

Town of Johnsburg

North Creek Main Street and Waterfront Final Enhancement Plan



Submitted by:



October, 2013

DOS CONTRACT NO. C006982

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





Project Summary

North Creek Main Street and Waterfront Enhancement Plan

Project Initiation:

The Town of Johnsbury requested planning and design services to undertake activities funded by a Local Waterfront Revitalization Program (LWRP) grant managed by the New York State Department of State (DOS). Warren County Planning Department is administering the grant on behalf of the Town.

Project Components:

The Final Enhancement Plan envisions a series of potential improvements to the Main Street Corridor and the Riverfront Park. The Main Street component is from the intersection of Main Street and Railroad Place to the bridge just south of the Tannery Pond Community Center. The Riverfront Park consists of two parcels separated by the existing Saratoga and North Creek Railway. The Mundy parcel is on the west side adjacent to Main Street and the Waterfront Parcel is on the East side, adjacent to the Hudson River. An inventory and analysis, proposed goals and Improvements, preliminary cost estimates and an implementation strategy are identified in the graphics, plans and documents included herein that make up the Final Enhancement Plan

Main Street:

Main Street serves as the visual and functional spine linking Riverfront Park and the train station with the downtown business community. Physical and aesthetic improvements are needed to improve the overall safety and beauty of the business district corridor. Project Goals and proposed improvements for this area are highlighted on the graphics titled Final Enhancement Plans 1 and 2.

Riverfront Park - Waterfront Parcel

The waterfront parcel fronts the Hudson River and is located between the train station to the north and the county owned parcel to the south. Proposed improvements expand, enhance and formalize existing activities and events that occur within this area. Detailed site design for parking and landscaping along with river access, flexible gathering areas, lighting, trails and connections to Main Street are envisioned. Refer to the Waterfront Parcel Improvements plan for proposed improvements.

Riverfront Park - Mundy Parcel

The Mundy parcel serves as a critical link between the riverfront property and Main Street. Opportunities exist for municipal parking, pedestrian and viewshed connectivity, community gathering, interpretive/historic elements and other potential public uses and activities. Refer to the Mundy Parcel Improvements plan for proposed improvements.

-END-

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Contract #C006982





Final Enhancement Plan Implementation Strategy

North Creek Main Street and Waterfront Enhancement Plan

Purpose:

The purpose of the Implementation Strategy is to describe specific actions needed to implement proposed improvements, including a preliminary approach to project sequencing.

Project Components:

The Final Enhancement Plan envisions a series of potential improvements to the Main Street Corridor and the Riverfront Park. The Riverfront Park consists of two parcels separated by the existing Saratoga and North Creek Railway. The Mundy parcel is on the west side adjacent to Main Street and the Waterfront Parcel is on the East side, adjacent to the Hudson River. Proposed improvements are identified on the graphics and plans that make up the Final Enhancement Plan

Implementation Strategy

A preliminary implementation plan is listed below that describes the general procedure for implementation of a specific project, prioritizes a first piece of work based on initial feedback from the project Advisory Committee, then lists a potential progression of remaining improvements to be incorporated over time. The implementation of proposed improvements within all project areas will ultimately depend on available funding, labor sources, immediate need and public demand.

General Procedure for Project Implementation

1. Establish limits of improvement project based on need, cost and funding.
2. Confirm amenities to be installed initially, and improvements necessary to facilitate installation of future amenities with little impact to new construction.
3. Coordinate work at edges of project with involved/affected parties, such as Train Station, Warren County and adjacent business and property owners.
4. Coordinate proposed work with existing utility infrastructure and associated agencies such as the Town engineer.
5. Secure necessary permits and approvals from the Town of Johnsburg and other involved agencies.
6. Schedule / phase construction activities to minimize disruptions to local businesses, residences and visitors.
7. Complete and issue final construction plans.
8. Coordinate municipal / County departments to perform work, hire outside contractors as needed.

Preliminary Phasing Framework

1. Construct/improve pedestrian connections from Train Station to Main Street.
 - a. Construct accessible route across Mundy Parcel.

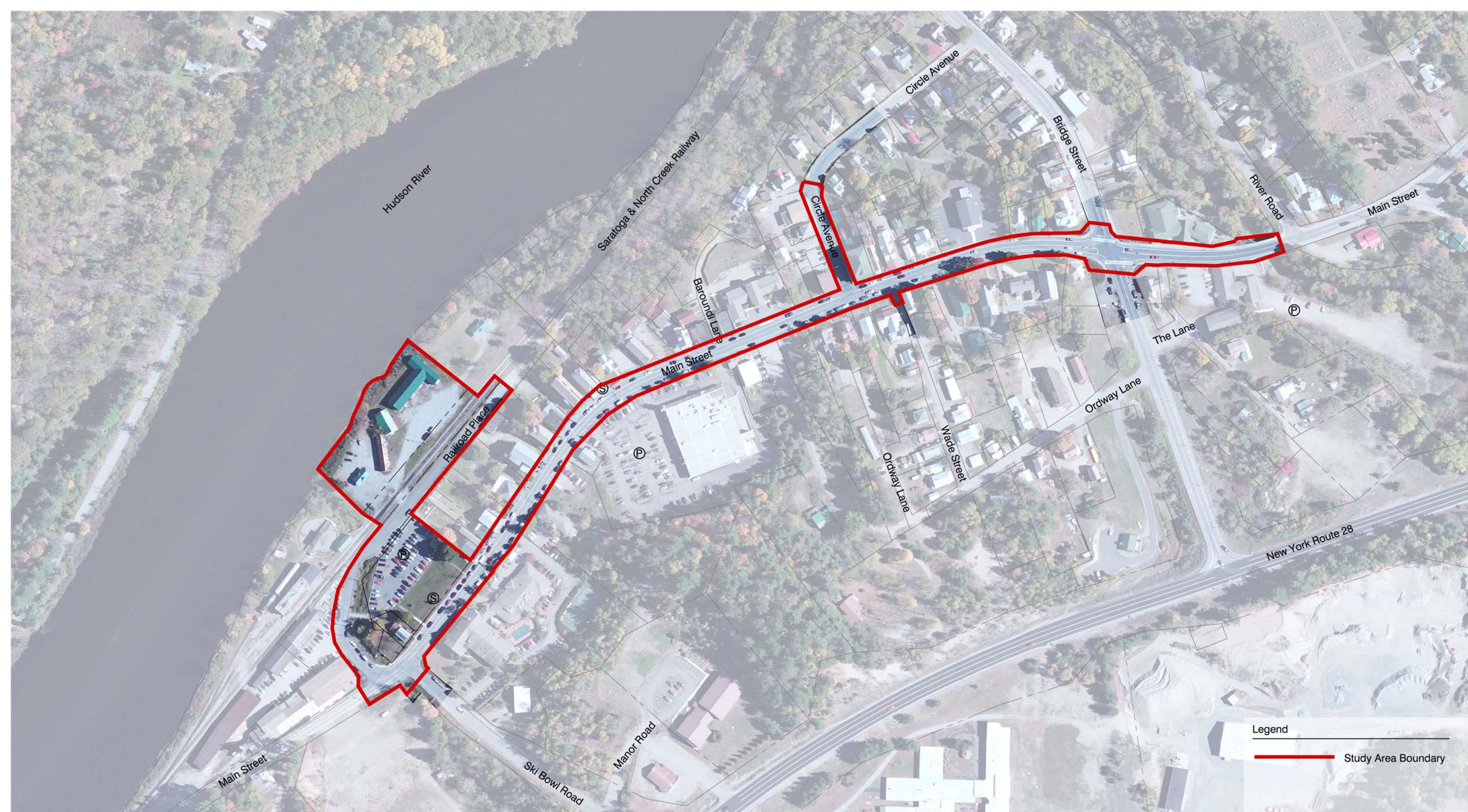
- b. If timing, partnerships and funding allow, construct surface improvements at train station to establish consistent connection to route across stream to Mundy parcel.
 - c. Replace/repair/install new sidewalk, associated amenities, curbing and drain inlets along railroad place, up to Main Street and past Mundy parcel. Extent of sidewalk replacement along Main Street to be determined.
 - d. Replace/ install new sidewalk along west side of Main Street to match east side.
 - e. Install crosswalks.
2. Plaza Construction and connection from Main Street to Waterfront at Mundy Parcel.
- a. Construct plaza and shelter at Mundy parcel.
 - b. Construct pedestrian connection from Main Street at Mundy to waterfront parcel.
 - c. Improve crossing across railway.
 - d. Implement 'destination' attraction such as river overlook and/or riverwalk along with historic/interpretive element(s).
 - e. Create picnic areas/tables and install shade trees.
 - f. Begin to structure parking at both Waterfront and Mundy parcels.
3. Implement streetscape improvements and amenities in sections to be determined. Work should progress from the Mundy Parcel (north) to the bridge over North Creek (south), and include both sides of the street so improvements are consistent.
4. Continue to implement portions of improvements at all project areas, (Mundy, Waterfront, Streetscape) as funding allows, based on need and desire.
- a. One approach would be to include portions of each project area in each phase, so that the proposed Enhancement Plan as a whole can consistently evolve over time.
 - b. The other approach would be to focus efforts on the completion of one project area (once critical connections between all are in place), before moving on to the next project area/parcel.

