

# Mirror Lake Waterfront & Peacock Park Master Plan

March 2022

Presented by:

The North Elba/Lake Placid Appearance Committee on behalf of the Lake Placid/North Elba  
Development Commission

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With thanks to: Clarkson University

## Introduction:

In 2017, the Village of Lake Placid Board of Trustees tasked the Appearance Committee with developing a plan for Peacock Park and the Mirror Lake waterfront. The Appearance Committee worked with two groups of students from Clarkson University over several years to establish project scope and conceptual design. The first report was completed in 2020 and the second in 2021. This document is a final compilation of these two reports, adjusted based on discussion within the Appearance Committee and with the Village Board and North Elba Parks Department.

This final plan is intended to reflect the needs and priorities of the area, to align with the Town and Village Joint Comprehensive Plan, and to improve the overall user experience for both residents and visitors. Based on this, the Appearance Committee identified the following design factors:

1. Incorporating environmental and sustainability needs
2. Highlighting the natural beauty of the area
3. Maintaining cultural and historical aesthetic of the Adirondack region
4. Universal design
5. ADA compliance
6. Beautification of the shoreline

The Appearance Committee also considered the maintenance and durability needs of each item. All improvements or changes to the area are designed to be as low-maintenance and as durable as possible to hold up to heavy traffic and extreme weather. Additionally, the Committee also considered the need to comply with DEC regulations when working on or near a shoreline.

The proposed improvements are as follows:

Short-term items:

1. Replace or fix existing amenities such as picnic tables and benches
2. Street level landscaping
3. Replace worn down fencing beside toboggan shoot and beside outlet, install fencing along Parkside to block herd path, install removable seasonal fencing at beach
4. Replace the dock with one that does not release Styrofoam into the lake
5. Replace existing walking path materials

Long-term items:

1. Repair retaining walls along shoreline
2. Install two designated boat launch sites, one ADA accessible
3. Final landscaping
4. Incorporate public art

Long-term items consist of those actions that either involve a complex or time-consuming process and/or require the completion of other items before they can begin. Short-term items

are those items that are require a less time-consuming process. The intention of the Committee is to begin planning of long-term immediately even if their actual execution is farther down the road.

These designations are subject to change based on circumstance or opportunity.

## Boat Launches:

An ADA compliant boat launch will be installed on the southern end of the lake near the tennis courts. A non-ADA compliant boat launch will be located on the far side of the toboggan chute near the kayak rack.



*Boat launch sites*

### *Suggested student plan:*

ADA compliant boat launch: 30.3 ft long with a depth of 2.8 ft, for a grade of 7.75%. This is just under the 8% required slope by the ADA to be deemed safe. 15 ft wide to ensure enough space for users with a 7ft path that connects to the original walking path.

This location has natural elevation and grading to meet ADA accessible grade standards without the need for major slope or grading redesign. This location is also ideal due to its proximity to other existing structures.

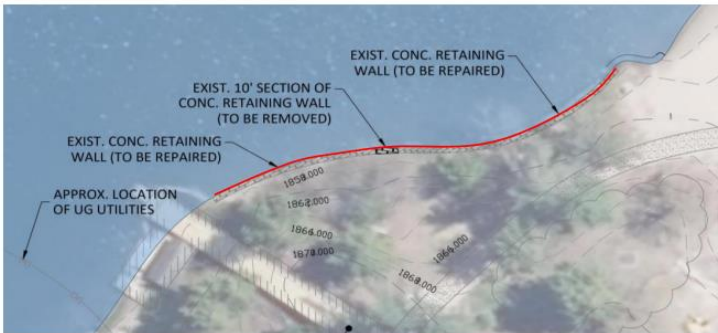
Non-ADA compliant boat launch: 20ft long by 10 ft wide with a depth of 4ft depth and a 5ft landing. The slope on both ends will have 10-15% grade slope and landings, with tiered landscape-riser step system to the lake.

*Final recommendation:*

Install an ADA compliant boat launch in proposed location and install non-ADA compliant boat launch in proposed location. However, ultimate costs and dimensions will be determined by professionals for safe, functional, and aesthetically pleasing structures.

