
Saranac River Trail Greenway

CONDITIONS REPORT

**City of Plattsburgh
Clinton County, NY**

For: Clinton County

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MJ#: 1055

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INTRODUCTION

Clinton County (County) has received Regional Waterfront Program Key Project funds to design the next segment of the Saranac River Trail Greenway in the City and Town of Plattsburgh.

The trail will extend from the current westward terminus at George Angell Drive in the City of Plattsburgh to a point approximately 2.15 miles to the west at Reeves Lane in the Town of Plattsburgh. This section of the trail is ready for advancement since it will be constructed on public sector property, extending through the Plattsburgh City School District High School property, the SUNY Plattsburgh Field House and sports complex and westward across City of Plattsburgh property to Reeves Lane. With the views of the river and especially the imperial dam, there is a desire to keep the trail near river.

This project is supported by funding from the Environmental Protection Fund through the New York State Department of State (DOS) Local Waterfront Revitalization Program.

Figure 1.1 shows an aerial of the existing project location map.

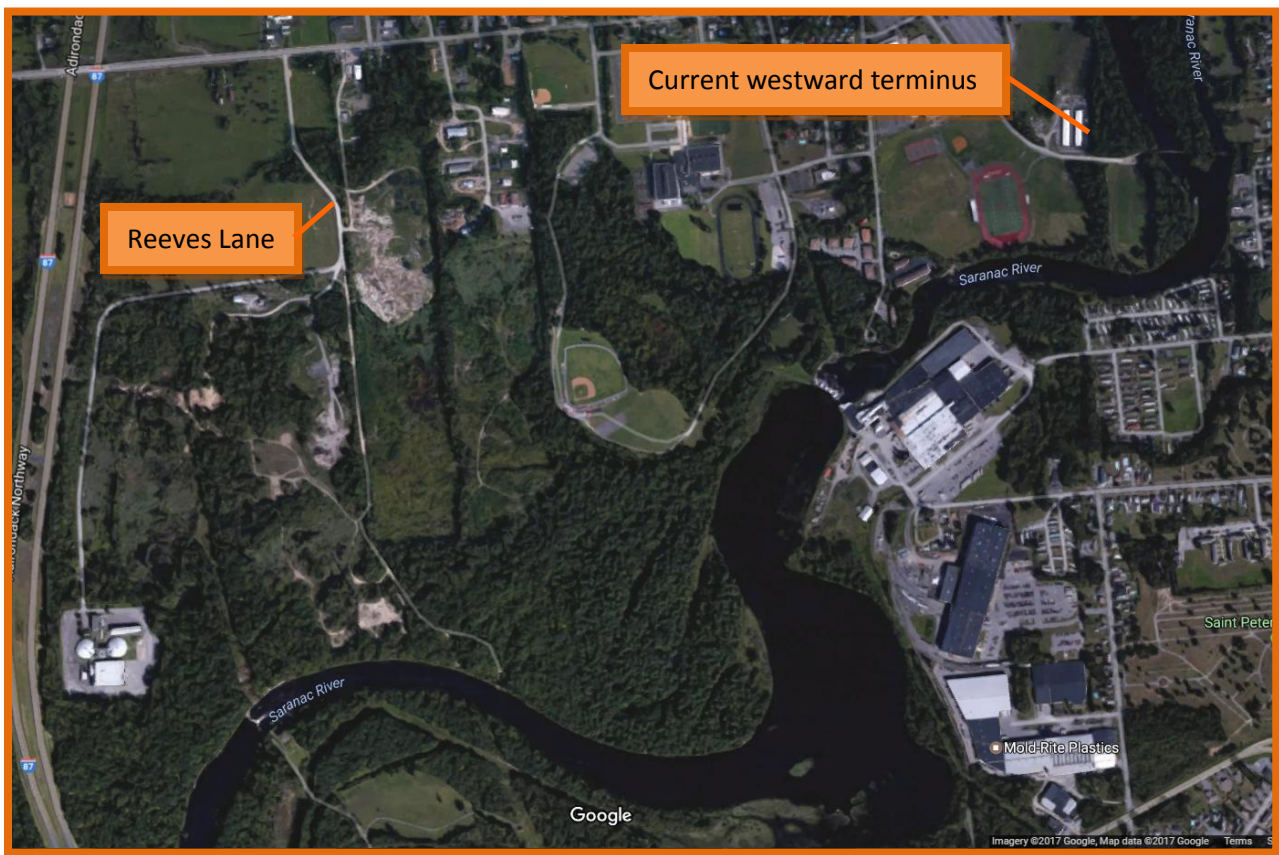


FIGURE 1.1 – Project Location Map

INVENTORY OF EXISTING CONDITIONS/SITE RECONNAISSANCE

MJ Engineering & Land Surveying, PC (MJ) conducted site-specific screening and preliminary investigations to determine potential impacts in preparation for design. Work included identifying and mapping of the following:

- Site survey showing extent of project boundary
- Ownership/grant/lease status of all lands to be incorporated into the design
- Manmade structures, buildings, or facilities on or adjacent to the site
- Above and below ground infrastructure, including stormwater treatment structures
- Transportation/circulation systems (truck, car, bus, ferry, train, pedestrian, bicycle, etc.) that serve or are located near the site
- Adjacent land and water uses
- Historic and archeological resources
- Soil and, as appropriate, core sampling to determine site stability
- Topography and hydrology
- Natural resources, including location of mature trees
- View corridors
- Zoning and other applicable designations
- Analysis of site constraints, needs and opportunities

MJ visited the site numerous times and has developed a series of maps and/or a description of these items as summarized below. Draft copies were distributed to the County, DOS and the local Project Advisory Committee (PAC). Comments were addressed and Final maps can be found in Appendix A.

Site survey showing extent of project boundary

Refer to the Proposed Trail Alternatives map in Appendix A. MJ has incorporated high-definition scanning of the trail into existing aerial Lidar from the USGS.

Ownership/grant/lease status of all lands to be incorporated into the design

Refer to the Land Ownership map in Appendix A.

Manmade structures, buildings, or facilities on or adjacent to the site

Along the proposed trail, there is:

- A chain link fence and a net adjacent to the high school football field/track.
- Houses / apartments along Adirondack Lane.
- A sanitary pump station at the end of Adirondack Lane.
- A small stream with an approximately eight (8) foot temporary manmade wood structure spanning the waterway.

Above and below ground infrastructure, including stormwater treatment structures

Along George Angell Drive, Adirondack Lane and Reeves Lane there are above ground utilities including power, cable and phone. Along George Angell Drive and Adirondack Lane there are below ground utilities including water and sanitary sewer.

Transportation/circulation systems (truck, car, bus, ferry, train, pedestrian, bicycle, etc.) that serve or are located near the site

The traveling public can use George Angell Drive, Adirondack Lane and Reeves Lane to access the proposed trail. Plattsburgh City School District High School and SUNY Plattsburgh

maintenance personnel use the portion of the trail on their own property for maintenance access. Bicyclists and pedestrians use the existing network of trails in Ruger Woods on SUNY Plattsburgh's property.

Adjacent land and water uses

The Saranac River is adjacent to much of the proposed trail. The Imperial dam can be seen from various points along the proposed trail.

Historic and archeological resources

Approximately half the proposed trail is sited on previously disturbed areas. Once the trail enters Ruger Woods sensitive habitats are present such as wetlands and undisturbed forest areas. Options that avoid environmentally sensitive habitats and that would require fewer permits are preferred.

Soil and, as appropriate, core sampling to determine site stability

Refer to the Soils map in Appendix A.

Topography and hydrology

Refer to the Topography and Terrain maps in Appendix A.

Natural resources, including location of mature trees

Refer to the Proposed Trail Alternatives map in Appendix A. Also, some mature trees along the trail are depicted in the base mapping.

View corridors

There are many scenic views of the river including Imperial dam throughout the proposed trail alignment. There are also many scenic views within Ruger Woods.

Zoning and other applicable designations

The intended use of the trail within this segment is a multi-use path. Both the City and Town of Plattsburgh have been involved with the preliminary discussions and City and Town codes allow for public recreation facilities / trails. The land classifications in the City that the trail will be on are R1 /R2 which represents Residential District 1 and Residential District 2. The land classification in the Town that the trail will be on is I which represents Industrial District. Refer to Appendix B for City and Town of Plattsburgh Zoning Laws and Zoning Maps.

Analysis of site constraints, needs and opportunities

There are many constraints throughout the project limits. Constraints include but are not limited to tree removals, property right-of-way acquisitions, terrain, stream crossings, public and maintenance roadways. There are many opportunities within the proposed trail corridor to allow the public beautiful views of nature especially those of the Saranac River including Imperial dam.

APPENDIX A

APPENDIX B