

**STAFF DRAFT – NOT APPROVED BY AGENCY
THIS IS A TWO-SIDED DOCUMENT**

 <p>NEW YORK STATE OF OPPORTUNITY.</p> <p>Adirondack Park Agency</p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 Fax: (518) 891-3938 www.apa.ny.gov</p>	<p>APA Order 2018-0025</p>
<p>In the Matter of a Proposal by</p> <p>NYS OLYMPIC REGIONAL DEVELOPMENT AUTHORITY</p> <p>Subject to Section 814 of the Adirondack Park Agency Act</p>	<p>Date Issued: XXXX</p>

INTRODUCTION AND JURISDICTION

On February 14, 2018, the Adirondack Park Agency (Agency) received a Notice of Intent (NOI) from the Olympic Regional Development Authority (ORDA) to undertake new land use and development within the Adirondack Park on private lands classified as Hamlet on the Adirondack Park Land Use and Development Plan Map in the Town of North Elba, Essex County.

This Order supersedes prior Agency permits and orders issued to ORDA and its predecessors to allow for continuation and expansion of the athletic and recreational sports facilities at the Olympic Ski Jumping Complex. This Order does not amend or supersede any permits issued solely for installation or placement of communications antennae and related equipment at the Olympic Ski Jumping Complex. The project consists of new land use and development by a state agency on private land and, therefore, requires review by the Adirondack Park Agency pursuant to §814 of the Adirondack Park Agency Act, 9 NYCRR 579.1, and 9 NYCRR Section 4.150 (Executive Order 150).

PROJECT SITE

The project site is a 77.2± acre parcel of land and is located on NYS Route 73 in the Town of North Elba, Essex County on land classified Hamlet on the Adirondack Park Land Use and Development Plan Map, owned by Town of North Elba, Trustee for the Town of North Elba Public Parks and Playground District. The site is identified on Town of North Elba Tax Map as Section 51.2, Block 1, Parcel 18 (26.2± acres); Section 51.2, Block 1, Parcel 16 (0.97± acres); Section 51.2, Block 1, Parcel 17 (48.9± acres). The project site is described in deeds from Nettie Marie Jones to the Town of North Elba, as Trustee for the Public Parks and Playgrounds District of the Town of North Elba (the Town) dated June 22, 1965 which was recorded September 10, 1965 in the Essex County Clerk's Office in Liber 435 of Deeds at Page 479 and from Lake Placid Co. dated June 19, 1965 to the Town which was recorded September 10, 1965 in Liber 435

of Deeds at Page 483. ORDA leases the project site among other properties from the Town, pursuant to a 1982 Agreement between ORDA and the Park District, which was supplemented in 1994 and extended indefinitely in 1998. The site borders the West Branch of the AuSable River, a designated Recreational River under the Wild, Scenic and Recreational Rivers System Act, and is referred to as the Olympic Ski Jumping Complex.

PROJECT OVERVIEW

There are presently two large ski jumps at the Complex measuring 90 meters (90m) and 120 meters (120m) according to standards of the Federation Internationale de Ski (FIS). There are also two smaller training jumps, 20 meters (20m) and 48 meters (48m), a pool and pool building, a trampoline complex, a freestyle jumping hill, a chair lift, two judge's towers, several storage buildings, an office and operations building, bleachers, a biathlon shooting range, paved biathlon trails, a ticket booth, several parking lots, access roads, and a spectator warming and press viewing building (lodge).

ORDA's purposes for this project include making the venue more desirable for recreational guests, athlete training, and hosting premiere events; modernizing facilities and infrastructure; continuing energy efficient improvements; improving operational efficiency; increasing competitiveness, and developing summer attractions.

The proposed project involves:

1. installing frost rails in the existing K90 and K120 jump in-runs. A small (20' x 20') refrigeration building to charge the frost rails is proposed to the south of the in-run of the K90 jump;¹
2. constructing a new K64/HS70 jump to the south of the existing K90 jump to provide a smoother transition for training jumpers than afforded by the current gradation in jump sizes;
3. removing the existing K48 (HS53) and K20 (HS20) jumps and replacing them with K37 (HS40) and K19 (HS20) jumps;
4. removing the existing chair lift and constructing a new chair closer to the lodge building;
5. regrading the K90 and K120 outruns;
6. installing a new tubing hill for summer and winter use;
7. installing a re-aligned version of a previously approved zip line;
8. installing a lodge entry plaza which will guide visitors into an open patio area next to the lodge with views out to the freestyle area, the jumps and the chairlift;
9. adding two biathlon shooting lanes to the existing four shooting lanes at the Olympic Ski Jumping Complex;