-END-

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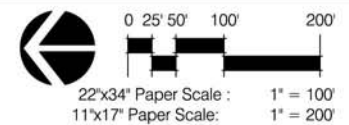


North Creek Main Street and Waterfront Final Enhancement Plan

Town of Johnsburg, Warren County, New York

STUDY AREA BOUNDARY

October 2013





1 Pedestrian Connection from Railroad to Main Street



1 Pedestrian Connection from Railroad to Main Street



2 Waterfront and Mundy Parcel



3 Typical Streetscape



4 Wayfinding Signage



5 Typical Streetscape



6 Typical Streetscape



7 Typical Streetscape



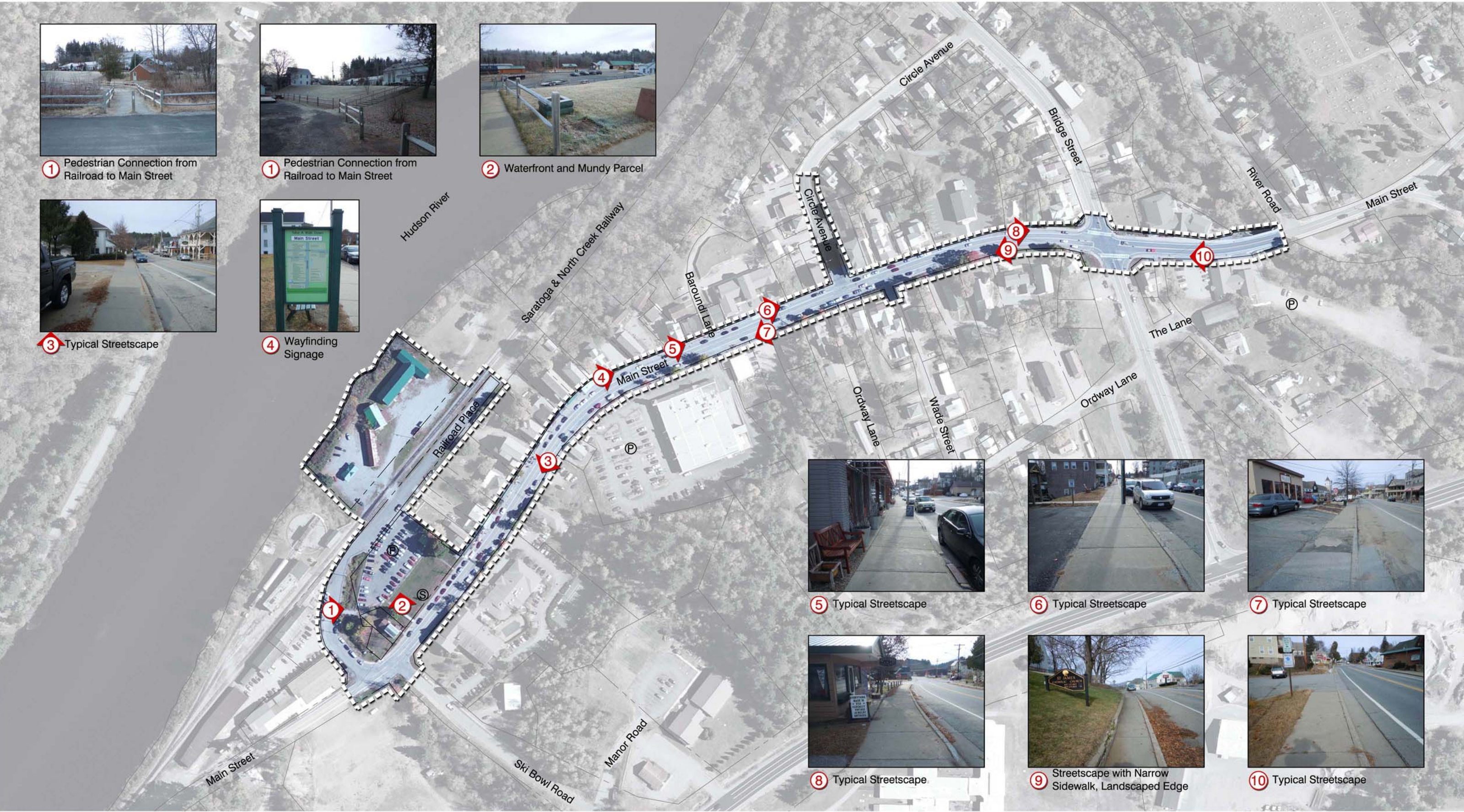
8 Typical Streetscape



9 Streetscape with Narrow Sidewalk, Landscaped Edge



10 Typical Streetscape



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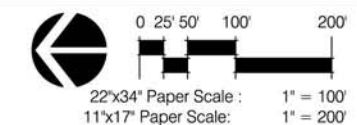


North Creek Main Street and Waterfront Final Enhancement Plan

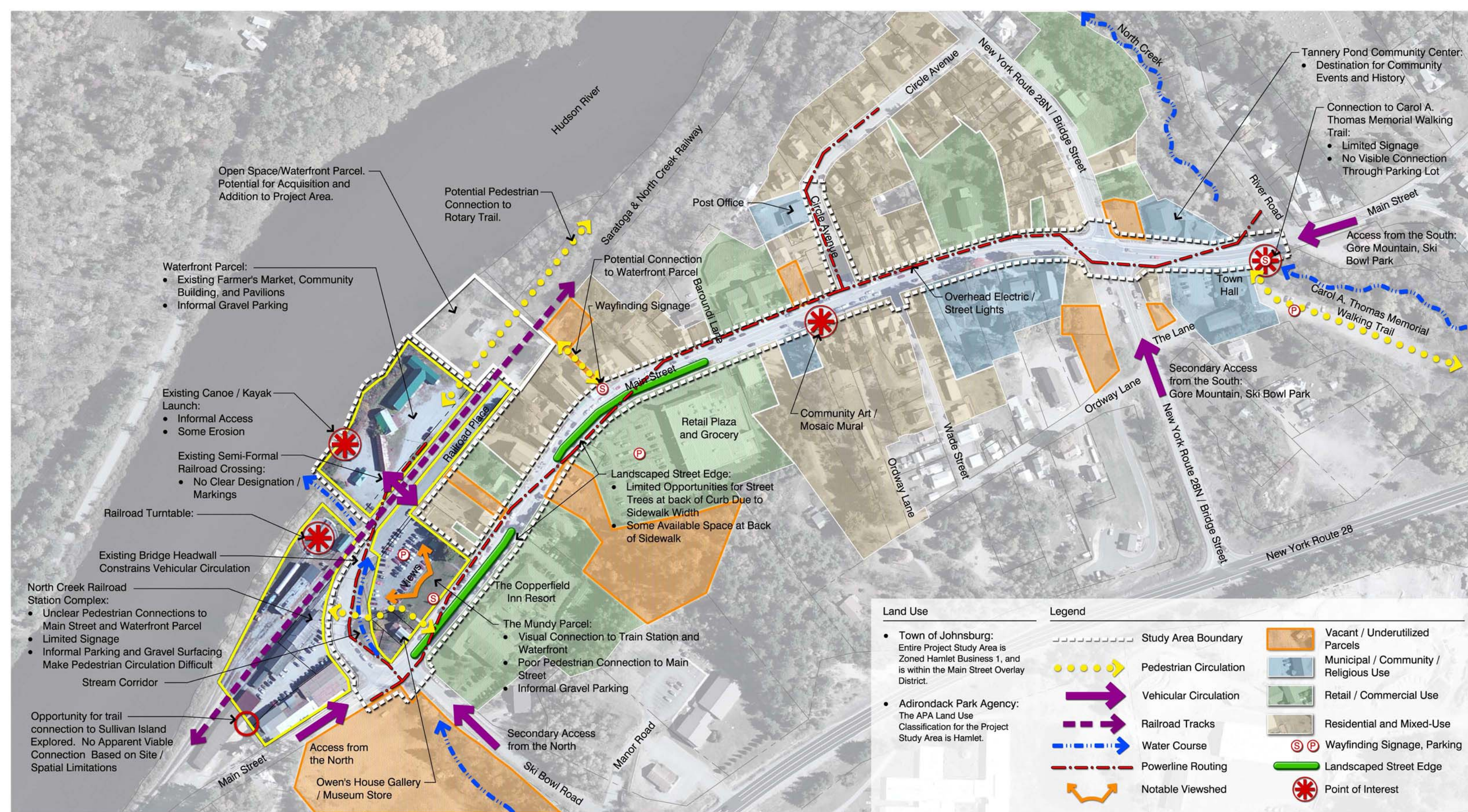
Town of Johnsburg, Warren County, New York

PHOTOGRAPH INVENTORY

October 2013



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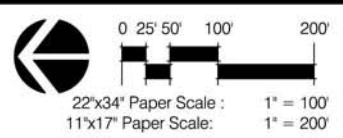


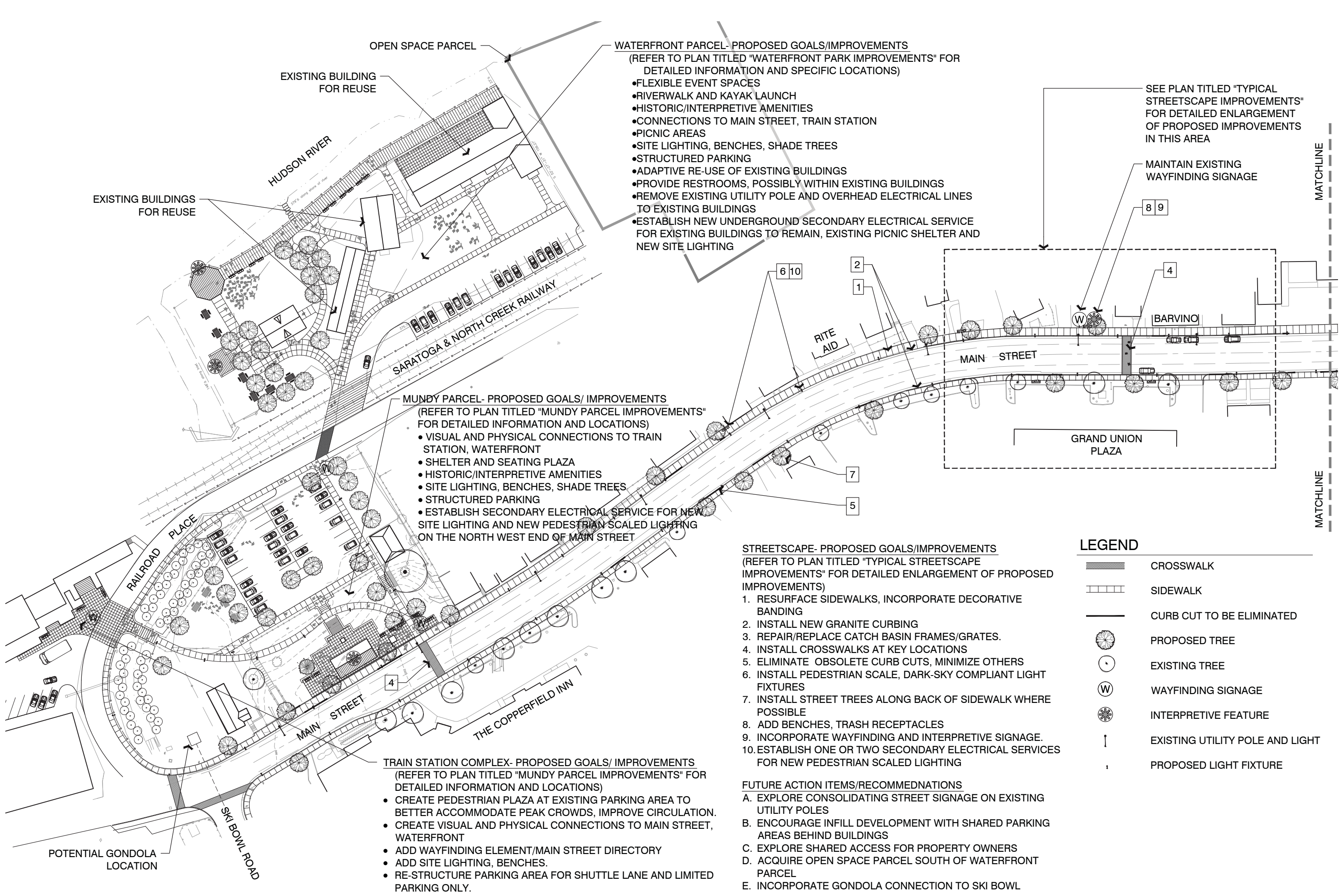
North Creek Main Street and Waterfront Final Enhancement Plan