**Retaining walls:**

The retaining walls along the shoreline are in need of repair. The southern retaining wall (218 ft) near the tennis courts needs to be both repaired and extended. The northern retaining wall (274 ft) near the toboggan shoot needs to be repaired.



*Location of northern retaining wall*



*Location of southern retaining wall*

Ultimate planning and design will be done by professionals in consultation with the DEC. However, the intention is to incorporate natural materials and a natural shoreline to whatever extent possible.

The proposed modifications can be implemented after approval for the permit to install riprap has been granted by the Department of Environmental Conservation.



Existing southern retaining wall



Existing northern retaining wall

*Final recommendation:*

Make suggested changes to retaining walls, installing or reinforcing as necessary. However, ultimate planning and design will be done by professionals in consultation with the DEC.

**Dock:**

The current Mirror Lake Beach Dock is deteriorating. Most significantly, the Styrofoam used to make it float is breaking off and leaching into the lake at an alarming rate. This poses an immediate threat to the ecosystem of the lake and has been identified by both the Village and the Mirror Lake Watershed Association as a priority issue.

The Village obtained an initial quote:

- Estimated budget for the project - \$ 139,000.00 - \$ 145,000.00 +/-
- Upgrade decking from pressure treated to composite - \$ 5,500.00 +/-

The Village acquired \$150,000 of funding. However, the price of increased to \$186,300 in the time between the original quote and the acquisition of the funding. The Village has signed on for this pricing in order to ensure the dock is able to be removed in the fall of 2022 to avoid further Styrofoam pollution into the lake and be replaced before the beach season begins in 2023. There is a \$36,300 deficit the Village must account for.

**Pedestrian access:**

In order to implement a more cohesive aesthetic in both the park and the Village, existing pedestrian access paths will be replaced to match pavers used on Main Street and throughout the rest of the Village.



*Existing Peacock Park pathway*



*New gray pavers installed on Main Street in 2021*

The replacement of these paths has been identified as a priority by the Village. As of 2022, they are deteriorating, and accessibility is becoming increasingly difficult.



## Fencing:

*Beach fencing (approximately 80 ft total, 64 ft of fencing and 2 16ft gates):* In 2020, the Town installed a seasonal beach fence to better comply with health and safety regulations. This fence is installed at the beginning of the beach season and removed at the end of the season. If this fence is going to be a new seasonal feature, a more attractive structure is recommended.

The fence will be simple black aluminum to match the fencing near the beach house. It is easily replacement in the event of damage and can hold up to heavy traffic. It will be removable at the end of each season. One entrance and one exit gate are required. The Appearance Committee will work with the Art Alliance to come up with attractive, ornate gates that will meet functional needs while incorporating public art and improving aesthetics. Design will be encouraged to incorporate natural materials and cultural relevance.

*Outlet fencing (approximately 140 ft):* The fencing by the outlet on the southern end of the park is currently part split-rail and part chain link. It is unsightly and the integrity is becoming compromised. This fence will be replaced with simple black fencing to match the existing fence near the boat house and the proposed fence along Parkside Drive.



*Toboggan shoot fencing:* The current fence/handrail by the toboggan shoot is a simple wood design. It is used frequently by people going up and down the hill, which is especially important in the winter and when the toboggan shoot is in use. However, the existing structure is unstable, crooked, and compromises accessibility to the lakeside. This handrail will be replaced with a simple black handrail to match the one on the stairs on the southern side of the boathouse.



