



**Adirondack
Park Agency**

Homestead Development Corp.

P2021-0054

July 14, 2021

Presentation Overview

- Jurisdiction
- Conclusions of Law
- Project Location
- Existing Conditions
- Proposed Project
- Public Comment & Review by Others
- Staff Recommendation
- Discussion

Jurisdiction

- APA Act § 809
 - Class A Regional Project
 - Subdivision involving wetlands
 - Number of lots created since May 22, 1973
 - Construction of a structure over than 40 feet in height
 - Class B Regional Project
 - Non-shoreline lots less than 0.92 acres
- Regulated Wetland Activity – 9 NYCRR Part 578
 - Subdivision involving wetlands
- Agency Permit P2015-0159A
 - New Land use and development

Conclusions of Law

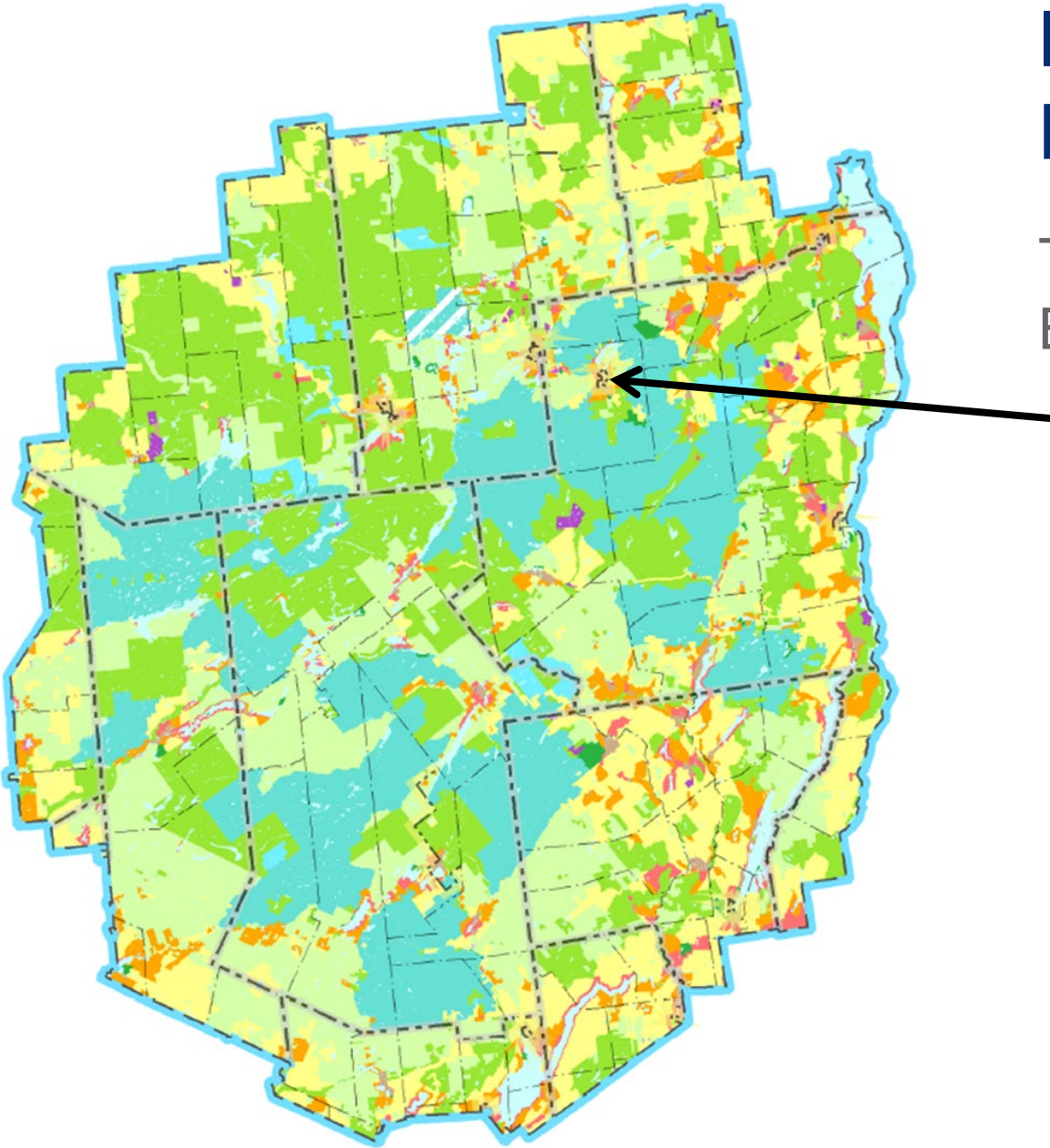
- Development authorized:
 - Consistent with land use and development plan
 - Compatible with character description and purposes policies, and objectives of each land use area
 - Consistent with overall intensity guidelines
 - Complies with shoreline restrictions
 - No undue adverse impact on resources of the Park