INVENTORY ANALYSIS DIAGRAM

Town of Johnsburg, Warren County, New York

October 2013





- WATERFRONT PARCEL- PROPOSED GOALS/IMPROVEMENTS**
 (REFER TO PLAN TITLED "WATERFRONT PARK IMPROVEMENTS" FOR DETAILED INFORMATION AND SPECIFIC LOCATIONS)
- FLEXIBLE EVENT SPACES
 - RIVERWALK AND KAYAK LAUNCH
 - HISTORIC/INTERPRETIVE AMENITIES
 - CONNECTIONS TO MAIN STREET, TRAIN STATION
 - PICNIC AREAS
 - SITE LIGHTING, BENCHES, SHADE TREES
 - STRUCTURED PARKING
 - ADAPTIVE RE-USE OF EXISTING BUILDINGS
 - PROVIDE RESTROOMS, POSSIBLY WITHIN EXISTING BUILDINGS
 - REMOVE EXISTING UTILITY POLE AND OVERHEAD ELECTRICAL LINES TO EXISTING BUILDINGS
 - ESTABLISH NEW UNDERGROUND SECONDARY ELECTRICAL SERVICE FOR EXISTING BUILDINGS TO REMAIN, EXISTING PICNIC SHELTER AND NEW SITE LIGHTING

- MUNDY PARCEL- PROPOSED GOALS/ IMPROVEMENTS**
 (REFER TO PLAN TITLED "MUNDY PARCEL IMPROVEMENTS" FOR DETAILED INFORMATION AND LOCATIONS)
- VISUAL AND PHYSICAL CONNECTIONS TO TRAIN STATION, WATERFRONT
 - SHELTER AND SEATING PLAZA
 - HISTORIC/INTERPRETIVE AMENITIES
 - SITE LIGHTING, BENCHES, SHADE TREES
 - STRUCTURED PARKING
 - ESTABLISH SECONDARY ELECTRICAL SERVICE FOR NEW SITE LIGHTING AND NEW PEDESTRIAN SCALED LIGHTING ON THE NORTH WEST END OF MAIN STREET

- TRAIN STATION COMPLEX- PROPOSED GOALS/ IMPROVEMENTS**
 (REFER TO PLAN TITLED "MUNDY PARCEL IMPROVEMENTS" FOR DETAILED INFORMATION AND LOCATIONS)
- CREATE PEDESTRIAN PLAZA AT EXISTING PARKING AREA TO BETTER ACCOMMODATE PEAK CROWDS, IMPROVE CIRCULATION.
 - CREATE VISUAL AND PHYSICAL CONNECTIONS TO MAIN STREET, WATERFRONT
 - ADD WAYFINDING ELEMENT/MAIN STREET DIRECTORY
 - ADD SITE LIGHTING, BENCHES.
 - RE-STRUCTURE PARKING AREA FOR SHUTTLE LANE AND LIMITED PARKING ONLY.

SEE PLAN TITLED "TYPICAL STREETScape IMPROVEMENTS" FOR DETAILED ENLARGEMENT OF PROPOSED IMPROVEMENTS IN THIS AREA

MAINTAIN EXISTING WAYFINDING SIGNAGE

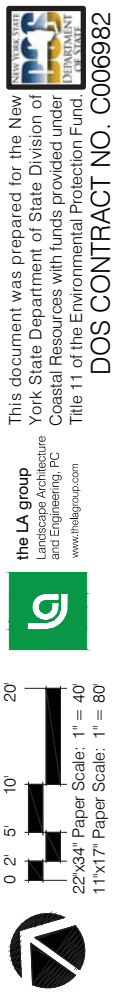
STREETScape- PROPOSED GOALS/IMPROVEMENTS
 (REFER TO PLAN TITLED "TYPICAL STREETScape IMPROVEMENTS" FOR DETAILED ENLARGEMENT OF PROPOSED IMPROVEMENTS)

1. RESURFACE SIDEWALKS, INCORPORATE DECORATIVE BANDING
2. INSTALL NEW GRANITE CURBING
3. REPAIR/REPLACE CATCH BASIN FRAMES/GRATES.
4. INSTALL CROSSWALKS AT KEY LOCATIONS
5. ELIMINATE OBSOLETE CURB CUTS, MINIMIZE OTHERS
6. INSTALL PEDESTRIAN SCALE, DARK-SKY COMPLIANT LIGHT FIXTURES
7. INSTALL STREET TREES ALONG BACK OF SIDEWALK WHERE POSSIBLE
8. ADD BENCHES, TRASH RECEPTACLES
9. INCORPORATE WAYFINDING AND INTERPRETIVE SIGNAGE.
10. ESTABLISH ONE OR TWO SECONDARY ELECTRICAL SERVICES FOR NEW PEDESTRIAN SCALED LIGHTING

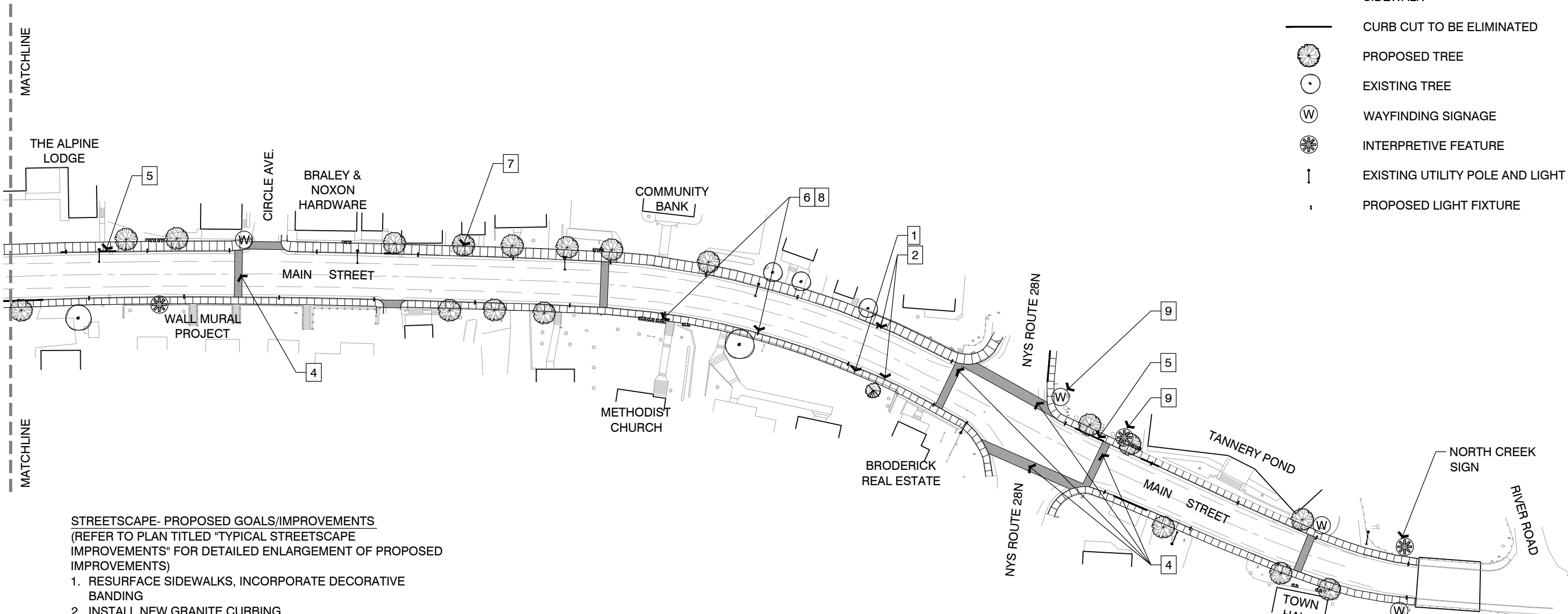
- FUTURE ACTION ITEMS/RECOMMENDATIONS**
- A. EXPLORE CONSOLIDATING STREET SIGNAGE ON EXISTING UTILITY POLES
 - B. ENCOURAGE INFILL DEVELOPMENT WITH SHARED PARKING AREAS BEHIND BUILDINGS
 - C. EXPLORE SHARED ACCESS FOR PROPERTY OWNERS
 - D. ACQUIRE OPEN SPACE PARCEL SOUTH OF WATERFRONT PARCEL
 - E. INCORPORATE GONDOLA CONNECTION TO SKI BOWL

LEGEND

- CROSSWALK
- SIDEWALK
- CURB CUT TO BE ELIMINATED
- PROPOSED TREE
- EXISTING TREE
- WAYFINDING SIGNAGE
- INTERPRETIVE FEATURE
- EXISTING UTILITY POLE AND LIGHT
- PROPOSED LIGHT FIXTURE



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 Date Plotted: 2/28/2014 9:15 AM
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LEGEND

	CROSSWALK
	SIDEWALK
	CURB CUT TO BE ELIMINATED
	PROPOSED TREE
	EXISTING TREE
	WAYFINDING SIGNAGE
	INTERPRETIVE FEATURE
	EXISTING UTILITY POLE AND LIGHT
	PROPOSED LIGHT FIXTURE

STREETScape- PROPOSED GOALS/IMPROVEMENTS
 (REFER TO PLAN TITLED "TYPICAL STREETScape IMPROVEMENTS" FOR DETAILED ENLARGEMENT OF PROPOSED IMPROVEMENTS)

