


**STAFF DRAFT – NOT APPROVED BY AGENCY**

**THIS IS A TWO-SIDED DOCUMENT**

 <p><b>NEW YORK</b> STATE OF OPPORTUNITY.</p> <p><b>Adirondack Park Agency</b></p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit <b>2021-0066</b></p>
	<p>Date Issued: <b>XXXX</b></p>
<p>In the Matter of the Application of</p> <p><b>PARKVIEW DEVELOPMENT, GREGORY MACE, AMY J. MACE and SARANAC LAKE VOLUNTEER RESCUE SQUAD, INC. Permittees</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>To the County Clerk: Please index this permit in the grantor index under the following names:</p> <ol style="list-style-type: none"><li><b>1. Parkview Development</b></li><li><b>2. Gregory Mace</b></li><li><b>3. Amy J. Mace</b></li><li><b>4. Saranac Lake Volunteer Rescue Squad, Inc.</b></li></ol>

**SUMMARY AND AUTHORIZATION**

This permit authorizes structures greater than 40 feet in height in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the Town of Harrietstown, Franklin County.

This authorization shall expire unless recorded in the Franklin County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the County Clerk's Office. The Agency will consider the project in existence when one of the authorized structures has been constructed.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional or local.

### **PROJECT SITE**

The project site is 1.11 acres located between Broadway (NYS Route 86) and Depot Street in the Village of Saranac Lake, Town of Harrietstown, Franklin County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 446.68, Block 6, Parcels 11 and 12, and a portion of Tax Map Section 447.69, Block 1, Parcel 2.

The project site is improved by an existing commercial use automobile service garage located on Broadway and is served by municipal water and sewer infrastructure.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves construction of an approximately 3,000-square-foot building, 47 feet in height, containing office space and seven residential units; as well as construction of a four-story, 17,100-square-foot multiple family dwelling containing 63 residential units with an overall height of 56 feet.

Existing access to the project site is from Broadway. The existing access will be improved and any work within the right-of-way of NYS Route 86 will require a Highway Work Permit from the NYS Department of Transportation. A one-way access to Depot Street will be also be constructed.

The project is shown on the following maps, plans, and reports (Project Plans):

- “Saranac Lofts,” prepared by North Woods Engineering, PLLC, dated March 19, 2021, including Sheets C10, C11 and C13 dated June 30, 2021 (Development Plans);
- “Proposed Multifamily Dwelling for Parkview Development at Saranac Lofts, Building # 1,” and “Proposed Multifamily Dwelling for Parkview Development at Saranac Lofts, Building # 2,” prepared by Coppola Associates, dated March 3, 2021 (Building Plans);
- “Stormwater Pollution Prevention Plan (SWPPP),” prepared by North Woods Engineering, PLLC, dated March 19, 2021; and
- Visual simulations prepared by Genesis Studios MG and received by the Agency May 13, 2021 (Simulations).

Reduced-scale copies of the Site Plan for the project, shown on Sheet C10 of the Development Plans, and elevation views of Building #1 and Building #2 shown on Sheets A3 and A5 of the Building Plans are attached as a part of this permit for easy reference. The original, full-scale maps and plans described in this paragraph are the official plans for the project, with copies available upon request from Adirondack Park Agency headquarters in Ray Brook, New York.

### **AGENCY JURISDICTION**

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to the construction of any structure in excess of 40 feet in height on Hamlet lands in the Adirondack Park.

**CONDITIONS**

**THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The project shall not be undertaken until this permit has been recorded in the Franklin County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project, for as long as the authorized structures remain on the site. Copies of this permit and Project Plans shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2021-0066, issued **XXXX**, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

**Development**

**Construction Location and Size**

5. This permit authorizes the construction of structures greater than 40 feet and associated site development in the locations shown and as depicted in the Project Plans. Any change to the location, dimensions, or other aspect of the authorized development shall require prior written Agency authorization.

**Building Color**

6. All exterior building materials, including roof, siding and trim, of the authorized structures shall be as depicted in the Simulations. Any change to the appearance of the authorized development shall require prior written Agency authorization.

**Outdoor Lighting**

7. Any new free-standing or building-mounted outdoor lights associated with the authorized development on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Broadway, Depot Street, or adjoining property.