Project Location

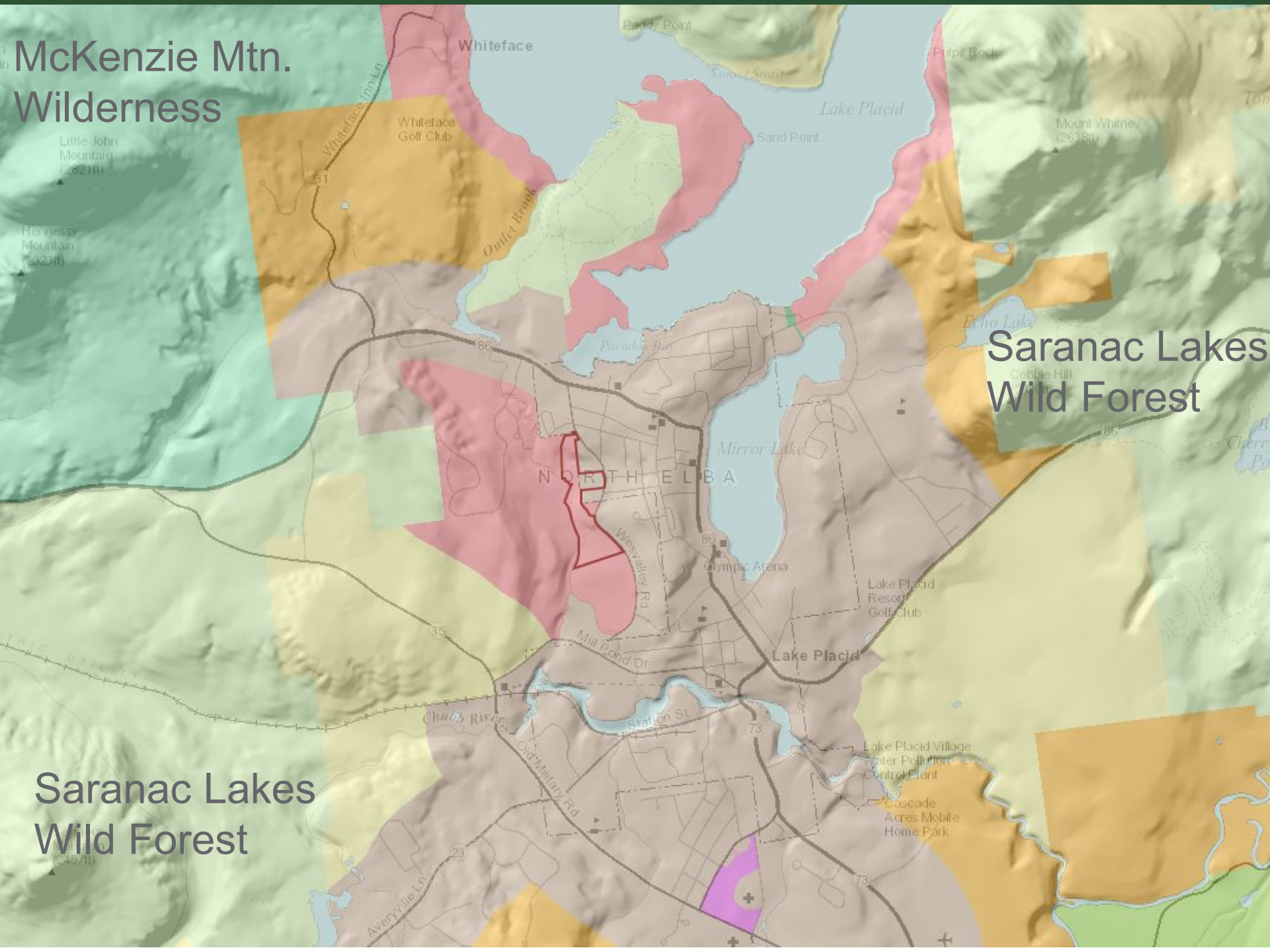


Project Location

Town of North Elba
Essex County

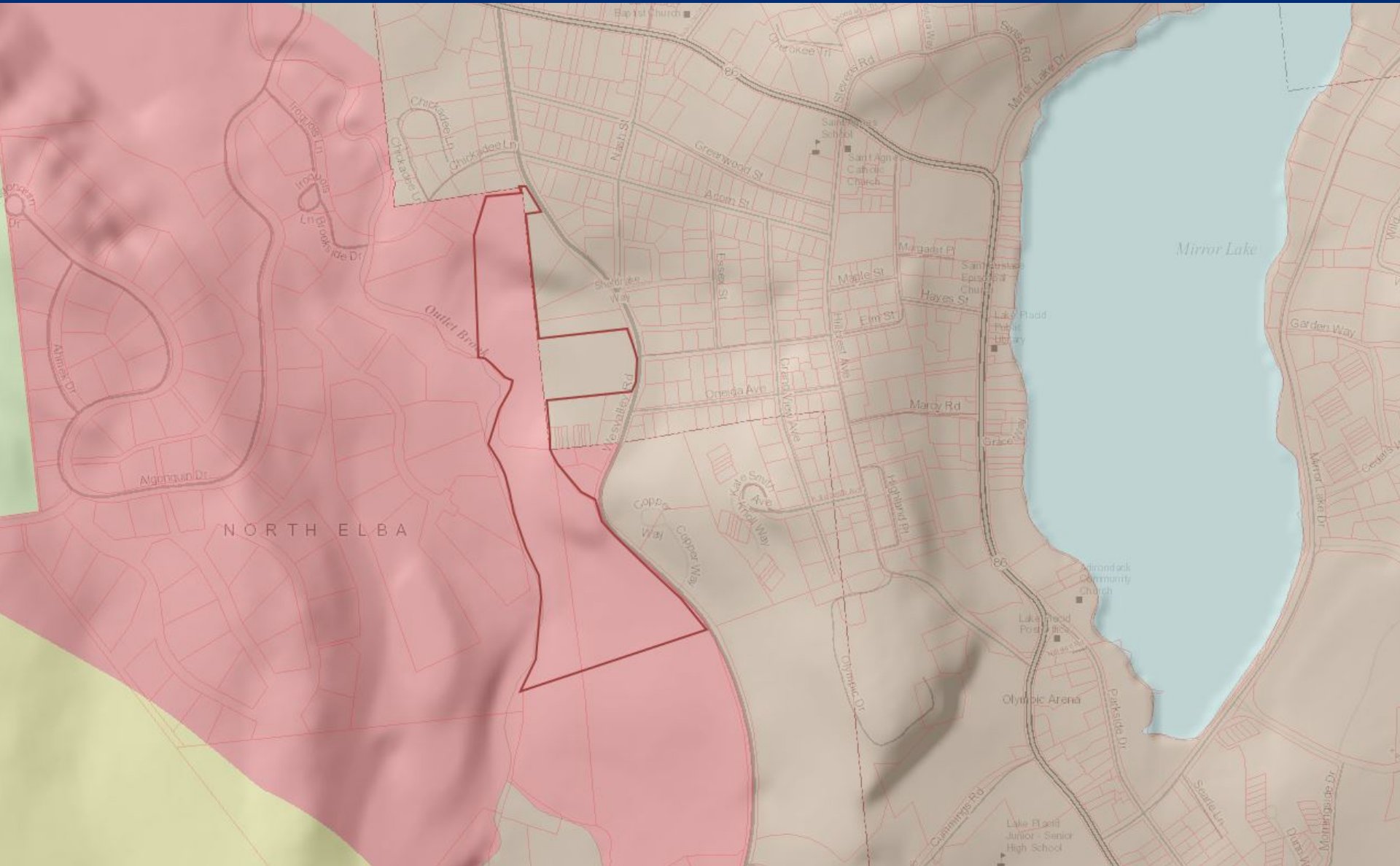


McKenzie Mtn. Wilderness



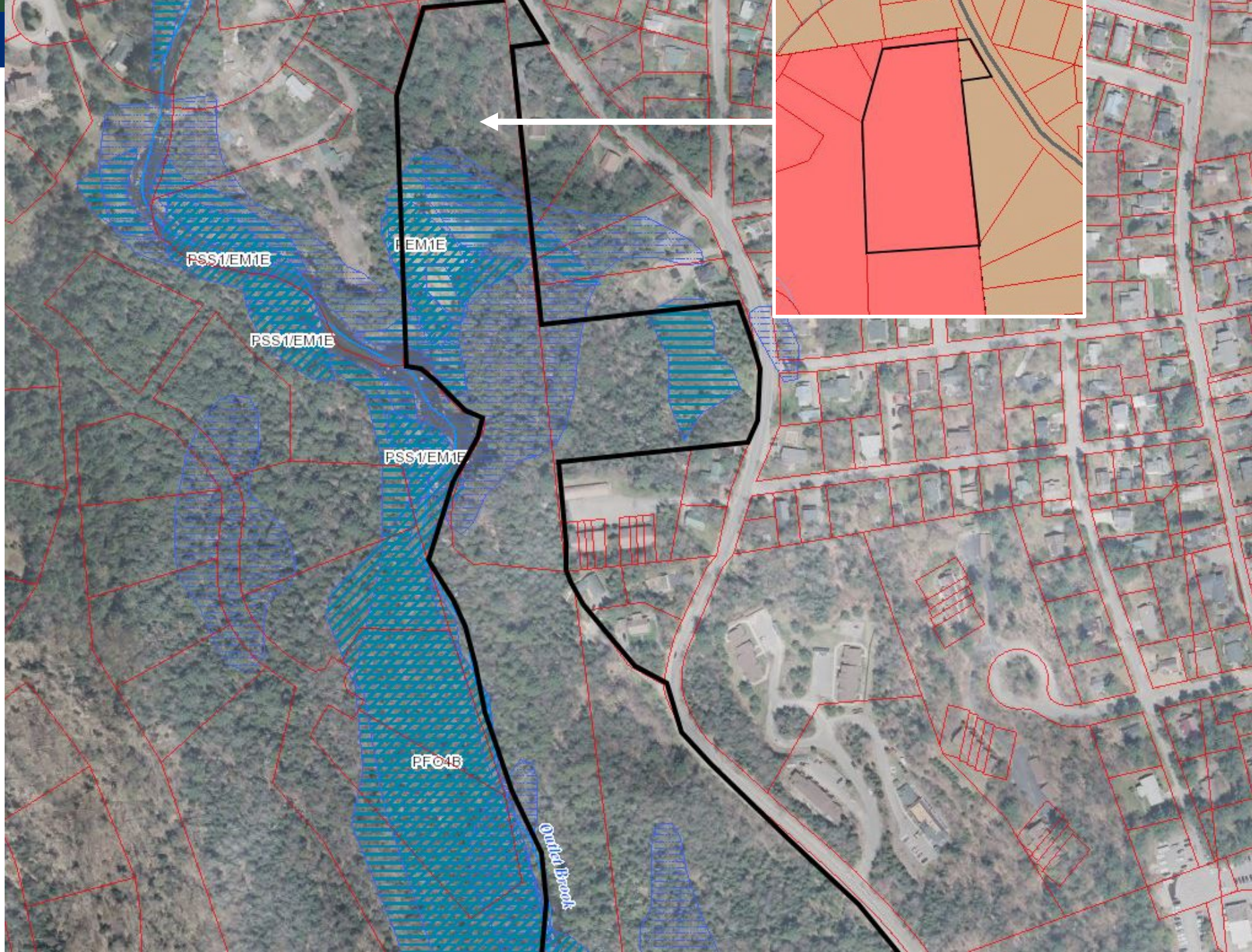
Saranac Lakes Wild Forest

Saranac Lakes Wild Forest



Existing Conditions





PSS1/EM1E

EM1E

PSS1/EM1E

PSS1/EM1E

PFC4B

Outlet Brook









07.08















Proposed Project

Site Plan Map

RED: 6 Single Family Dwellings