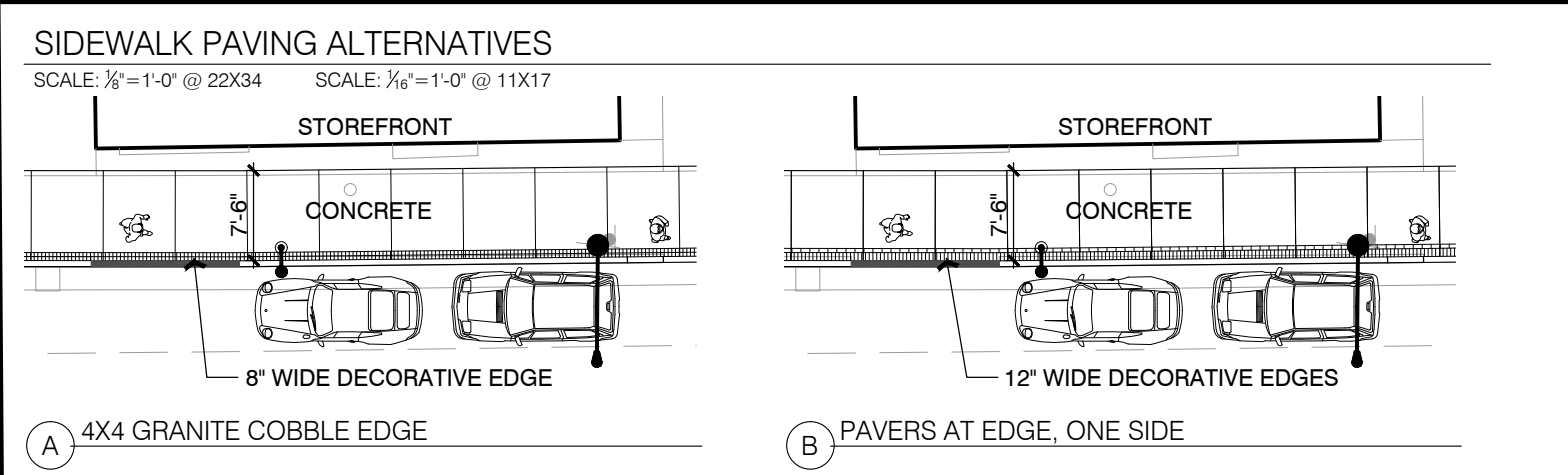
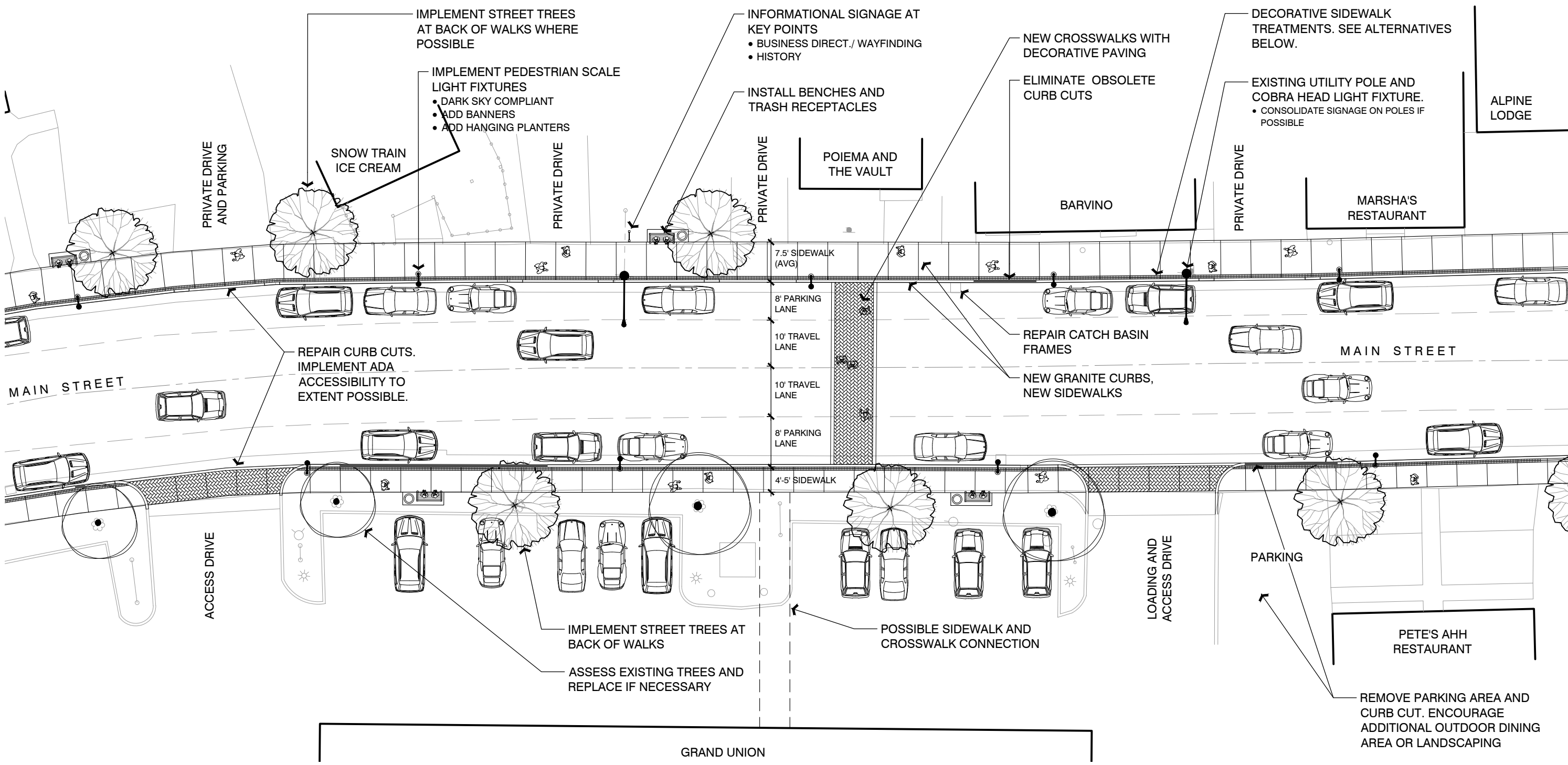
1. RESURFACE SIDEWALKS, INCORPORATE DECORATIVE BANDING
2. INSTALL NEW GRANITE CURBING
3. REPAIR/REPLACE CATCH BASIN FRAMES/GRATES.
4. INSTALL CROSSWALKS AT KEY LOCATIONS
5. ELIMINATE OBSOLETE CURB CUTS, MINIMIZE OTHERS
6. INSTALL PEDESTRIAN SCALE, DARK-SKY COMPLIANT LIGHT FIXTURES
7. INSTALL STREET TREES ALONG BACK OF SIDEWALK WHERE POSSIBLE
8. ADD BENCHES, TRASH RECEPTACLES
9. INCORPORATE WAYFINDING AND INTERPRETIVE SIGNAGE.
10. ESTABLISH ONE OR TWO SECONDARY ELECTRICAL SERVICES FOR NEW PEDESTRIAN SCALED LIGHTING

- FUTURE ACTION ITEMS/RECOMMENDATIONS**
- A. EXPLORE CONSOLIDATING STREET SIGNAGE ON EXISTING UTILITY POLES
 - B. ENCOURAGE INFILL DEVELOPMENT WITH SHARED PARKING AREAS BEHIND BUILDINGS
 - C. EXPLORE SHARED ACCESS FOR PROPERTY OWNERS
 - D. ACQUIRE OPEN SPACE PARCEL SOUTH OF WATERFRONT PARCEL
 - E. INCORPORATE GONDOLA CONNECTION TO SKI BOWL

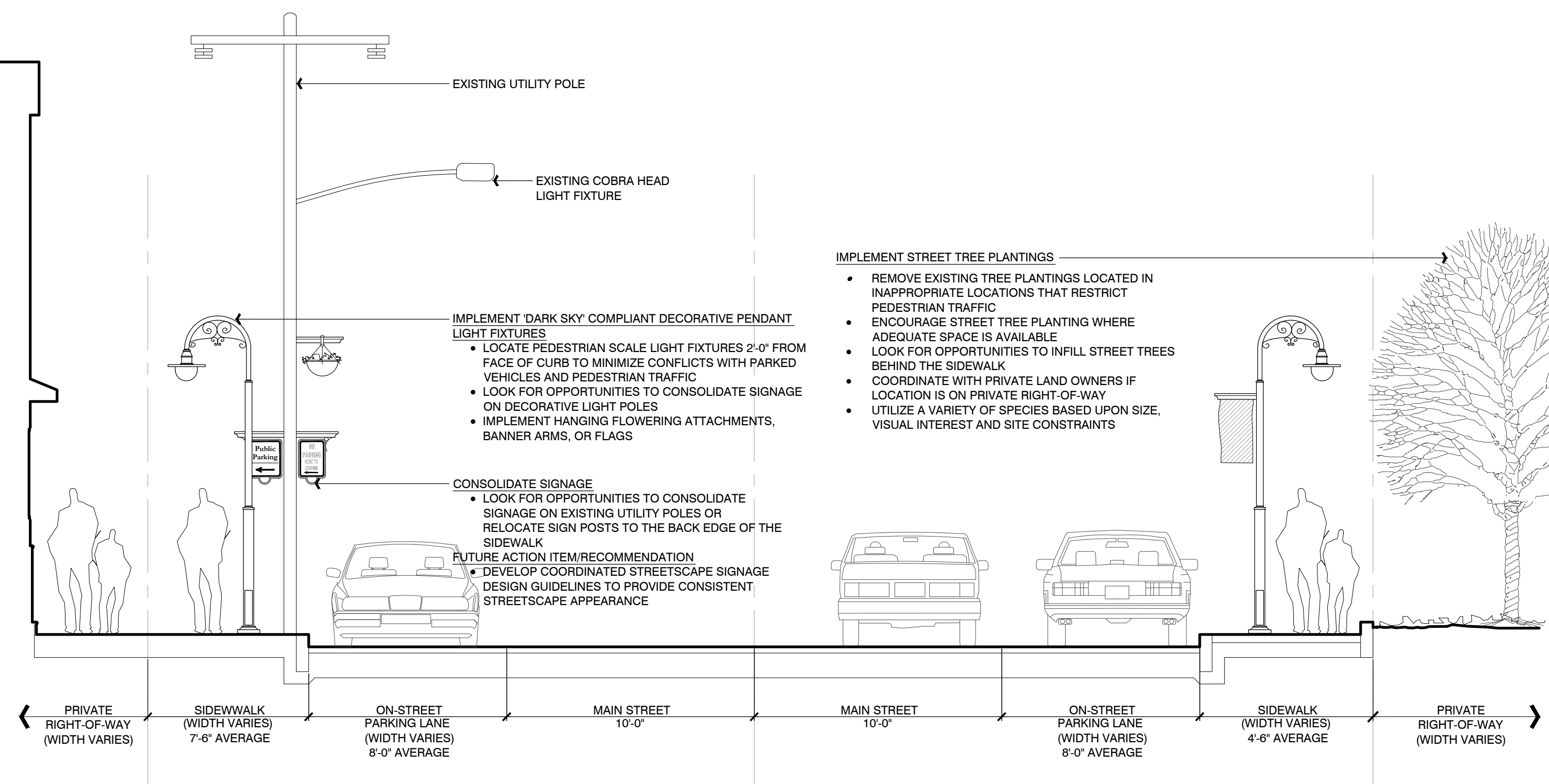
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NOTE:
 THIS PLAN IS A DETAILED ENLARGEMENT SHOWING PROPOSED IMPROVEMENTS TO BE IMPLEMENTED ALONG THE ENTIRE MAIN STREET CORRIDOR WITHIN THE PROJECT AREA. REFER TO PLAN TITLED "TYPICAL ROADWAY SECTION" FOR A CROSS SECTIONAL VIEW SHOWING PROPOSED IMPROVEMENTS. REFER TO FINAL ENHANCEMENT PLAN 1 AND 2 FOR IMPLEMENTATION LOCATIONS ALONG OTHER PORTIONS OF MAIN STREET.



