




## Adirondack Park Agency

**SHERMAN CRAIG**  
Chairman

**TERRY MARTINO**  
Executive Director

### **MEMORANDUM**

**TO:** Agency Members and Designees  
**FROM:** Terry Martino, Executive Director   
**DATE:** February 1, 2017  
**RE:** Regulatory Programs Committee Agenda

(1) Deputy Director of Regulatory Programs Report (R. Weber)

(2) Approval of Draft Committee Minutes for January 2017

(3) Project (Tracy Darrah and Review Team)  
P2016-0050

Saranac Lake Resort, LLC  
Town of North Elba, Essex County  
Hamlet Land Use Area

**JURISDICTIONAL PREDICATES:** § 809 of the Adirondack Park Agency Act and 9 NYCRR Parts 575 and 576

**PROJECT STATUS/TIME CLOCK:**

1. Completion Date: December 14, 2016
2. Public Comment Period Expires: January 12, 2017
3. 60 Day Clock: February 12, 2017
4. 90 Day Clock: March 14, 2017

**DESCRIPTION OF THE PROJECT:** The proposal involves removing three existing hotel structures and re-developing the site with a new 93 room four story hotel, approximately 29,000 square feet in footprint (37,000± square feet in footprint including roof overhangs and balconies) with an overall total of approximately 90,000 of floor space. The proposed hotel will include: restaurants, bar, and conference/meeting facilities; indoor/outdoor spa, and an open grassy area/dock area, a portion of which will be semi-public. Proposed parking areas, connections to the municipal water and wastewater systems, and vehicle and pedestrian access are detailed in the application materials. The height of the proposed hotel will measure approximately 55 feet at its third floor ridgeline and approximately 66 feet at its fourth floor ridgeline, with the highest points of the structure (top of the proposed Turret) measuring approximately 69 feet. As a structure taller than 40 feet in height, the proposed hotel requires an Agency permit as a Class A Regional Project pursuant to 810(1)(a)(4) of the Adirondack Park Agency Act. A

portion of the proposed project is located within 50 feet of the mean high water mark of Lake Flower and as such requires a variance from the shoreline setback restrictions in § 806 of the Adirondack Park Agency Act. This includes a semi-public sidewalk to access semi-public spaces including a dock and grassy seating area, a portion of the restaurant, a paver walkway and fences adjacent to these areas, a pergola and walkway, a hot tub with attached fire pits, balconies attached to the hotel and a walkway to access a private dock.

**ISSUES AND DISCUSSIONS:** Variance Criteria, Open Space/Aesthetics, Impacts to adjoining uses

**RECOMMENDATION:** Approve with conditions

**EPS:** T. Darrah, C. Parker  
**RASS:** S. LaLonde, M. Rooks

**ATTORNEY:** J. Hubbard, S. Reynolds  
**ECONOMIC SERVICES:** T. Martino

- (4) Project (Milt Adams)  
P2016-0114

Barile Family, LLC  
Town of North Elba, Essex County  
Resource Management Land Use Area

**JURISDICTIONAL PREDICATES:** §809 of the Adirondack Park Agency Act and NYCRR Part 578

**PROJECT STATUS/TIME CLOCK:**

1. Completion Date: 1/6/2017
2. Public Comment Period Expires: 2/2/2017
3. 60 Day Clock: 3/7/2017
4. 90 Day Clock: 4/6/2017

**DESCRIPTION OF THE PROJECT:** The project as conditionally approved herein involves the subdivision of 590± acres containing wetlands into 17 lots in a Resource Management land use area. One lot, (Parcel A) containing most of the wetlands, is 475± acres in size, will be owned and maintained by a homeowners' association and will be developed by the common access roads, recreation trails and a 1,500 sq. ft. maintenance garage. The 16 residential lots range in size from 5.01± acres to 12.11± acres and will be clustered in the northern portion of the project site. One lot is currently developed by a pre-existing single family dwelling. The remaining 15 building lots will be developed by one single family dwelling, guest cottage and garage served by a common on-site wastewater treatment system (OSWTS) and well supply.

**ISSUES AND DISCUSSIONS:** Maintaining filtered views of each dwelling

**RECOMMENDATION:** Approve with conditions

**EPS:** M. Adams

**ATTORNEY:** M. Goroski

**RASS:** S. LaLonde, A. Ziemann, M. Rooks

**ECONOMIC SERVICES:** n/a

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(5) Old Business

(6) New Business

TM:REW:CCP:slp

*Committee Members*

Art Lussi, Chair

John Ernst

Barbara Rice

Dan Wilt

Sandi Allen, DOS