



**Adirondack  
Park Agency**

# **Dual Development LLC**

**P2021-0251**

**December 15, 2021**

# Presentation Overview

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

# Jurisdiction

- APA Act § 809
  - Class A Regional Project
  - Structure in excess of forty feet in height in Hamlet land use area.

The Agency measures height from the lowest part of a structure to the highest point of the structure.

- J2018-0373
- J2019-0352

# Conclusions of Law

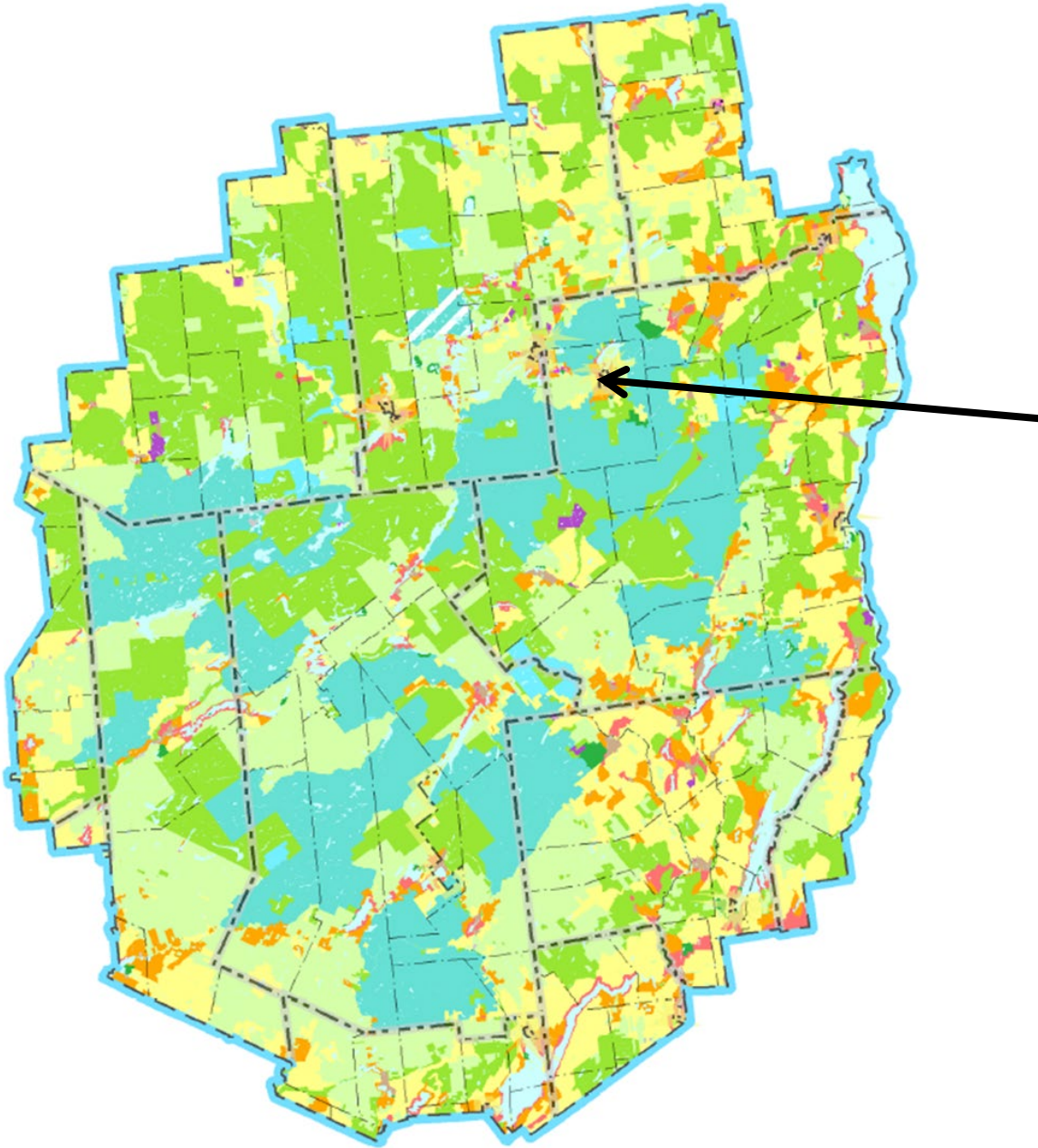
- Development authorized:
  - Consistent with land use and development plan
  - Compatible with character description and purposes policies, and objectives of each land use area
  - Consistent with overall intensity guidelines
  - Complies with shoreline restrictions
  - No undue adverse impact on resources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