EXISTING UTILITY POLE

EXISTING COBRA HEAD LIGHT FIXTURE

IMPLEMENT 'DARK SKY' COMPLIANT DECORATIVE PENDANT LIGHT FIXTURES

- LOCATE PEDESTRIAN SCALE LIGHT FIXTURES 2'-0" FROM FACE OF CURB TO MINIMIZE CONFLICTS WITH PARKED VEHICLES AND PEDESTRIAN TRAFFIC
- LOOK FOR OPPORTUNITIES TO CONSOLIDATE SIGNAGE ON DECORATIVE LIGHT POLES
- IMPLEMENT HANGING FLOWERING ATTACHMENTS, BANNER ARMS, OR FLAGS

CONSOLIDATE SIGNAGE

- LOOK FOR OPPORTUNITIES TO CONSOLIDATE SIGNAGE ON EXISTING UTILITY POLES OR RELOCATE SIGN POSTS TO THE BACK EDGE OF THE SIDEWALK

FUTURE ACTION ITEM/RECOMMENDATION

- DEVELOP COORDINATED STREETSCAPE SIGNAGE DESIGN GUIDELINES TO PROVIDE CONSISTENT STREETSCAPE APPEARANCE

IMPLEMENT STREET TREE PLANTINGS

- REMOVE EXISTING TREE PLANTINGS LOCATED IN INAPPROPRIATE LOCATIONS THAT RESTRICT PEDESTRIAN TRAFFIC
- ENCOURAGE STREET TREE PLANTING WHERE ADEQUATE SPACE IS AVAILABLE
- LOOK FOR OPPORTUNITIES TO INFILL STREET TREES BEHIND THE SIDEWALK
- COORDINATE WITH PRIVATE LAND OWNERS IF LOCATION IS ON PRIVATE RIGHT-OF-WAY
- UTILIZE A VARIETY OF SPECIES BASED UPON SIZE, VISUAL INTEREST AND SITE CONSTRAINTS

PRIVATE RIGHT-OF-WAY (WIDTH VARIES)

SIDEWALK (WIDTH VARIES) 7'-6" AVERAGE

ON-STREET PARKING LANE (WIDTH VARIES) 8'-0" AVERAGE

MAIN STREET 10'-0"

MAIN STREET 10'-0"

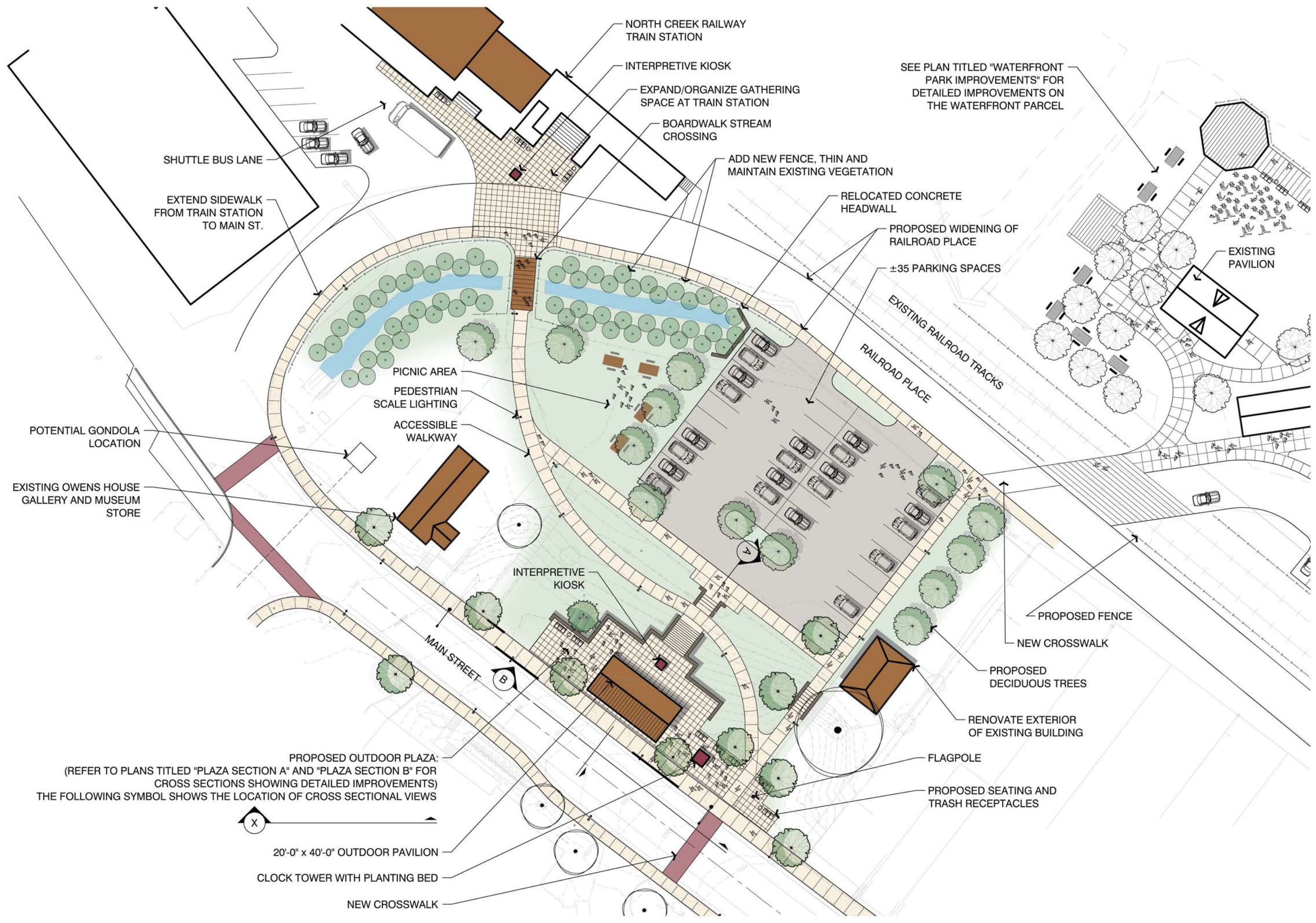
ON-STREET PARKING LANE (WIDTH VARIES) 8'-0" AVERAGE

SIDEWALK (WIDTH VARIES) 4'-6" AVERAGE

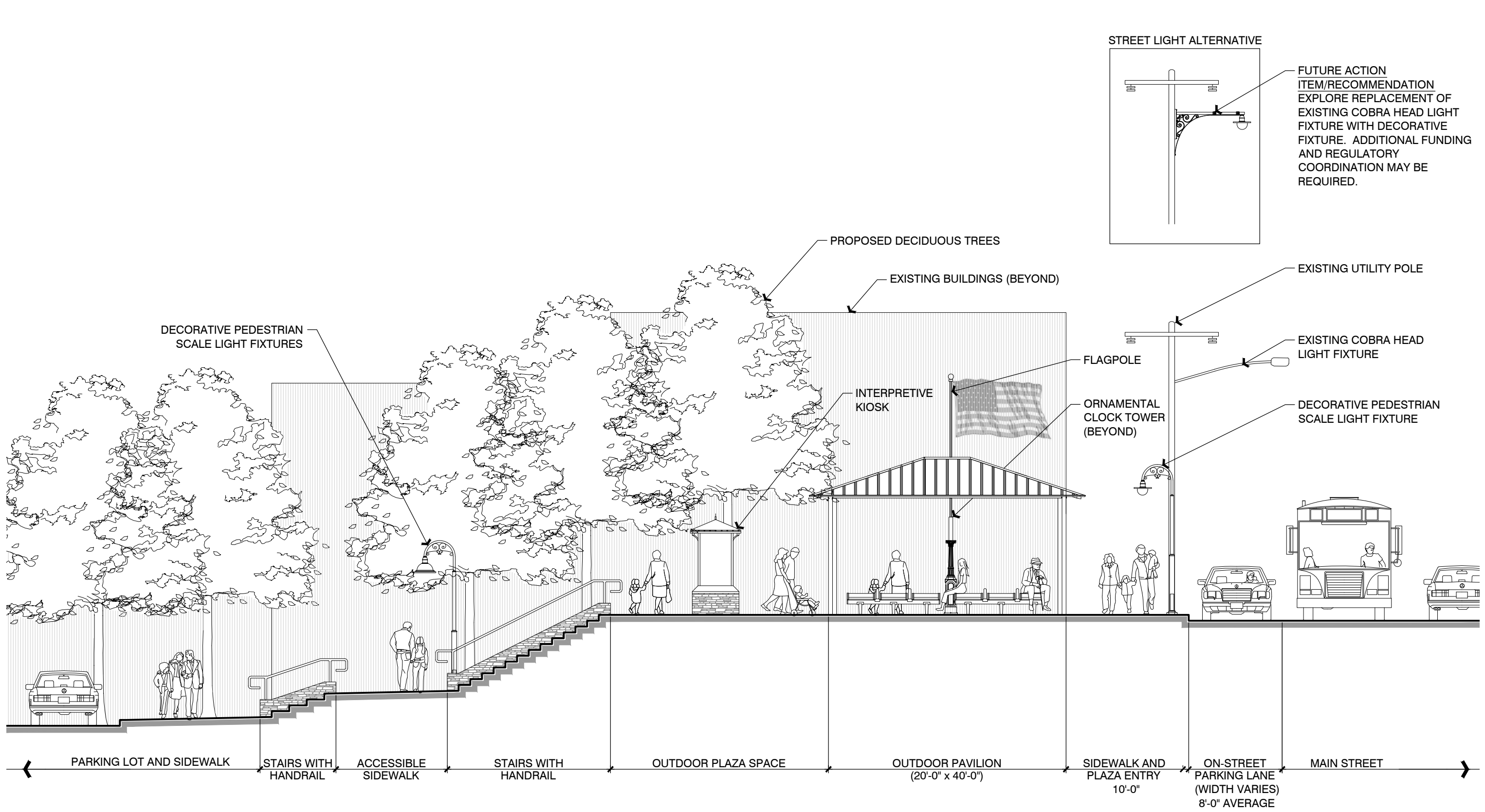
PRIVATE RIGHT-OF-WAY (WIDTH VARIES)