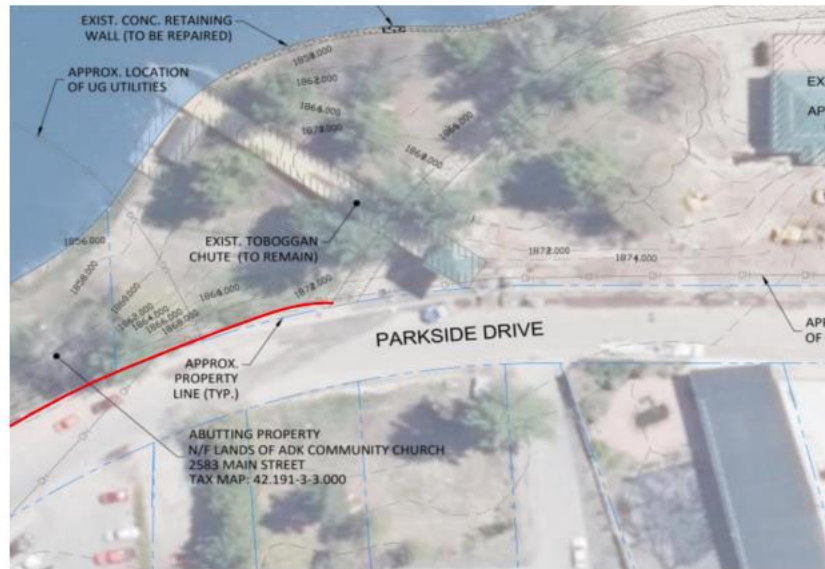
*Existing handrail on stairs near beach house, proposed handrail design*



*Existing handrail near toboggan shoot*

***Parkside fencing (approximately 275 ft):*** This fencing is intended to prevent use of a popular herd path along Parkside Drive, which goes down a steep slope toward the kayak rack. This path is a safety hazard and compromises the integrity of the hill. Previous attempts to manage this herd path with plantings have failed. To ensure access is prevented, a fence will be installed along the Parkside sidewalk from the edge of the existing pedestrian access path to the end of the Village property by the Adirondack Community Church.





To maintain a cohesive design throughout both the park and the Village, the fence will match the existing fencing near the boathouse.



*Existing fence near boathouse*

### Landscaping:

Landscaping throughout the park, but particularly to help screen utility boxes. All plantings will be native species as per the Town of North Elba/Village of Lake Placid Joint Land Use Code.

Additionally, the area has lost several trees over the past few years. An inventory will be conducted of the park's trees to assess what has been removed recently, what needs to be removed, and what should be replaced.





Street-level landscaping, such as in the berm outside the beach house, can be done in the short-term. Some landscaping may have to wait until other projects are complete.

### Public art:

The incorporation of art in public spaces is an objective defined in the 2014 Town/Village Joint Comprehensive Plan. The Town/Village Art Alliance will make recommendations on public art in Peacock Park that incorporate the identified design factors to enhance user experience. This includes refurbishing existing art as well as installing new pieces, where appropriate.

Currently, there is one existing sculpture in Peacock Park that is in need of maintenance to address vandalization as well as an provide an updated, more accurate descriptive plaque.



*Existing sculpture in Peacock Park*

### Existing amenities:

Peacock Park is a highly trafficked area, and many of the existing amenities reflect heavy use that leaves them looking tired and unsightly. Worn out existing amenities – such as picnic tables, benches, or signs – will be repaired, refurbished, or replaced. To minimize waste, reuse and refurbishment are the priority options. In instances where replacement is the best option, items will be selected to be as durable, low-maintenance, and sustainable as possible i.e recycled plastic picnic tables.



*Examples of existing amenities in need of repair or replacement*

## Funding & Process:

The intention is to pursue grant funding for this project. This feasibility will be determined depending on availability of resources, labor, and expertise necessary to execute some of these proposals. The Village of Lake Placid Department of Public Works and the North Elba Park's Department will be responsible for maintenance and may provide some in-kind services.

## Estimated costs\*:

Repairing amenities: free or low cost

Street-level landscaping: TBD

Fencing: As of 2022, fencing purchase and installation is approximately 160/ft. Site prep by the Village is calculated with the following formula:  $(\# \text{ ft of fencing}/8)*12$ .