**Signage**

8. Any signs associated with the authorized development on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].

### **Plantings**

9. All vegetation depicted on Sheet C13 of the Development Plans shall be planted no later than the first spring or fall planting season after final grading and as described in the Landscaping Plan, Notes and Details. Vegetation that does not survive shall be replaced annually until established in a healthy growing condition. Any change to the Landscaping Plan shall require prior written Agency authorization.

### **Invasive Species Control/Sanitizing Equipment**

10. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.

### **Infrastructure**

#### **Wastewater**

11. All wastewater treatment infrastructure on the project site shall be connected to and served by the municipal wastewater treatment system.

#### **Stormwater Management/Erosion Control**

12. The project shall be undertaken in compliance with the Development Plans and Stormwater Pollution Prevention Plan.

### **CONCLUSIONS OF LAW**

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Hamlet land use area;
- c. will be consistent with the overall intensity guidelines for the Hamlet land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- e. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project.

PERMIT issued this       day  
of                               , 2021.

ADIRONDACK PARK AGENCY

BY: \_\_\_\_\_  
Robert J. Lore  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the       day of                                in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert J. Lore, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

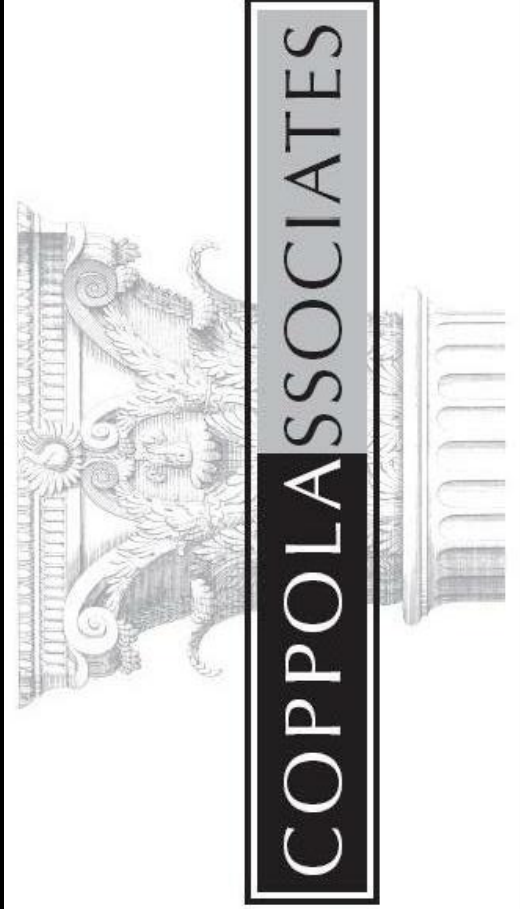
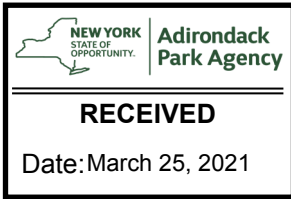
\_\_\_\_\_  
Notary Public







Materials & Colors:  
4" Brick- Glen Gery, Sunset Flashed (Dark Red)  
Mortar- Gray  
Fibercement Siding- Hardie Iron Gray  
Fibercement Trims- White  
Fibercement Window Surrounds- White  
Window Frames- Harvey Windows, Black  
Cornice/Fascia- White



°Design, Architecture & Planning°  
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Suite 101  
Newburgh, NY 12550  
TEL: 845-561-3559  
FAX: 845-561-2051  
ajcoppola@coppola-associates.com