NOTE:
THIS CROSS SECTION IS A REPRESENTATIONAL VIEW SHOWING PROPOSED STREETSCAPE IMPROVEMENTS WHEN VIEWED FROM THE NORTH LOOKING SOUTH, ALONG MAIN STREET

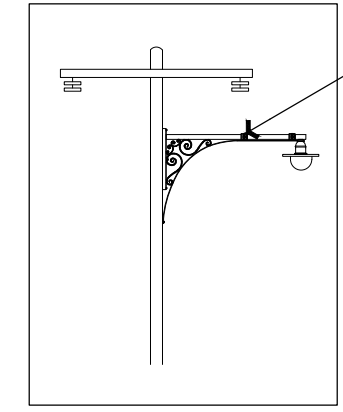
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STREET LIGHT ALTERNATIVE



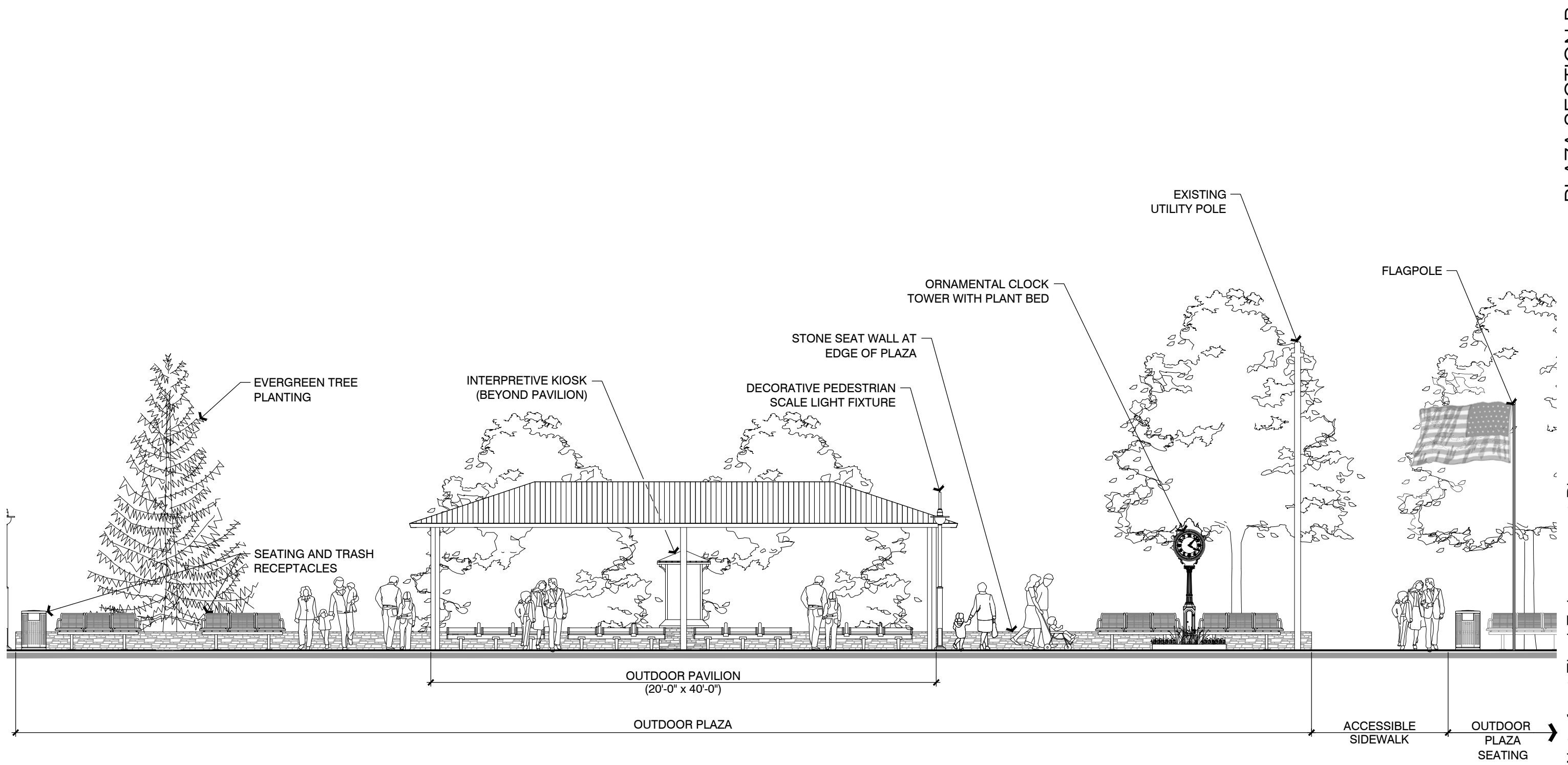
FUTURE ACTION ITEM/RECOMMENDATION
EXPLORE REPLACEMENT OF EXISTING COBRA HEAD LIGHT FIXTURE WITH DECORATIVE FIXTURE. ADDITIONAL FUNDING AND REGULATORY COORDINATION MAY BE REQUIRED.

EXISTING UTILITY POLE
EXISTING COBRA HEAD LIGHT FIXTURE
DECORATIVE PEDESTRIAN SCALE LIGHT FIXTURE

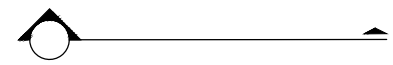
FLAGPOLE
ORNAMENTAL CLOCK TOWER (BEYOND)

NOTE:
THIS CROSS SECTION SHOWS THE PROPOSED PLAZA WHEN VIEWED FROM THE WEST. REFER TO PLAN TITLED "MUNDY PARCEL IMPROVEMENTS" FOR LOCATION OF CROSS SECTIONAL VIEW, LABELED AS FOLLOWS:





NOTE:
 THIS CROSS SECTION SHOWS THE PROPOSED PLAZA WHEN VIEWED FROM MAIN STREET. REFER TO PLAN TITLED "MUNDY PARCEL IMPROVEMENTS" FOR LOCATION OF CROSS SECTIONAL VIEW, LABELED AS FOLLOWS:

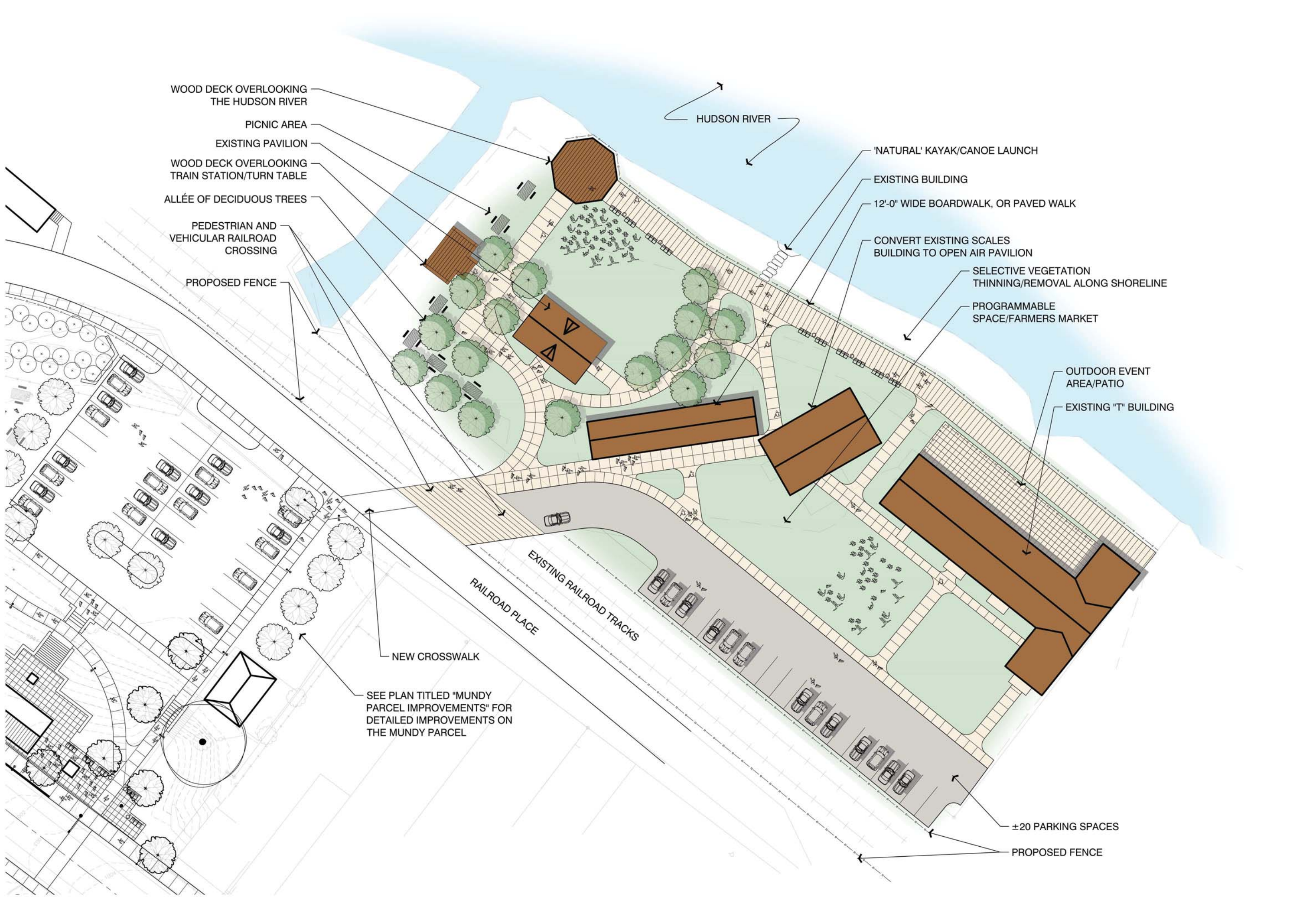


PLAZA SECTION B

North Creek Main Street and Waterfront Final Enhancement Plan

Town of Johnsburg, Warren County, New York

October 2013



WOOD DECK OVERLOOKING THE HUDSON RIVER
 PICNIC AREA
 EXISTING PAVILION
 WOOD DECK OVERLOOKING TRAIN STATION/TURN TABLE
 ALLÉE OF DECIDUOUS TREES