GRN: 4 Multifamily Dwellings
BLUE: Wetland Boundary

LANDSCAPING SCHEDULE

SYMBOL	QTY	HT	DESCRIPTION
1	6	7'	SUGAR MAPLE
2	5	5'	HEMLOCK
3	14	2'	RED-OSIER DOGWOOD

SITE PLAN
1" = 40'

UTILITY NOTES
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
3. ALL UTILITIES SHALL BE PROTECTED BY A 12" MINIMUM CONCRETE SLAB.
4. ALL UTILITIES SHALL BE PROTECTED BY A 12" MINIMUM CONCRETE SLAB.
5. ALL UTILITIES SHALL BE PROTECTED BY A 12" MINIMUM CONCRETE SLAB.

Landscaping Plan

GRN: Limits of Disturbance




CONTAINER SPECIES PLANTING DETAIL

LANDSCAPE PLAN
1" = 40'

LANDSCAPING SCHEDULE

TREE PLANTING & CAPPING DETAIL

LANDSCAPING SCHEDULE

SYMBOL	QTY	HT	DESCRIPTION
	9	7'	SUGAR MAPLE
	5	5'	HEMLOCK
	14	2'	RED-OSIER DOGWOOD

LANDSCAPING NOTES
1. ALL PLANTS SHALL BE 100% GUARANTEED.
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3. ALL PLANTS SHALL BE 100% GUARANTEED.

