING BEACHES, AS REGULATED BY THE NEW YORK STATE DEPARTMENT OF HEALTH.

AQUATIC CONDITIONS PLAN

SCALE: 1" = 100'



(IN FEET)
1 inch = 100 ft.

PLAN KEY

- x-5.0' DEPTH READING
- SHORELINE
- [Blue Hatched] PROP. BEACH AREA
- [Green Dotted] PROP. TERRACE



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

VILLAGE OF TUPPER LAKE
53 PARK STREET, TUPPER LAKE, NY 12986

BEACH FEASIBILITY STUDY AND WATERFRONT PARK MASTER PLAN
WATER QUALITY DATA

End of Public Dock							Municipal Park Storm Drain Outfall		Mill Street Storm Drain Outfall		Sunset Motel Storm Drain Outfall	
Sample Date	Total Coliform (MPN/100mL)	E. coli (MPN/100mL)	Turbidity	pH	Secci Disk (ft)	Temp. (deg.C)	Total Coliform (MPN/100mL)	E. coli (MPN/100mL)	Total Coliform (MPN/100mL)	E. coli (MPN/100mL)	Total Coliform (MPN/100mL)	E. coli (MPN/100mL)
7/25/2013	2000	20	2.59	7.0	5.0	22.4						
8/1/2013	1400	13	2.44	5.9	5.8							
8/8/2013	730	20	3.12	6.0	6.0							
8/15/2013	1600	19	2.65	6.9		21.9						
8/22/2013	770	8.6	2.06	5.9			730	20				
8/29/2013	2400	21										
9/3/2013	2400	110	2.7	5.5	7.0		>2400	580	>2400	>2400		
9/4/2013												
9/5/2013	>800	12					>800	760	>800	80	>800	220
9/6/2013	>2400	6.3					>2400	110	>2400	770	>2400	86
Log-Average	1391	21	2.57	6.2	5.9	22.1						

Allowable bacteriological quality upper values in accordance with New York Codes, Rules and Regulations 10 CRR-NY Subpart 6-2.19 Part 4.11.1, based on the mean of logarithms of the results of five or more samples in a 30 day period:

2400 200 4.0

Water samples collected by AEDA, P.C. with laboratory analysis performed by ENDYNE Inc. at 315 New York Road, Plattsburgh, NY and Life Science Laboratories, Inc. at 131 St. Lawrence Avenue, Waddington, NY



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