PEDESTRIAN AND VEHICULAR RAILROAD CROSSING
 PROPOSED FENCE

SEE PLAN TITLED "MUNDY PARCEL IMPROVEMENTS" FOR DETAILED IMPROVEMENTS ON THE MUNDY PARCEL

RAILROAD PLACE
 EXISTING RAILROAD TRACKS

HUDSON RIVER

'NATURAL' KAYAK/CANOE LAUNCH
 EXISTING BUILDING
 12'-0" WIDE BOARDWALK, OR PAVED WALK

CONVERT EXISTING SCALES BUILDING TO OPEN AIR PAVILION

SELECTIVE VEGETATION THINNING/REMOVAL ALONG SHORELINE

PROGRAMMABLE SPACE/FARMERS MARKET

OUTDOOR EVENT AREA/PATIO

EXISTING "T" BUILDING

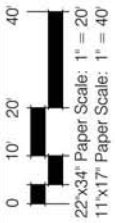
±20 PARKING SPACES

PROPOSED FENCE

North Creek Main Street and Waterfront Final Enhancement Plan WATERFRONT PARK IMPROVEMENTS

Town of Johnsburg, Warren County, New York

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North Creek Main Street and Waterfront Final Enhancement Plan

Town of Johnsburg, Warren County, New York

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MATERIALS PALETTE

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NORTH CREEK MAIN STREET AND WATERFRONT ENHANCEMENT PLAN

MAIN STREET STREETScape IMPROVEMENTS



the LA group
Landscape Architecture
and Engineering, P.C.

PRELIMINARY COST ESTIMATE

10/04/13

Description	Quantity	Unit	Unit Cost	Subtotal
MAIN STREET STREETScape- 300 LINEAR FEET (BOTH SIDES)				
Demolition & Disposal	134	CY	\$35.00	\$4,690.00
Granite Curbs (Price Includes Saw Cutting & Patching of Pavements)	600	LF	\$25.00	\$15,000.00
Concrete Sidewalks	3600	SF	\$6.00	\$21,600.00
Ornamental Pedestrian Scaled Lighting	8	EA	\$3,000.00	\$24,000.00
Benches	2	EA	\$3,500.00	\$7,000.00
Trash Receptacle	1	EA	\$2,450.00	\$2,450.00
Deciduous Tree	5	EA	\$1,000.00	\$5,000.00
Electric Service Upgrades	1	LS	\$10,000.00	\$10,000.00
SUBTOTAL: MAIN STREET STREETScape IMPROVEMENTS				\$89,740.00
25% CONTINGENCY				\$22,435.00
TOTAL: MAIN STREET STREETScape IMPROVEMENTS				\$112,175.00
MAIN STREET STREETScape- 300 LINEAR FEET (BOTH SIDES) - Option A (4x4 Granite Cobble Edge)				
Decorative Pavement Treatments	400	SF	\$15.00	\$6,000.00
Concrete Deduction		LS	\$2,400.00	\$2,400.00
TOTAL				\$115,775.00
MAIN STREET STREETScape- 300 LINEAR FEET (BOTH SIDES) - Option B (Pavers at Edge, One Side)				
Decorative Pavement Treatments	600	SF	\$15.00	\$9,000.00
Concrete Deduction		LS	\$3,600.00	\$3,600.00
TOTAL				\$121,175.00

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NORTH CREEK MAIN STREET AND WATERFRONT ENHANCEMENT PLAN

MUNDY PARCEL IMPROVEMENTS



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and Engineering, P.C.

PRELIMINARY COST ESTIMATE

10/04/13

Description	Quantity	Unit	Unit Cost	Subtotal
SITE PREPARATION				
Earthwork - Excavation & Disposal	1	LS	\$20,000.00	\$20,000.00
Earthwork - Rough Grading	1	LS	\$15,000.00	\$15,000.00
Earthwork - Final Grading	1	LS	\$15,000.00	\$15,000.00
Erosion Control	1.00	AC	\$2,500.00	\$2,500.00
SUBTOTAL: SITE PREPARATION				\$52,500.00

SITE IMPROVEMENTS				
Concrete Walkways	5,560	SF	\$6.00	\$33,360.00
Asphalt Pavement (Parking Lot)	11,450	SF	\$4.00	\$45,800.00
Asphalt Pavement (Railroad Place)	14,650	SF	\$4.00	\$58,600.00
Specialty Pavers (Plaza)	3,570	SF	\$15.00	\$53,550.00
Specialty Pavers (Train Station)	2,600	SF	\$15.00	\$39,000.00
Stone Walls	160	LF	\$200.00	\$32,000.00
Crosswalk	240	SF	\$15.00	\$3,600.00
Boardwalk (Stream Crossing)	240	SF	\$20.00	\$4,800.00
Wayfinding Kiosks	2	EA	\$2,000.00	\$4,000.00
Pavilion Structure	1	EA	\$36,000.00	\$36,000.00
Clock Tower	1	EA	\$3,000.00	\$3,000.00
Benches	10	EA	\$3,500.00	\$35,000.00
Trash Receptacles	7	EA	\$2,450.00	\$17,150.00

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Contract #C006982



NORTH CREEK MAIN STREET AND WATERFRONT ENHANCEMENT PLAN

MUNDY PARCEL IMPROVEMENTS



the LA group
Landscape Architecture
and Engineering, P.C.

PRELIMINARY COST ESTIMATE

10/04/13

Description	Quantity	Unit	Unit Cost	Subtotal
Picnic Tables	6	EA	\$500.00	\$3,000.00
Lighting (Inc. Conduit & Trenching for 10 Pedestrian Light Poles)	1	LS	\$30,000.00	\$30,000.00
Deciduous Trees	17	EA	\$1,000.00	\$17,000.00
Evergreen Trees	1	EA	\$1,000.00	\$1,000.00
Fence	350	LF	\$30.00	\$10,500.00
Relocate Concrete Headwall	1	LS	\$50,000.00	\$50,000.00
Stair System	3	EA	\$2,500.00	\$7,500.00
Flagpole	1	LS	\$1,500.00	\$1,500.00
New Electric Service	1	LS	\$10,000.00	\$10,000.00
SUBTOTAL: SITE IMPROVEMENTS				\$496,360.00
SUBTOTAL: MUNDY PARCEL IMPROVEMENTS				\$548,860.00
25% CONTINGENCY				\$137,215.00
TOTAL: MUNDY PARCEL IMPROVEMENTS				\$686,075.00

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NORTH CREEK MAIN STREET AND WATERFRONT ENHANCEMENT PLAN

WATERFRONT PARK IMPROVEMENTS



the LA group
Landscape Architecture
and Engineering, P.C.

PRELIMINARY COST ESTIMATE

10/04/13

Description	Quantity	Unit	Unit Cost	Subtotal
SITE PREPARATION				
Earthwork - Excavation & Disposal	1	LS	\$10,000.00	\$10,000.00
Earthwork - Rough Grading	1	LS	\$15,000.00	\$15,000.00
Earthwork - Final Grading	1	LS	\$15,000.00	\$15,000.00
Erosion Control	1.00	AC	\$2,500.00	\$2,500.00
SUBTOTAL: SITE PREPARATION				\$42,500.00
SITE IMPROVEMENTS				
Concrete Walkways	8,125	SF	\$6.00	\$48,750.00
Asphalt Pavement (Parking Lot)	9,640	SF	\$4.00	\$38,560.00
Specialty Pavers (Plaza)	1,920	SF	\$15.00	\$28,800.00
Railroad Crossing	1	LS	\$10,000.00	\$10,000.00
Boardwalk	3,800	SF	\$20.00	\$76,000.00
Wooden Overlook Platforms	1	LS	\$8,000.00	\$8,000.00
Natural Kayak Launch	1	LS	\$8,000.00	\$8,000.00
Benches	10	EA	\$3,500.00	\$35,000.00
Trash Receptacles	7	EA	\$2,450.00	\$17,150.00
Picnic Tables	4	EA	\$500.00	\$2,000.00
Lighting (Inc. Conduit & Trenching for 10 Pedestrian Light Poles)	1	LS	\$30,000.00	\$30,000.00
Deciduous Trees	13	EA	\$1,000.00	\$13,000.00
Fence	700	LF	\$30.00	\$21,000.00
Electric Service Upgrades	1	LS	\$20,000.00	\$20,000.00

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NORTH CREEK MAIN STREET AND WATERFRONT ENHANCEMENT PLAN

WATERFRONT PARK IMPROVEMENTS



the LA group
Landscape Architecture
and Engineering, P.C.

PRELIMINARY COST ESTIMATE

10/04/13

Description	Quantity	Unit	Unit Cost	Subtotal
SUBTOTAL: SITE IMPROVEMENTS				\$356,260.00
SUBTOTAL: WATERFRONT PARK IMPROVEMENTS				\$398,760.00
25% CONTINGENCY				\$99,690.00
TOTAL: WATERFRONT PARK IMPROVEMENTS				\$498,450.00

Note: Building Removal Not Included

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Public Participation Plan

North Creek Main Street and Waterfront Final Enhancement Plan

Purpose: The public participation plan identifies a variety of forums and outreach mechanisms to engage interested persons in the development and preparation of the North Creek Streetscape and Waterfront Plan. This plan is a guide to involving the community in the inter-municipal planning process. It is not a checklist of required actions. Some elements of the plan may prove unnecessary or inappropriate as the planning process unfolds. Other opportunities for public engagement, not identified in this plan may be identified.

Elements:

- Advisory Committee Meetings and Workshops;
- Community Visioning Workshops and Meetings;
- Informal resident discussions;
- Property Owner Outreach and Meetings;
- Other Focus Group Meetings;
- Ongoing Consultation with the Town of Johnsbury and North Creek Business Alliance;
- Ongoing coordination with the New York State Department of State (DOS); and,
- Public Hearings.

Partners:

- Town of Johnsbury;
- North Creek Business Alliance;
- North Creek Depot Museum
- Gore Mountain Region Chamber of Commerce
- Johnsbury Historical Society;
- Warren County Department of Planning and Community Development;
- Saratoga North Creek Railway
- New York State Office of General Services (OGS);
- New York State Office of Parks, Recreation and Historic Preservation (OPRHP);
- New York State Office of Real Property Tax Services (ORPS);
- New York State Department of Environmental Conservation (DEC);
- New York State Department of Transportation (DOT);
- New York State Adirondack Park Agency (APA);
- DOS Division of Coastal Resources; and
- The LA Group (project consultant).