# Project Location

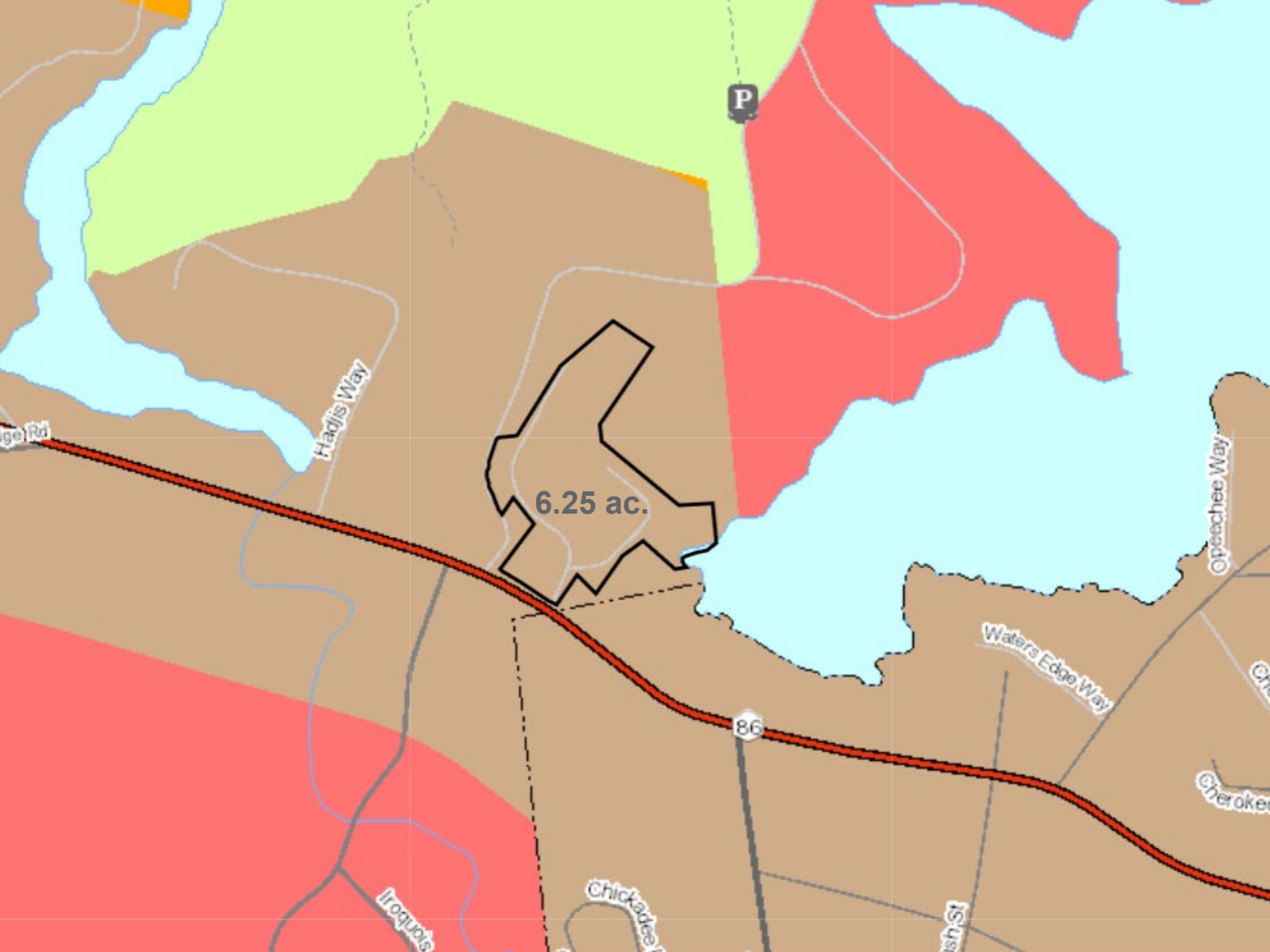


# Project Location



Town of North Elba  
Essex County





P

6.25 ac.