Six Single Family Dwellings

781 Square Feet

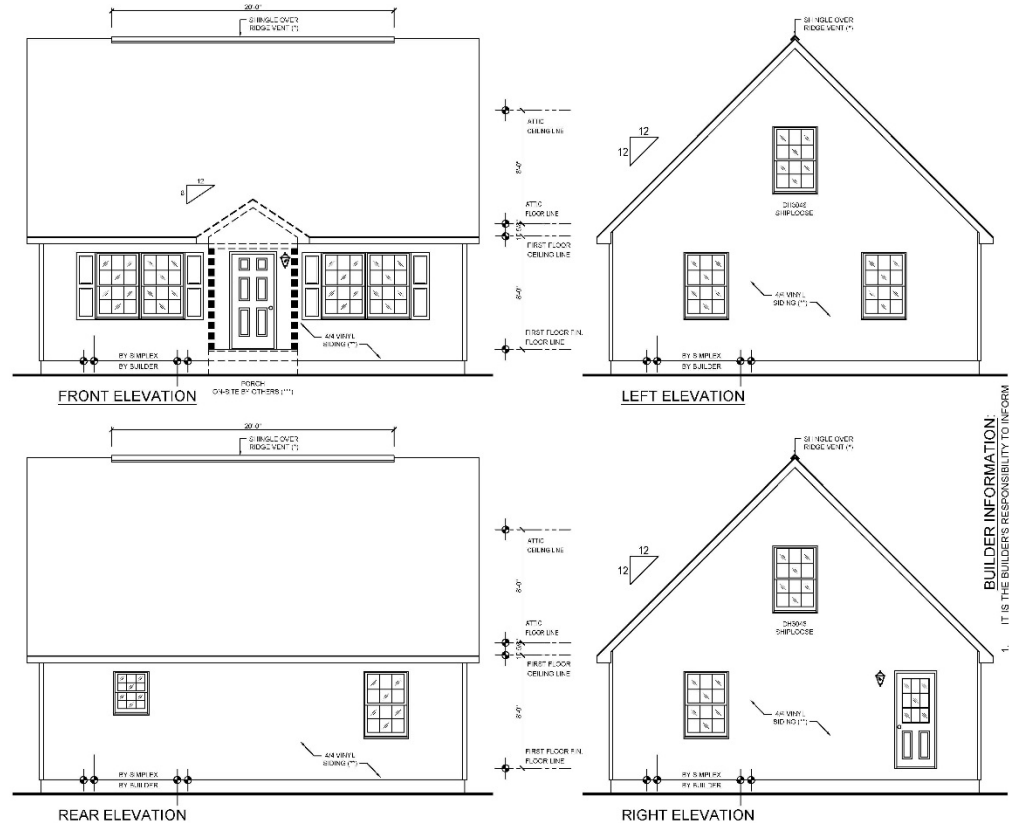
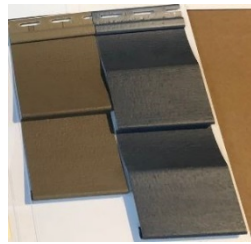
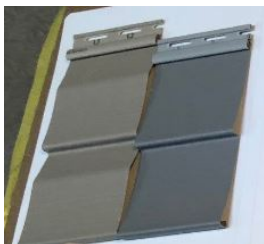
1.5 Stories: 26 - 32 Feet in Height