LICENSE NUMBER: 018849

° PROPOSED MULTIFAMILY  
DWELLING FOR PARKVIEW  
DEVELOPMENT AT °

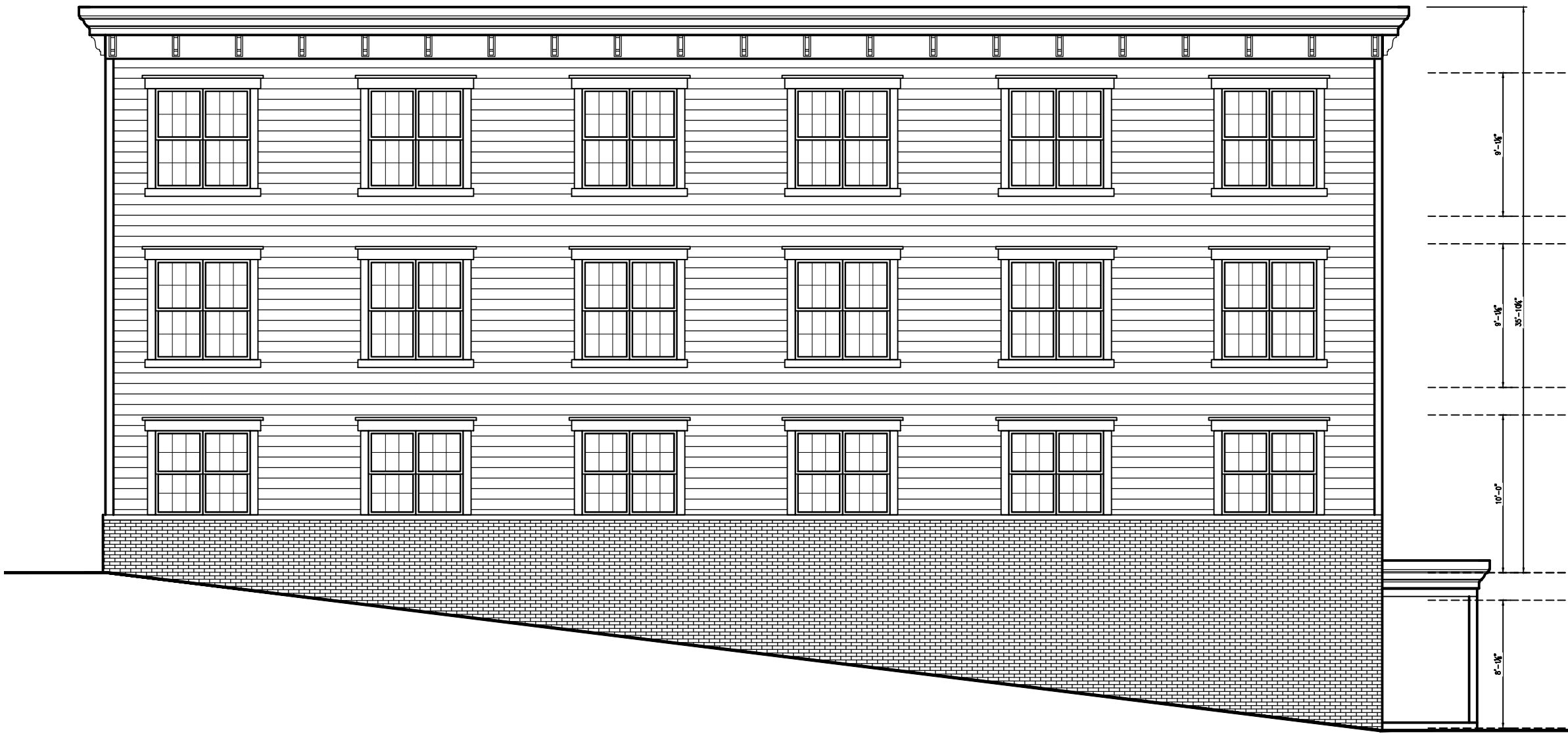
Saranac  
Lofts

Broadway  
Saranac Lake, NY

Building #1  
Elevations

REVISIONS	
DATE	
3/3/21	
PROJECT NUMBER	
20-18	
SHEET NUMBER	

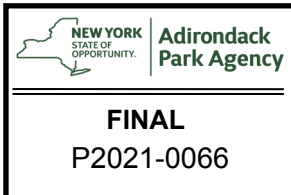
A3



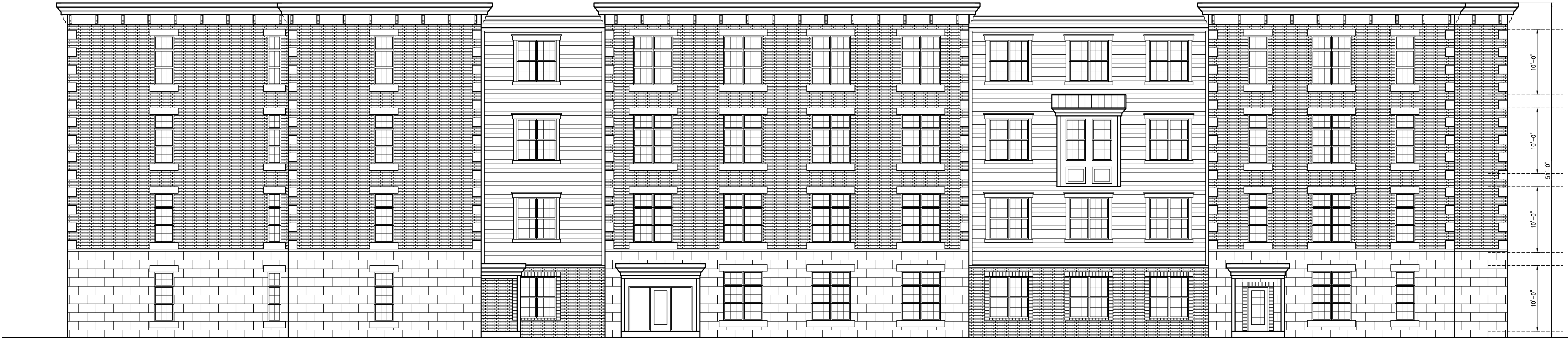
1 Building #1  
A3 East Elevation  
Scale: 1/8" = 1'-0"



2 Building #1  
A3 South Elevation (on Broadway)  
Scale: 1/8" = 1'-0"



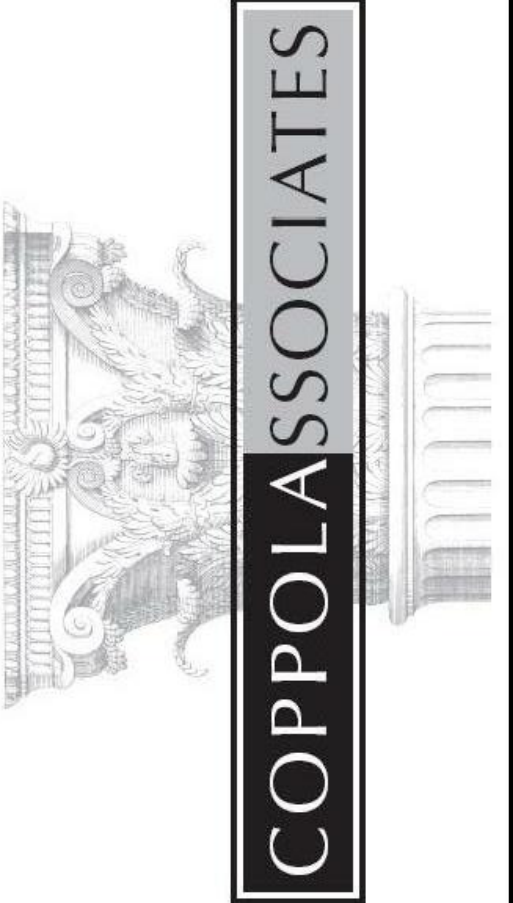
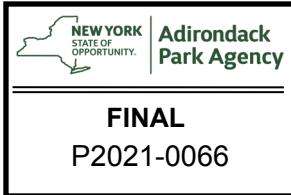
**Materials & Colors:**  
4" Brick- Glen Gery, Sunset Flashed (Dark Red)  
Mortar- Gray  
Precast Base Block, Sills, Lintels- Brownstone color  
Fibercement Siding- Hardie Iron Gray  
Fibercement Trims- White  
Fibercement Window Surrounds- White  
Window Frames- Harvey Windows, Black  
Cornice/Fascia- White  
Aluminum Roofing- Hardie Iron Gray (color match)



**1 Building #2 East Elevation**  
A5 Scale: 1/8" = 1'-0"



**2 Building #2 South Elevation (Towards Broadway)**  
A5 Scale: 1/8" = 1'-0"



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° PROPOSED MULTIFAMILY DWELLING FOR PARKVIEW DEVELOPMENT AT °

**Saranac  
Lofts**

Broadway  
Saranac Lake, NY

**Building #2  
Elevations**

REVISIONS	
DATE	
3/3/21	
PROJECT NUMBER	
20-18	
SHEET NUMBER	

**A5**