Hadjis Way

Waters Edge Way

Opeechee Way

Cherokee

Chickadee

Iroquois

ish St

86

# Existing Conditions







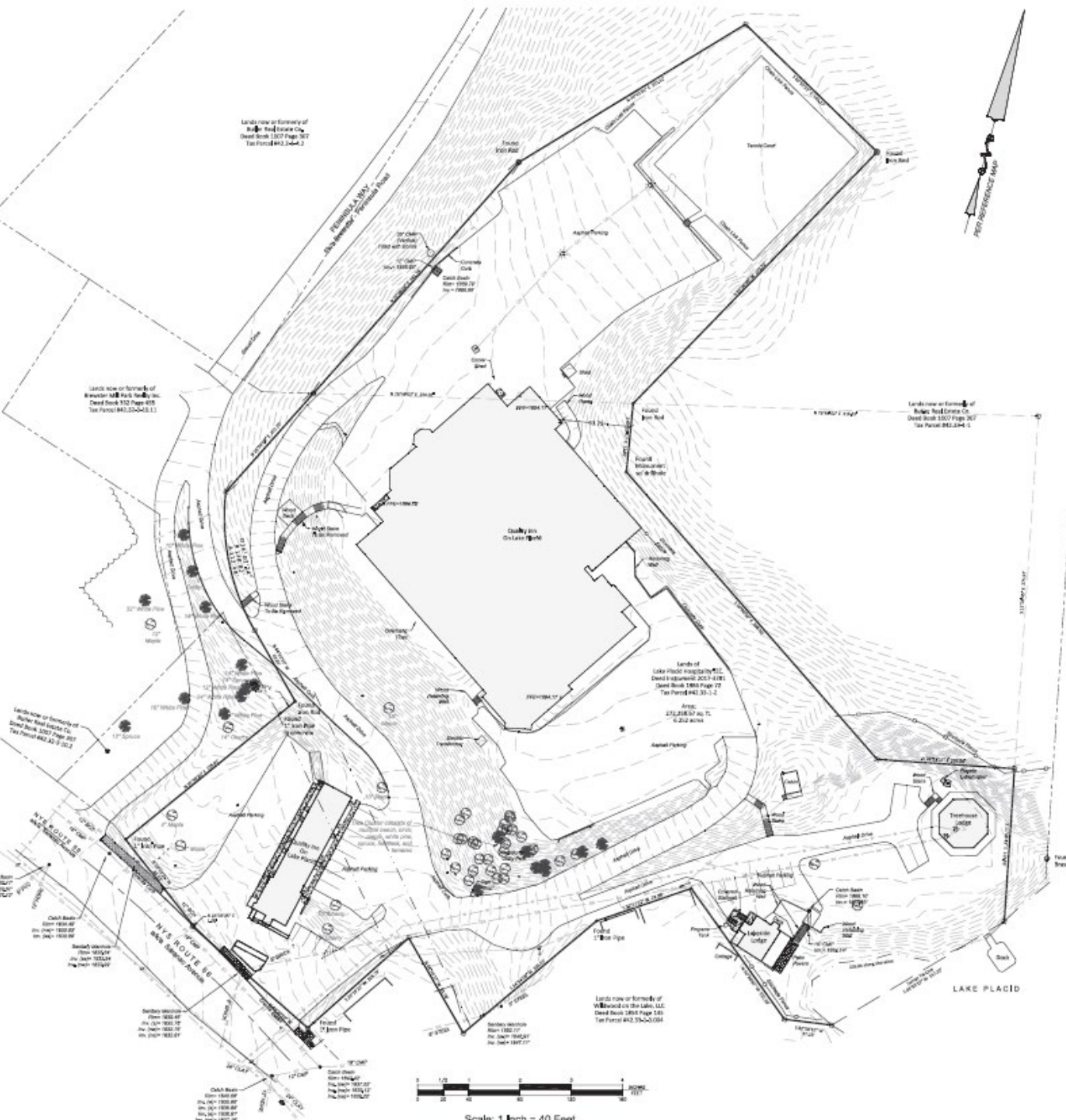


Simply Gourmet

Quality Inn On Lake Placid

Sara

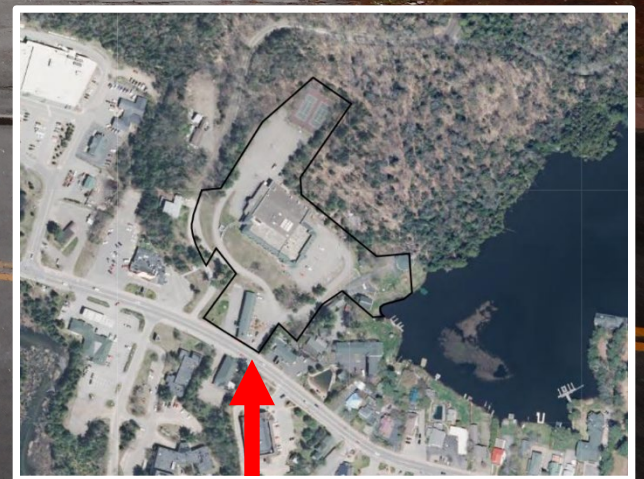














































# Proposed Project





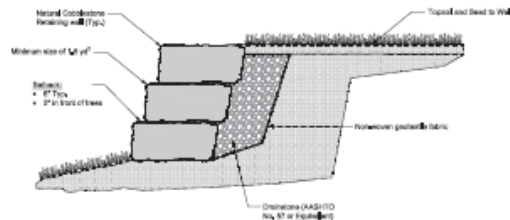
**Zoning Information:**

LOCATION: Northernly side of Route 86

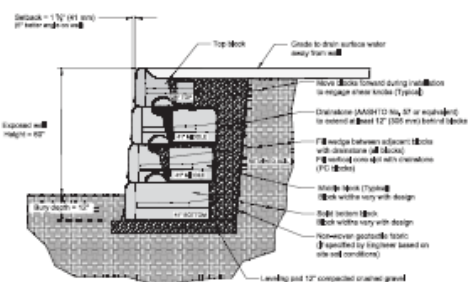
ZONE: GC, Gateway Corridor District

PROPOSED USE: Hotel

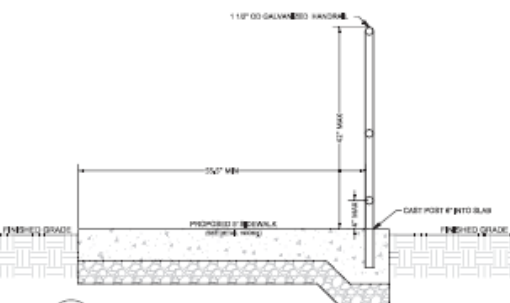
| Item                    | Requirements              | Existing                     | Approved January 2020        | Proposed 2021                |
|-------------------------|---------------------------|------------------------------|------------------------------|------------------------------|
| Minimum lot area        | 0.2 Acre (8,712 sq. ft.)  | 275,033 <sup>1</sup> sq. ft. | 275,033 <sup>1</sup> sq. ft. | 275,033 <sup>1</sup> sq. ft. |
| Minimum lot width       | 70 ft.                    | 488 ft.                      | 488 ft.                      | 488 ft.                      |
| Minimum front setback   | 20 ft.                    | 288 ft.                      | 273 ft.                      | 250 ft.                      |
| Minimum side setback    | 10 ft. min / 25 ft. total | 50 ft. min / 183 ft. total   | 50 ft. min / 180 ft. total   | 51 ft. min / 179 ft. total   |
| Minimum rear setback    | 10 ft.                    | 54 ft.                       | 58 ft.                       | 58 ft.                       |
| Maximum building height | 35 ft.                    | 35 ft.                       | 35 ft.                       | 35 ft.                       |
| Building Footprint      | 35,035 sq.ft.             | 35,035 sq.ft.                | 35,849 sq.ft.                | 36,481 sq.ft.                |
| Maximum Impervious area | 70 %                      | 56.32 %                      | 55.2 %                       | 56.82 %                      |