Toboggan shoot

Fencing down hill (141 ft)

Fencing along shore (31 ft)

Beach fencing (330 ft)

Fencing (214 ft)

Gate x 2 (16 ft)

Outlet fencing (140 ft)

Parkside fencing (275 ft)

Retaining wall repair (218 ft, 274 ft): TBD

Boat launch sites: \$3,700

Non-ADA accessible: \$1,620

ADA accessible: \$2,080

Replace existing walking paths: TBD

Final landscaping: TBD

Incorporate public art: TBD

Dock replacement: \$186,300

\*some estimates are pulled from the Clarkson student reports and may be outdated

## Next steps:

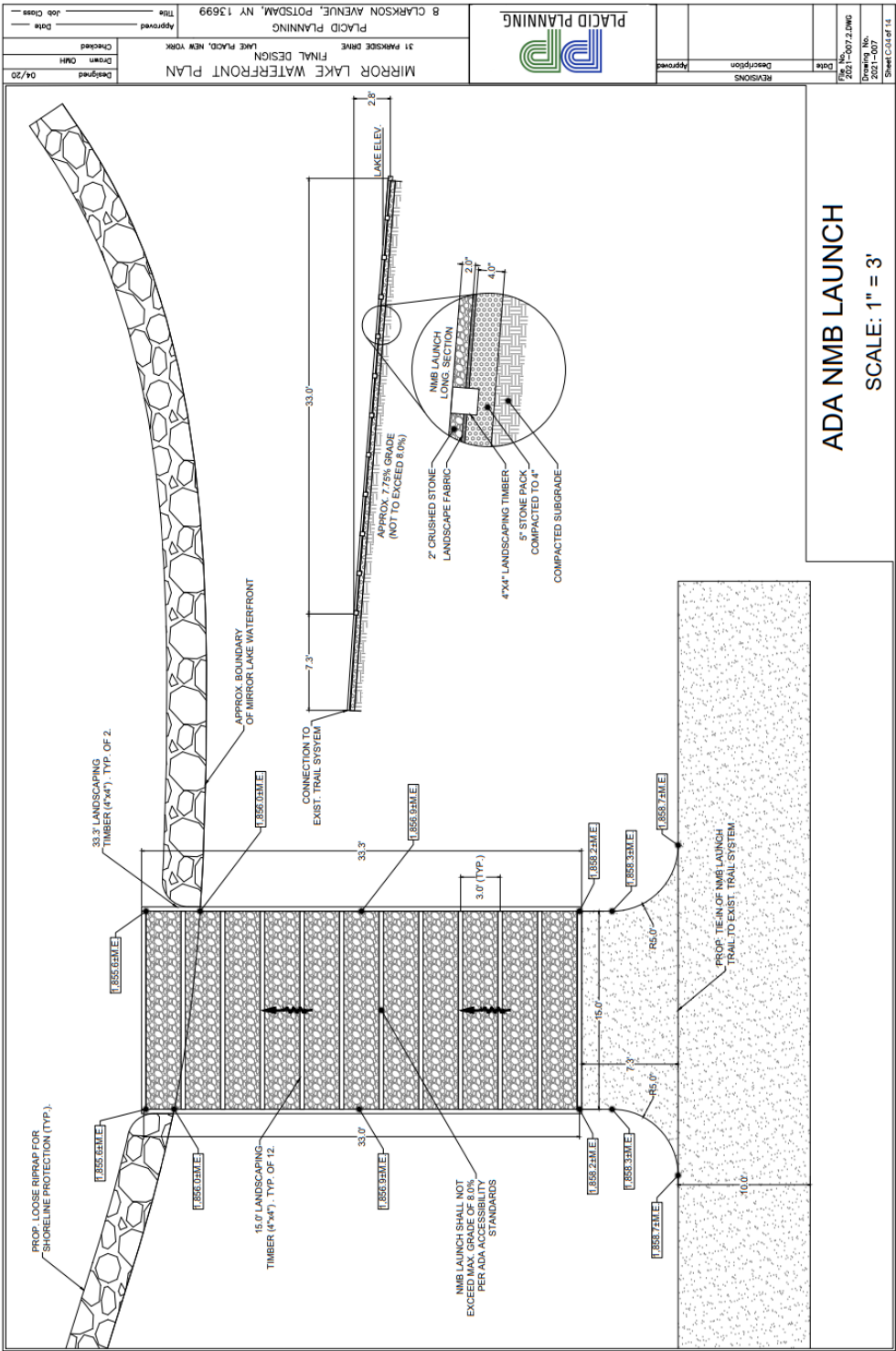
Immediate actions:

1. Get engineering study for existing retaining wall
2. Consult with the APA and/or DEC regarding necessary permitting and processes for working along the shoreline and in the lake
3. Begin work on short-term items

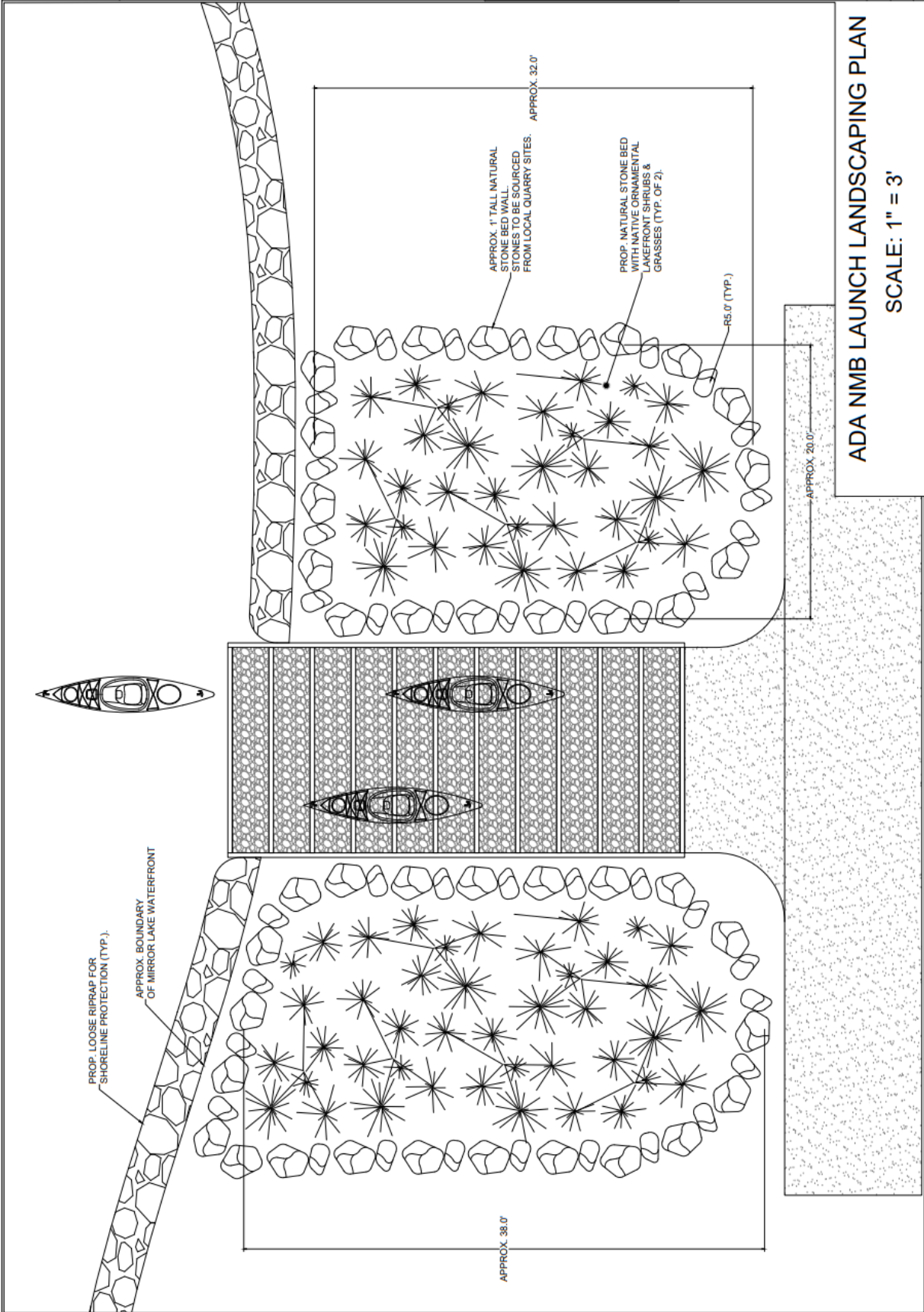
## Funding sources:

1. Town and Village in-kind services
2. [North Elba LEAF](#)
3. [Pearsall Foundation](#)
4. [Adirondack Foundation](#)
5. [Essex County Arts Council](#)
6. [Cloudsplitter](#)
7. [NYS Parks, Recreation, and Historic Preservation Grants](#)
8. [Adirondack Community Recreation Alliance](#)

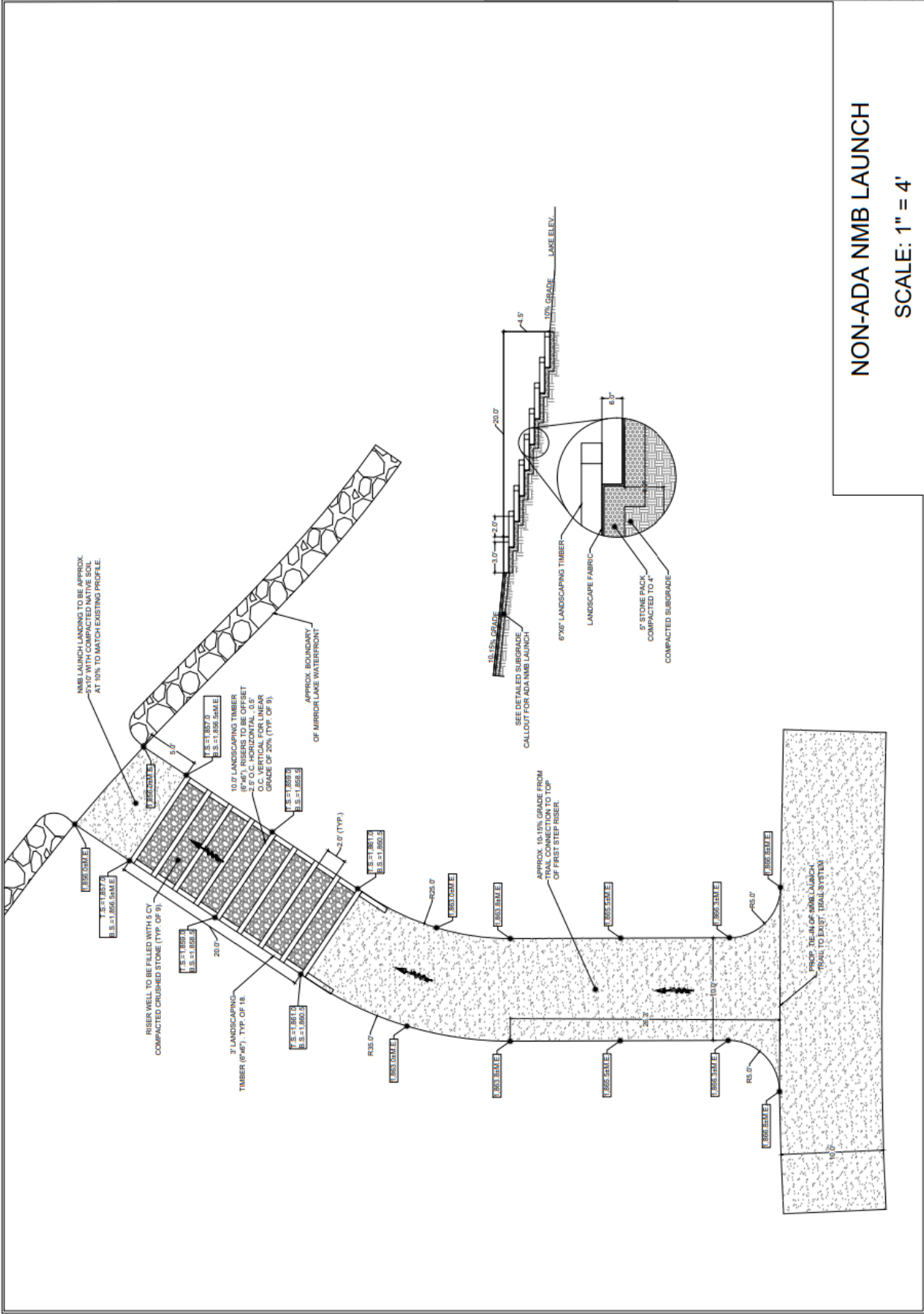




Date: _____ Drawn: CHM Checked: _____ Design: 04/20	Approved: _____ Title: _____ Job Class: _____
31 PASSIC DRIVE LAKE PLACID, NEW YORK PLACID PLANNING 8 CLARKSON AVENUE, POTSDAM, NY 13699	
