



# LLHA COMMUNICATOR

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## Homeowners Association on Ready Alert for Loon Gulf Response

By Stuart Lucks

At a special meeting of the LLHOA Board in September, a committee was formed to develop a response plan to proposals for large scale development on the lake. The committee met four times and has been working in three main areas:

- 1) Thoroughly researching current and past issues regarding development so the community understands rules and processes that drive Agency decisions about what's allowed.
- 2) Maintain constant year- round contact with the Agencies especially APA through Freedom of Information requests
- 3) Contact experts in the legal and environmental engineering fields for possible engagement if required to assist in a community response.

The good news is that since Loon Gulf's original pre-application to APA for subdivision of over 160 lots, there has been no further activity with the Agencies on their part. Since their proposal was presented a year ago, it remains in a 'for discussion purposes only' state, without any 'of record' communication with APA occurring.

The APA process must be carefully monitored by the community. The Agency is completely passive at this point until such time as LG makes a move. That would come first in form of determination of the APA's jurisdiction in the matter, which if requested by LG, would come out in Information Requests sent by the committee. Assuming APA has jurisdiction – extremely likely with a project of this size and scope – LG would need to submit a permit application – and this is when public notice would be given. **It's extremely important that our membership be vigilant and let the Homeowners Association know about any public notices they receive.**

The committee has assembled documents from three permit applications in our area, including those in 1973, 1993, and 2006 – as well as those relating to the Tupper Lake development and

## Town of Franklin News

### *Town wide Broadband Internet Service on the Distant Horizon. Survey Completed*

The Town of Franklin has partnered with the Town of Harrietstown, Legislator Barb Rice, Dave Wolff from ADKAction.org, and Dr. Diane Litynski from Paul Smiths College to ultimately give every resident of our two towns access to high speed broadband internet service. In this connection, the Town has surveyed residents via a questionnaire to assess if folks have internet access and what sort of provider they have. The deadline for submitting completed surveys was March 14<sup>th</sup> with some additional time set for additional efforts to reach some of those who had not yet responded by the 14<sup>th</sup>.

### **Project Grant Funding Sought**

Analysis of the survey data has been completed and will be the basis for preparing a proposal for Federal and State grants.; i.e., Stimulus funds, USDA funds for rural areas and State of New York funds for economic development. Private funding will be sought also.

Once sufficient funds are obtained, the project will be administered by SLIC Network Solutions, a subsidiary of the Nicholville Telephone Company, Nicholville, NY. The completion of the project is not imminent; it will take time for all the steps necessary for the obtaining funding and implementing the infrastructure.

### **Further Work on Garden Road**

The Town of Franklin Highway Department cut away some banks and reestablished some ditches in some areas of Garden Road. In addition, they trimmed tree branches along the roadside. Contacted by LLHA, the Highway Superintendent explained that the ditching was necessary to prevent water runoff from flooding the road . He added that tree branch trimming was necessary because they were obstructing the passage of Town trucks.

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has been in contact with key environmental advocacy groups including Protect the ADKS.

Proposals were also received from qualified, informed attorneys and environmental engineers, who could be retained if an application is filed by LG.

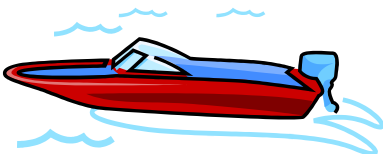
Going forward, the Committee and Board have discussed some strategies that should be in place for implementation if needed. If it appears that LG or any other developer is taking steps toward filing an application for large scale development to APA, funds will likely be needed to retain experts and mount a suitable challenge. Unfortunately, the committee determined that the Homeowners Association will not qualify for 501-C3 non-profit status due to our interests excluding full public access. So fundraising – if required – would need to be from individuals in our community ready and able to make a commitment without this benefit.

As readers can see, this situation has provided needed time to plan, but left up in the air what the community is really responding to. While we can certainly look forward to another summer of pristine undisturbed beauty on the lake, the group considers itself on 'ready alert' for whatever comes down the pike next, and needs every member's help staying vigilant.

## Who May Operate a Vessel Other Than a Personal Watercraft (PWC): Jet skis, etc.

To operate a recreational boat (other than a PWC) in New York State, the following restrictions apply:

- **If you are under 10 years of age**, you must be accompanied on board by a person 18 years of age or older.
- **If you are between 10 and 18 years of age**, you may operate a boat legally **only if**:
  1. You have passed a boating safety course approved by the New York State Office of Parks, Recreation and Historic Preservation and have on board your Boating Safety Certificate.
  2. You are accompanied on board by a person 18 years of age or older.
- **If you are 18 years of age or older**, you may operate any boat alone legally without education requirements.
- New York currently does not require vessel operators 18 years of age or older to complete a boating safety course. However, taking a course is strongly recommended.



## Who May Operate a Personal Watercraft (PWC)

To operate a PWC in New York, the following restrictions apply.

- As of January 1, 2009, you must:
  1. Be at least 14 years of age **and**
  2. Have passed a boating safety course approved by the New York State office of Parks, Recreation and Historic Preservation **and**
  3. Carry your Boating Safety Certificate on board the PWC.
  4. No one under age of 16 may rent a PWC.

**Note.** Acceptable boating certificates include certificate issued by:

- The Commissioner
- United States Power Squadrons
- United States Coast Guard Auxiliary
- In the case of a non-resident, his/her home state or country as a result of completing a boating safety course.

**Courses are offered by the following agencies:**

[NYS Office of Parks, Recreation and Historical Preservation Boater Safety classes](#),

[U.S. Coast Guard Auxiliary Boater Safety classes](#), or

[U.S. Power Squadron Boater Safety classes](#)

## Restoration of the Hotel Saranac Underway

The iconic Hotel Saranac in Saranac Lake was purchased by the Roedel Companies from the Arora family last December for \$1.4 million with the intention of restoring it to its original grandeur. Restoration efforts, which have begun, are uncovering the hotel's original configuration which included retail spaces with a central arcade on the ground floor.