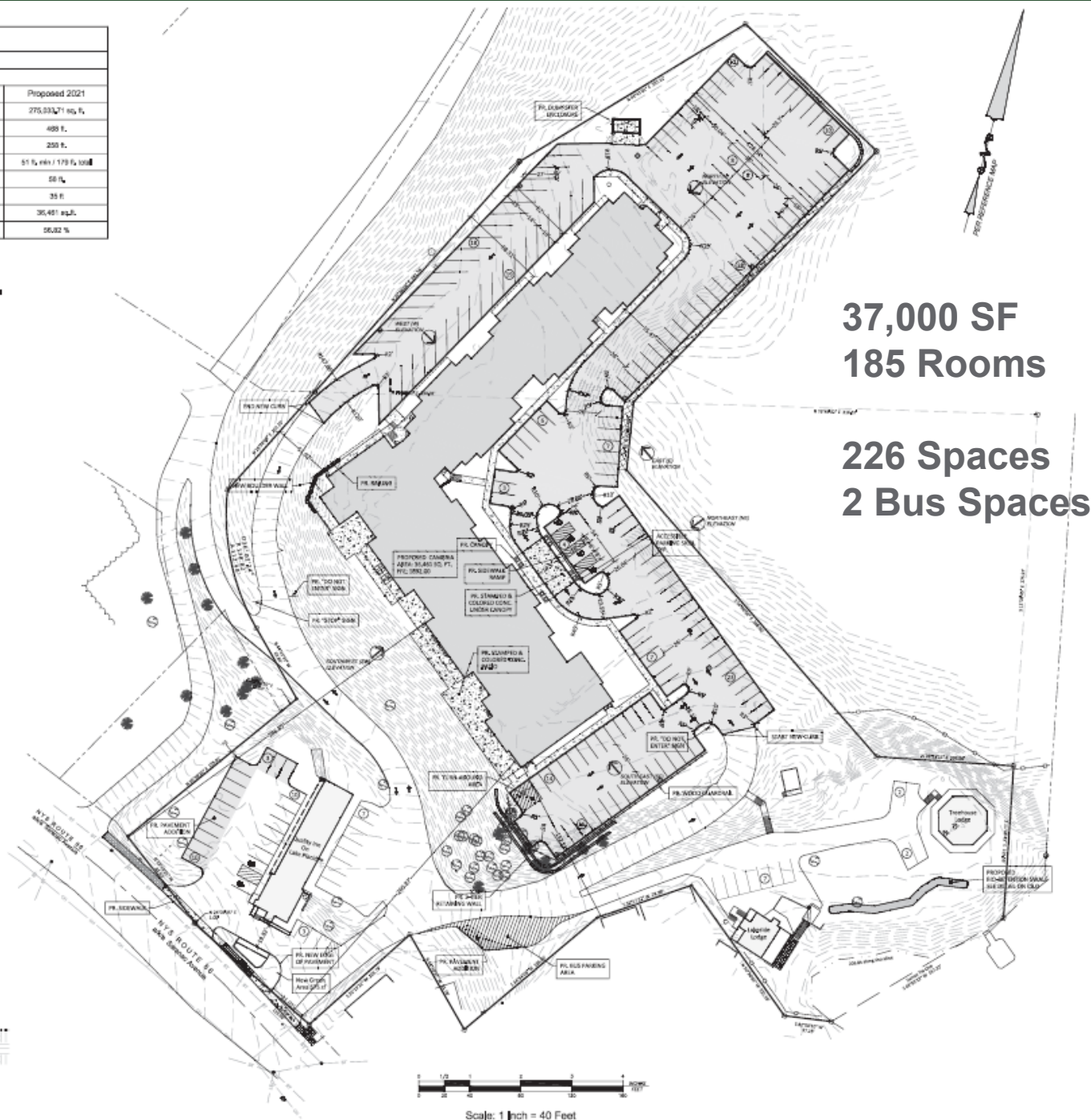
1 NATURAL COBBLESTONE RETAINING WALL DETAIL  
C2.0 SCALE: NTS



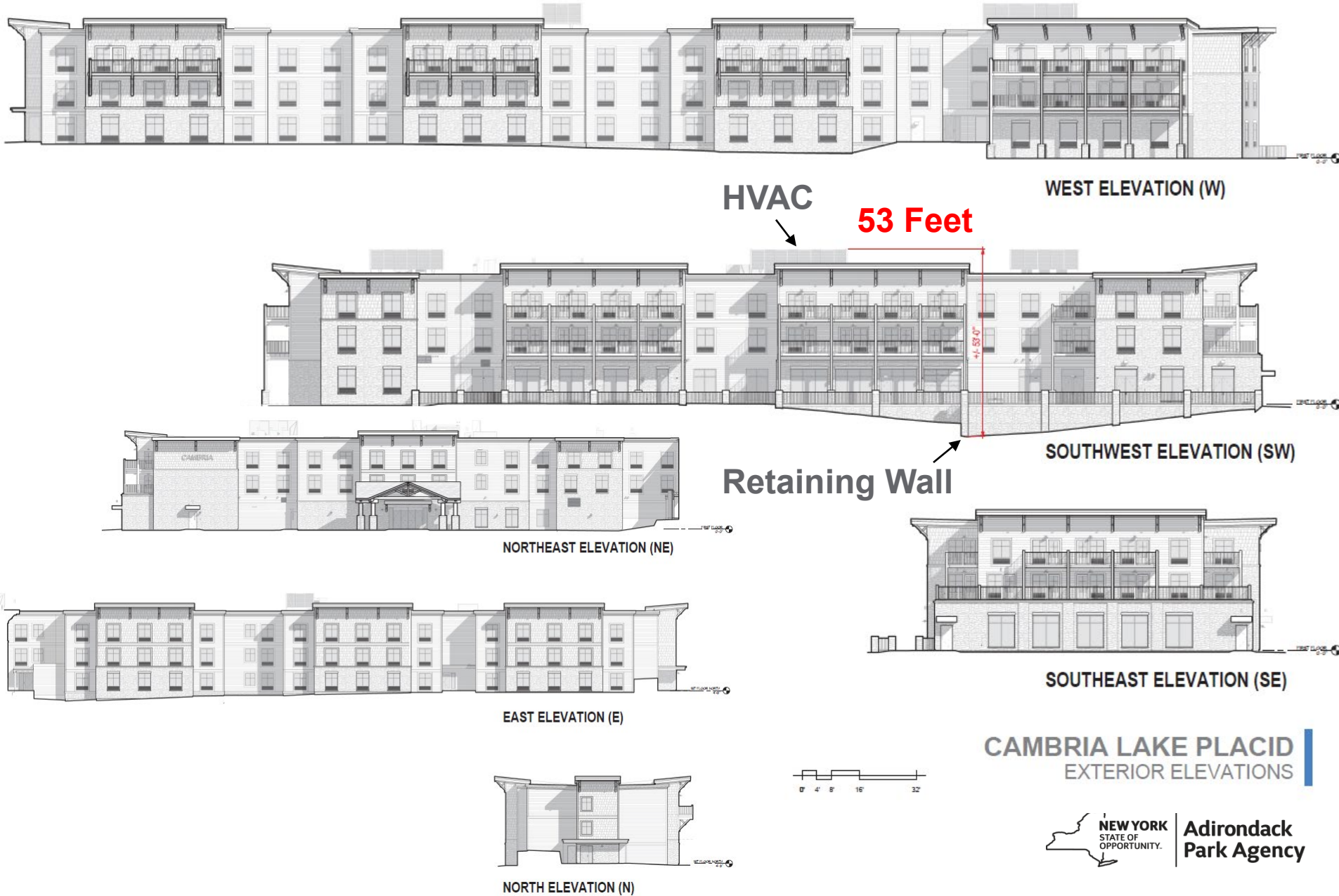
2 VERSALOK RETAINING WALL DETAIL  
C2.0 SCALE: NTS



3 TYPICAL SIDEWALK RAILING DETAIL  
C2.0 SCALE: NTS







Legend:

- Found property evidence (as described)
- Computed corner
- Fire Hydrant
- Sanitary manhole
- Drainage manhole
- Catch basin round
- Catch basin square
- Telephone pedestal
- Cable pedestal
- Water Valve
- Water shutoff
- Light pole
- Utility pole
- Guy anchor
- Sign
- Island
- Electric meter
- Sanitary cleanout
- Sanitary line
- Storm line
- Waterbody edge
- Property line
- Adjoiner property line