MIRROR LAKE WATERFRONT PLAN FINAL DESIGN	
PLACID PLANNING 	
REVISIONS Description: _____ Date: _____	No. of Drawings: 2,046 Drawing No.: 2021-007 Sheet Count of 14



**ADA NIMB LAUNCH LANDSCAPING PLAN**  
**SCALE: 1" = 3'**

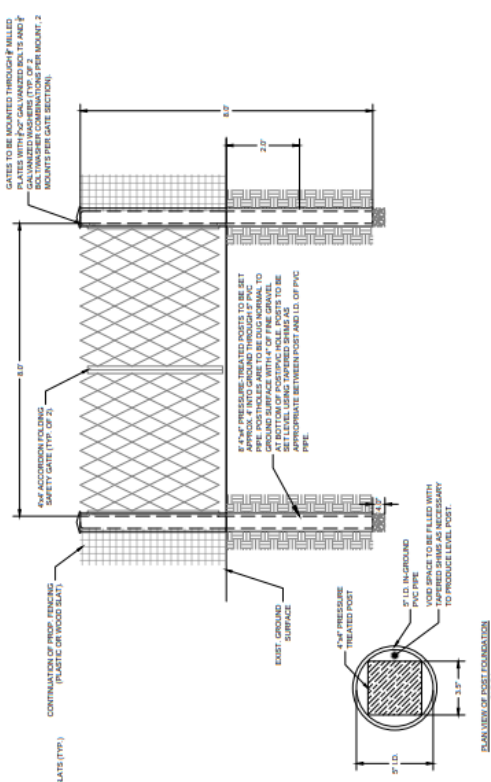


NON-ADA NMB LAUNCH  
 SCALE: 1" = 4'

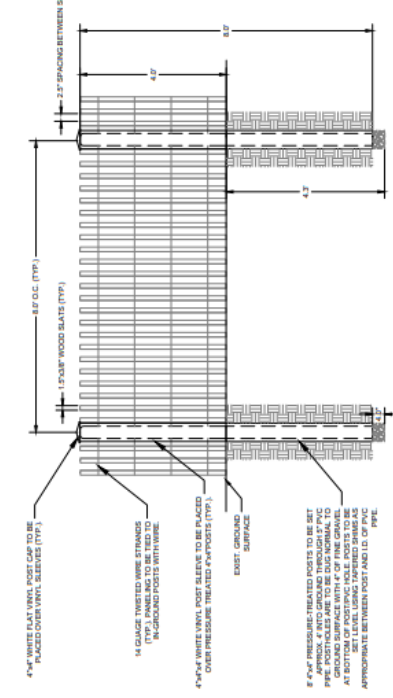




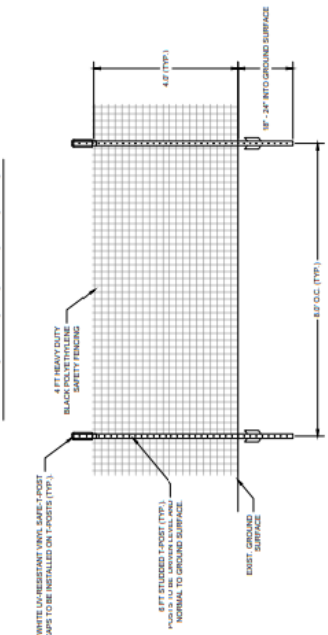
**FENCE GATE**



**SAND FENCING WOODEN POST OPTION**



**PLASTIC FENCING I-POST OPTION**



**FENCING OPTIONS**  
**SCALE: 1" = 1.5"**