Key Contacts:

Mail: **Andrew LaBruzzo**
Coastal Resource Specialist
New York State Dept. of State (NYSDOS)
99 Washington Ave.
Suite 1010
Albany, NY 12231

Phone: (518) 473-2460

Fax: (518) 473-2464

E-mail: andrew.labruzzo@dos.ny.gov

Wayne LaMothe, AICP
First Wilderness Coordinator
Warren County Dept. of Plan. and CD

1340 State Route 9
Lake George, NY 12845
(518) 761-6410
(518) 761-6411
lamothe@co.warren.ny.us



Advisory Committee Members:

	Name	Address	Phone	Affiliation	E-mail
1.)	Andrew LaBruzzo	99 Washington Ave. Albany, NY 12231 Suite 1010	473-2460	NYS Dept. of State	andrew.labruzzo@dos.ny.gov
2.)	Wayne LaMothe	1340 State Route 9, Lake George, NY 12845	761-6410	Warren County Dept. of Planning & CD	lamothe@co.warren.ny.us
3.)	Joel Beaudin				jbeaudin@frontiernet.net
4.)	Mike Bowers	272 Main Street, North Creek, NY 12853	251-0199	North Creek Business Alliance	vinogirl79@gmail.com
5.)	Katie Nightingale	219 Main Street, P.O. Box 7 North Creek, NY 12853	251-2005	Town of Johnsburg Town Board	nightingale@frontier.net
6.)	Tom Suozzo				
7.)	Laurie Arnheiter				hrtco@frontiernet.net
8.)	James Martin	40 Long Alley Saratoga Springs, NY 12866	587-8100	Project Consultant	jmartin@thelagroup.com



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Contact List for Stakeholders:

	Name	Address	Phone	Affiliation	E-mail
1.)	Ron Vanselow, Supervisor	219 Main Street, P.O. Box 7 North Creek, NY 12853	251-2421	Town of Johnsburg	supervisor@johnsburgny.com
2.)	Justin M. Gonyo	P.O. Box 105, 3 Railroad Place, North Creek, NY 12853	495-9244	Saratoga North Creek Railway, General Superintendent	gonyoj@iowapacific.com
3.)	Patricia Tatich	1340 State Route 9, Lake George, NY 12845	761-6410	Special Projects Warren County Dept. of Planning & Comm. Dev.	tatichp@co.warren.ny.us
4.)	John Wheatley	234 Glen Street, Glens Falls, NY 12801	761-6007	Warren County Economic Development Corporation	JWheatley@edcwc.org
5.)	Bill Bibby	5 Railroad Place, North Creek, NY	251-5842	North Creek Depot Museum	director@northcreekdepotmuseum.com
6.)	John Carstens	NYS OGS Bureau of Land Management Corning Tower, 26 th Floor Albany, NY, 12242	473-1292	NYS OGS	john.carstens@ogs.state.ny.us
7.)	Ruth Pierpont	NYS Historic Preservation Office Peebles Island Resource Center P.O. Box 189 Waterford, NY 12188-0189	237-8643 ext. 3269	NYS OPRHP	ruth.pierpont@oprhp.state.ny.us
8.)	Robert Stegemann	232 Golf Course Road Warrensburg, NY 12885	897-1200	NYS DEC, Region 5	blupo@gw.state.ny.gov
9.)	Andrew LaBruzzo	99 Washington Ave. Albany, NY 12231 Suite 1010	473-2460	NYS DOS Division of Coastal Resources	andrew.labruzzo@dos.ny.gov
10.)	Frank Bonafide	NYSDOT - Region One 50 Wolf Road Albany, NY 12232	485-8459	NYS DOT Region Planning and Programming	fbonafide@dot.state.ny.us
11.)	Brian Grisi	P.O. Box 99 1133 NYS Route 86 Ray Brook, NY 12977	891-4050	NYS Adirondack Park Agency	bfgrisi@gw.dec.state.ny.us
12.)	Jeffrey E. Tennyson, P.E.	4028 Main St. Warrensburg, NY 12885	761-6556	Superintendent of Public Works Warren Count	tennysonj@co.warren.ny.us
13.)	Brian Towers	Adirondack Association of Towns and Villages PO Box 777 28 North School Street Mayfield, NY 12117	661-7622	President	aatv@aatvny.org



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I. ADVISORY COMMITTEE

- Purpose:** Advise the Town and the consultant on the elements and content of the plan and related documents. The Advisory Committee is the primary group guiding the preparation of the North Creek Streetscape and Waterfront Plan.
- Membership:** Identified by the Town of Johnsburg and Warren County in consultation with DOS.
- Public Participation:** All meetings are open to the public.
- Notification:** E-mail/Phone call from Wayne LaMothe in his role as coordinator.
- Schedule:** As needed to monitor progress and review interim and final documents.

II. IDENTIFIED AGENCIES/OTHER INTEREST GROUPS

- Purpose:** Ensure broad understanding of the purpose of the North Creek Streetscape and Waterfront Plan and solicit diverse input from affected stakeholders.
- Membership:** Identified by the Town of Johnsburg, Warren County, the Advisory Committee, DOS, and appropriate others.
- Public Participation:** Members of this list are invited to attend all public meetings.
- Notification:** E-mail list.

Preliminary Contact List May Include:

1. Town Board, and Supervisor
2. Local planning board, zoning board of appeals
3. Warren County Department of Planning and Community Development
4. Warren County Economic Development Corporation
5. Warren County Department of Public Works
6. Adirondack Association of Towns and Villages
7. Chambers of commerce and related business associations
8. Adirondack/Glens Falls Transportation Council
9. Tourism organizations
10. Regional recreation and trail groups
11. Heritage areas/historic preservation organizations: public and private
12. Environmental organizations: public and nonprofit
13. Regional offices of NYS agencies (DEC, DOT, ORPS, etc.)

III. COMMUNITY OUTREACH, WORKSHOPS AND MEETINGS

- Purpose:** Obtain input from the participating community as appropriate, regarding the elements and content of the North Creek Streetscape and Waterfront Plan and related documents as necessary and appropriate. This input may be gained through community visioning workshops and periodic



update reports. This input will be shared with the Advisory Committee members. Two community workshops will be facilitated by the advisory committee and the project consultant. If the community desires to conduct additional workshops the project consultant will provide a power point presentation and related outreach information necessary to facilitate this process. The proposed meetings are tentatively scheduled for Thursday, July 25, 2013 at 8:30am; and at a Town Board meeting in August (the exact date to be determined). The tentative location for the July 25th meeting is the BarVino Restaurant at 272 Main Street in North Creek and pending a meeting date confirmation the second meeting will be held at the Tannery Pond Community Center at 228 Main Street in North Creek

Participants: All members of the public, including interest groups identified above and individuals, neighborhood associations, other community groups as appropriate.

Notification:

- Announcements on <http://www.firstwilderness.com/>;
- Press releases to local print media including the Post Star;
- Paid notices in these newspapers;
- Direct mail; and,
- E-mail.

Schedule: Throughout the planning process as necessary to ensure broad community involvement and awareness.

IV. INFORMAL RESIDENT DISCUSSIONS

Purpose: Gain input directly from the residents of the Town and the North Creek Business Alliance through informal, one-on-one discussions between members of the Advisory Committee and community residents.

Participants: Project Advisory Committee members and Town residents.

Notification:

- Informal discussions
- <http://www.firstwilderness.com/>;
- Direct mail or telephone calls; and,
- E-mail.

Schedule: Early in the plan development process.

V. PROPERTY OWNER OUTREACH AND MEETINGS

Purpose: Inform owners of key property of the development, progress and content of the plan and to obtain their input and feedback as appropriate. This input will be shared with the Advisory Committee members.

Participants: Key landowners and major leaseholders within the project area boundaries.

Notification:

- <http://www.firstwilderness.com/>;
- Direct mail or telephone calls; and,
- E-mail.



Schedule: Throughout the planning process.

VI. PUBLIC HEARINGS

Purpose: As appropriate to facilitate formal endorsement of the North Creek Streetscape and Waterfront Plan at the local level. Use public meetings to provide the Advisory Committee, property owners, and broad public an opportunity to address the Town regarding the progress and content of the North Creek Streetscape and Waterfront Plan and related documents. Such meetings provide the Town, the County and the Project Advisory Committee with an opportunity to discuss the North Creek Streetscape and Waterfront Plan and provide any additional direction, as appropriate.

Participants: Municipal officials, County, Town boards, Advisory Committee, DOS, local residents and stakeholder organizations.

Notification:

- Announcements on <http://www.firstwilderness.com/>;
- Announcements in local print media including the Post Star;
- Paid notices in these newspapers;
- Direct mail;
- E-mail; and,
- Distribution of a project fact sheet.

Schedule: Throughout the planning process.

VII. CONSULTATIONS, DISCUSSIONS AND REPORTING

Purpose: Regular ongoing formal and informal communication between the Town of Johnsbury, Warren County, DOS and the consultant for monitoring and smooth flow of all planning tasks related to the North Creek Streetscape and Waterfront Plan and related documents.

Participants: Local Municipal officials, DOS and representatives from the LA Group.

Notification: E-mail among participants

Schedule: Semi-annual reporting and measureable results form to be filed as required by DOS.



Meeting

Proposed Date

Second Project Scoping Meeting

April 11, 2013

Purpose: Review project requirements, roles and responsibilities, schedule and new information needs and next steps.
Attendants: Wayne LaMothe, Andy Labruzzo, Jim Martin, Dave Miller, Mark Taber
Results: Recorded meeting minutes

Project Advisory Committee Meeting #1

June 27, 2013

Purpose: Discuss project scope and elements and public participation plan, schedule upcoming meetings, and discuss survey of committee members.
Attendants: Advisory Committee, Project Consultant
Results: Recorded meeting minutes

Streetscape Vision Workshop

July 25, 2013

Purpose: Present plan progress, obtain feedback as to design and project elements.
Attendants: Advisory Committee, Consultants, DOS, Town Boards, Public
Results: Recorded comments

Project Advisory Committee Meeting #2

August 2013

Purpose: Present alternative plans, obtain feedback for the purpose of selecting preferred alternative.
Attendants: Advisory Committee, Consultants, DOS, Town Boards, Public
Results: Recorded comments

Public Information Meeting

September, 2013

Purpose: Finalize plan and discuss implementation schedule
Attendants: Advisory Committee, Project Consultant
Results: Recorded meeting minutes

Additional Project Advisory Committee Meetings

To Be Determined

Purpose: Update project status
Attendants: Advisory Committee, Project Consultant
Results: Recorded meeting minutes