# Improved Stormwater Management Municipal Sewer and Water Systems Village Electrical Supply Existing Access

SOIL EROSION SEDIMENT CONTROL STANDARD SYMBOLS

- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- PERMANENT SEEDING
- MULCHING
- FILTER FABRIC DROP INLET PROTECTION
- CONCRETE WASHOUT STATION

**RMS** REGIONAL MUNICIPALITY OF SOUTHERN YORK

**Stormwater Pollution Prevention Plan**

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
1000 NYS ROUTE 90  
ALBANY, NY 12243

DATE: 11/20/21

Owner: S&S&S

Project: IMPROVED STORMWATER MANAGEMENT, MUNICIPAL SEWER AND WATER SYSTEMS, VILLAGE ELECTRICAL SUPPLY, EXISTING ACCESS

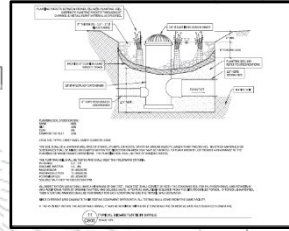
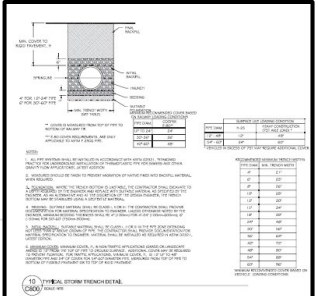
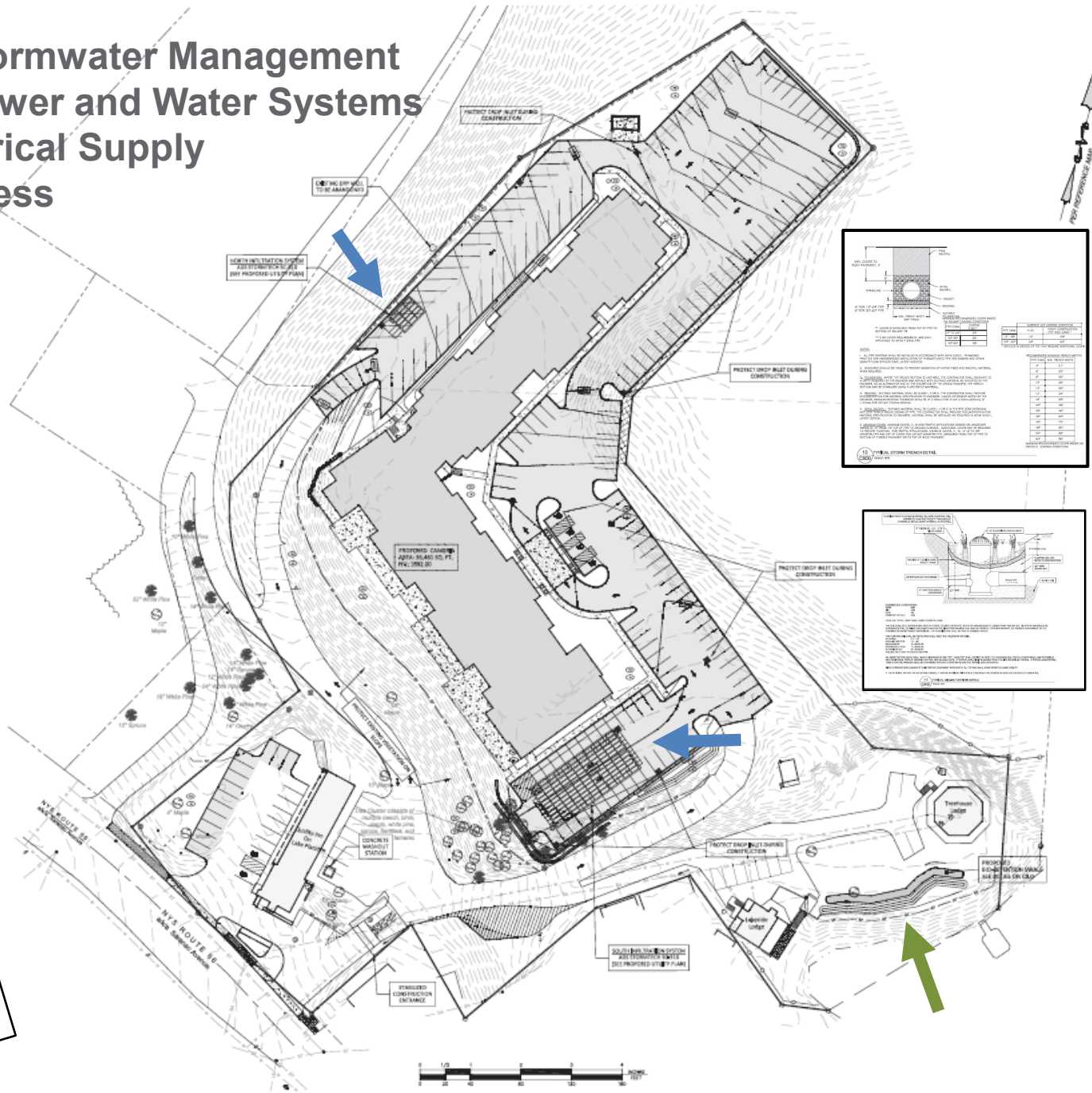
Site: 1000 NYS ROUTE 90, ALBANY, NY 12243