2 – 3 Bedrooms

Roofing Samples



Siding Samples

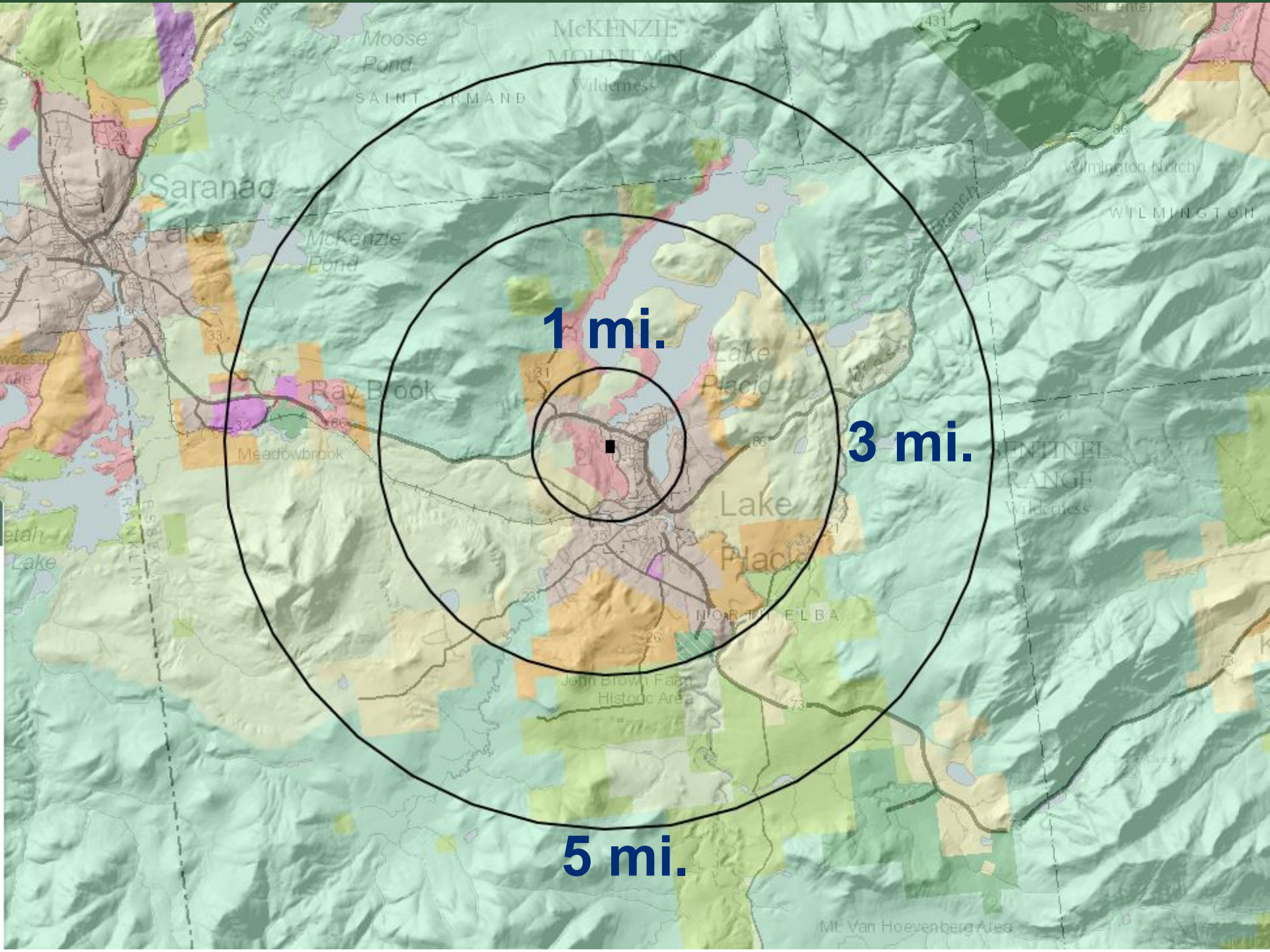


BUILDER INFORMATION

1. IT IS THE BUILDER'S RESPONSIBILITY TO INFORM SIMPLEX INDUSTRIES, INC. OF ANY LOCAL CODE ISSUES OR SITE RELATED REQUIREMENTS THAT MAY AFFECT THE CONSTRUCTION OF THE MODULES TO BE ERECTED ON THE SITE.
2. FLOOR PLAN CHANGES MAY BE REQUIRED PENDING FURTHER STRUCTURAL AND CODE REVIEW.
3. ADDITIONAL ENGINEERING FEES NOT INCLUDED IN THE PRICE OF THE MODULES MAY BE REQUIRED FOR PENDING FURTHER STRUCTURAL AND CODE REVIEW.



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Park Agency**



Public Comment and Review by Others

Public Comment

- Public Notice
 - Adjoining Landowners
 - Town and County Officials
 - Local Government Review Board
 - Environmental Notice Bulletin
 - Agency Website

- Three Comment Letters
 - Wetlands and Wildlife Habitat
 - Density, Site Layout and Clearing
 - Traffic and Sight Distance
 - Stormwater
 - SEQR

Review by Others

- Town of North Elba Village of Lake Placid
 - Planned Development
 - Approved March 17, 2021
- NYS Department of Environmental Conservation
 - Sewer Extension, SWPPP
- NYS Department of Health
 - Water Supply, Realty Subdivision
- NYS Office of Parks, Recreation and Historic Preservation

Staff Recommendation: Approve with Conditions

Conclusions of Law

- Development authorized:
 - ✓ Consistent with land use and development plan
 - ✓ Compatible with character description and purposes policies, and objectives of the Hamlet and Moderate Intensity Use land use areas
 - ✓ Consistent with overall intensity guidelines
 - ✓ Complies with shoreline restrictions
 - ✓ No undue adverse impact on resources of the Park

Draft Permit Conditions

- Location & dimensions of subdivision and development
- Site Access and Parking
- Shoreline constraints
- Lighting and signage
- Exterior colors
- Vegetation removal and Plantings
- Hours of construction
- Stormwater and Erosion Control
- Wastewater and Infrastructure



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