Originally in 1927, when the Hotel first opened for business, there had been 15 shops, including a barber shop, coffee shop and a drug store. There was a staircase that ended on the second floor in which the lobby was located. In 1977 when the hotel was bought by Paul Smith's College, the arcade was blocked and the lobby was moved to the ground floor. The new owners would like to reestablish the ground floor retail spaces for business in connection to the hotel and the second floor lobby and ballroom.

It is expected that the six story building will have 85 guest rooms and possibly reestablish external amenities such as balconies and railings around some of the windows; and an outside terrace on the second floor.

The owners are pursuing the hotel's being listed on the National Register of Historic Places, which will make tax credits available.



## Membership Number Maintained

In recent years there has been a steady rise in LLHA membership with 96 paid memberships during the 2012-13. One might say that this was due to LLHA's outreach efforts via e-mail, website, newsletter and telephone contact by Len Wisse; but these factors are only the means of communication. The incentive to join and renew memberships is the fact that LLHA members and the leadership working together get the job done; that is, maintaining and preserving the excellent quality of life enjoyed by the Loon Lake community via our untiring efforts to protect the lake and its surrounds; and the fostering of cultural and social functions.

### *Continuing membership is vital to our mission.*

Please fill out the membership form and send in your dues of \$40 at your earliest convenience to LLHA PO Box 219, Vermontville, NY 12989. Membership forms can be found in this mailing and also on our website: [www.loonlakehoa.org](http://www.loonlakehoa.org). Last year's membership enrollments of 96 were a tremendous help in enabling us to carry out our activities and vital projects. Let's make it a nice round 100 this time.

### **GENERAL MEMBERSHIP MEETING:**

**Sunday, July 6 at 12:00 noon**  
**11:30 am – noon: new memberships and renewals.**

**Election of Board Members: Nomination off the floor: three positions. E-mail Vince at [vincepagano@hughes.net](mailto:vincepagano@hughes.net) on or before June 30 if you want your name on ballot.**

### **PICNIC:**

**Sunday, July 27 at 1 pm – 4 pm**  
**at the beach, rain or shine. Bring chairs. Pets on leash please.**



## Aquatic Plant Monitoring Fund Update

### *Loon Lake Community Again Answers the Call*

As indicated in a LLHA Monitoring Fund Appeal flyer distributed to all members and some non-members, we need to raise \$1,340/yr. for monitoring. Fortunately this goal was met and slightly exceeded in the last Fund Drive. As of this writing, we have collected 46 donations totaling \$ 2,855.

Although we have exceeded this year's goal, we would still encourage those who have not already contributed and still intend to contribute, to do so. The excess will be applied to eradication in the event milfoil is identified.



### **Regarding Loon Lake Rentals**

Although many Loon Lake owners of Loon Lake properties for seasonal rent are aware of informing their tenants of the importance of proper preparation of watercraft they may introduce to the Lake, there may be some that may not be aware. Therefore, this is a reminder that it is critically important that people who rent cottages or camps be informed of the proper cleaning procedures of watercraft as indicated below.

### *Don't Pick up Hitchhikers*

**Aquatic nuisance species can hitch a ride on our clothing, boats, and items used in the water. Before bringing boats or other items used in another body of water to Loon Lake, employ the following simple procedure:**

- Remove any visible mud, plants, fish or animals before transporting equipment
- Eliminate water from equipment before transporting
- Clean and dry anything that came in contact with water (Boats, trailers, equipment, clothes, dogs,

*Never release plants, fish or animals into a body of water unless they came out of that body of water*



**Lucy Loon**

**Please be considerate by:**

- Steering Clear of us, especially if we have chicks, when boating.
- Not driving us away from sheltered areas into open areas where boat traffic is heavy.
- Using non-lead fishing sinkers and jigs.
- Packing out your line. Invisible in the water, lost or cut fishing line can entangle us and other wildlife, often with fatal results.

**Loon Lake Homeowners Association**

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**Presidents Message**

By Vince Pagano

Over the years, several issues regarding the LLHA's main mission have been addressed and dealt with by the LLHA Board and the membership; i.e., Lake water quality, invasive species, Lake access, beach access, Town right-of-way, possible land development potential impact, etc. Our awareness and involvement thus far have helped to preserve the quality of the Loon Lake environment.

As time passes, the accomplishment of our mission may become more challenging due to unforeseen changes in local government laws, Lake Ownership, Lake Contamination, environmental changes, LLHA leadership, etc. Therefore, it is more important than ever for the more of the membership be involved and have input. There is only one meeting a year for the members to attend, be informed and have a chance for in- person input.

**Please be there on at 12 noon on July 6 at the Jewish center.**



*There is something about being on a pristine mountain lake. It fills you with the sights and sounds of the Creator's Play, starring azure skies, lazy clouds, pure crystal water lapping at its shores to greet the tall fragrant trees that stand as sentinels guarding its honor. The occasional call of loons echoes the plea of the existing wilderness to preserve its integrity.*



**Loon Lake Live 18<sup>th</sup> Season**

2014 will be Loon Lake Live's 18<sup>th</sup> summer concert season of classical chamber music; and it promises to be the best yet. Loon Lake Concerts are on Sundays at 7:30pm on July 13, 20, and 27 at the Loon Lake Jewish Center. Keep it going by supporting it with your donations. For this summer's complete scheduled dates and places, please log on to their website. [www.loonlakelive.org](http://www.loonlakelive.org) or [www.loonlakehoa.org](http://www.loonlakehoa.org)

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