Project Description: This is to demonstrate that the New York State Department of Environmental Conservation (DEC) is satisfied that the proposed construction project will not cause or contribute to any adverse effects on the environment. The project is located on the site of the former Village Electrical Supply building, which is being demolished and replaced with a new building. The project also includes the installation of a new stormwater management system, including a detention pond and a series of detention basins. The project is located on the site of the former Village Electrical Supply building, which is being demolished and replaced with a new building. The project also includes the installation of a new stormwater management system, including a detention pond and a series of detention basins.

1. The information submitted in this PMP is accurate and complete.

2. The project will be constructed in accordance with the requirements of the DEC.

3. Activities related to the above construction will comply with all other requirements of DEC 615.00(2).



Scale: 1 inch = 40 Feet









## Approximately 300' from the proposed development



PROPOSED



EXISTING



400' +/-



PROPOSED



EXISTING

1,000' +/-



PROPOSED



EXISTING



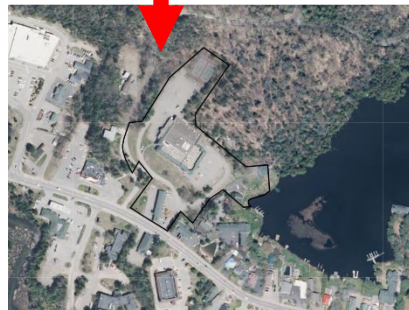
< 500 Feet



VIEW FROM PENINSULA WAY (4)



VIEW FROM PENINSULA WAY (3)



1,250'

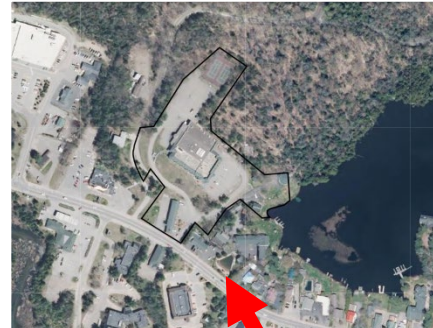


VIEW FROM WEST ON SARANAC AVE (2)

500'



VIEW FROM EAST ON SARANAC AVE (1)



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# Public Comment and Review by Others



- Public Notice
  - Complete Application November 23, 2021
  - Comment Period for Agency ended December 8
  - Comment Period for ENB ended December 15
  
- 1 Public Comment

# Review by Others

- Town of North Elba Village of Lake Placid
  - Conditional Use Approval
- NYS Department of Environmental Conservation
  - SPEDES permit
- NYS Department of Transportation
  - Highway Work Permit for any work within the ROW
- NYS Department of Health
  - Temporary Residence, Food Service, Pool/Spa
- NYS Office of Parks, Recreation and Historic Preservation
  - No Impact



# **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 land use area
  - ✓ Consistent with overall intensity guidelines
  - ✓ Complies with shoreline restrictions
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# Draft Permit Conditions

- Location and Dimensions of construction activities
- Dock, Boathouse and Shoreline Restrictions
- Stormwater Management
- Erosion & Sediment Control
- Invasive Species Management
- Exterior Appearance
- Signage and Lighting
- Vegetation Management
- Construction Hours



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