¹ In 2004, FIS adopted Hill Size (HS) as the universal standard for measuring ski jumps. Prior to 2004, ski jump sizes which were denoted by a "K" value which represents the jumping distance from the ski jump take off to the "K" point, which is the critical point along the ski jump landing slope at which the athletes are to land to minimize impact. "HS" is the jumping distance from the same take off point to the "L" point which is located at the beginning of the radius that connects the ski jump landing slope to the flat out-run. This "L" is also considered the end of the landing slope. The smaller existing jump is now considered to be K90 and HS100 by FIS. The larger jump is a K120 and HS135. The new proposed jump is a K64/HS70.

10. installing permanent LED lighting to reduce event rental lighting and to illuminate new components at the Olympic Ski Jumping Complex (i.e. tubing hill); and
11. constructing a new garage/storage building, measuring 70 feet by 138 feet, in and adjacent to an existing paved area.

The project is depicted on 15 sheets of plans titled “NYS ORDA Development at the Olympic Ski Jumping Complex, Adirondack Park Agency Notice of Intent” prepared by The LA Group dated January 2018 and last revised April 5, 2018. The sheets are as follows:

- a. Cover sheet including location map, index, applicant, owners and preparer information;
- b. Sheet 1, Site Survey map;
- c. Sheet L-1.0, Overall Existing Conditions;
- d. Sheet L-2.0, Site Preparation and Demolition Plan;
- e. Sheet-L3.0, Erosion and Sediment Control Plan;
- f. Sheet L-4.0, Site Plan;
- g. Sheet L-5.0, Grading and Drainage Plan;
- h. Sheet L-6.0, Existing Lighting Plan;
- i. Sheet L-6.1, Proposed Lighting Plan;
- j. Sheets L-7.0 and L7.1, Site Details;
- k. Sheet L-7.2, HS-20 Plan Sheet and Profile;
- l. Sheet L-7.3, HS-40 Plan Sheet and Profile;
- m. Sheet L-7.4, HS-70 Plan sheet and Profile; and
- n. Sheet L-7.5, HS 100 Plan Sheet and Profile.

Sheet L-4.0, the proposed site plan map (Site Plan) shows the locations of the proposed facilities and the existing and proposed limits of clearing. A reduced-scale copy of the Site Plan, dated January 2018, last revised April 5, 2018 and received April 12, 2018, is attached to this Order 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.

Stormwater management for the proposed project is detailed in Appendix B of the Stormwater Pollution Prevention Plan (SWPPP) for the project. Appendix B is titled “Stormwater Management Report, for Proposed ORDA Development, Olympic Jumping Complex” prepared by The LA Group, PC dated January 19, 2018 and last revised April 2, 2018.

MODIFICATIONS TO LODGE AUTHORIZED AFTER-THE-FACT

Permit 1985-0128, 1985-0129 and 1985-0145 issued on August 7, 1985 (consolidated into one permit) authorized, among other items, the construction of a 40 foot by 80 foot lodge. Condition 1 of the permit required the project to be undertaken as described in the permit and Condition 4 required the project to be undertaken as shown on the plans. Between 2014 and 2017, ORDA undertook renovations and expansions of the building that were not authorized by the Agency. This Order authorizes, after-the-fact, the renovations and additions to the lodge.

The modifications to the main building are shown on the following drawings:

- a. "Olympic Regional Development Authority, Olympic Ski Jumping Complex Base Lodge, Contract No. 1, Concrete Patio and Foundation System" prepared by North Woods Engineering, PLLC. Drawing C10, the "Site Plan" shows the footprint of the concrete patio that was installed.
- b. "OJC Base Lodge Reconstruction Project, 215 phase, Mech. Addition Foundation Plan, Drawing No. S40A.
- c. Three sheets of drawings (S50, S51 and S52) titled "Olympic Regional Development Authority, Olympic Ski Jumping Complex Base Lodge Addition, Demolition and Framing Plans" prepared by North Woods Engineering, PLLC dated August 26, 2015.
- d. Six sheets (S40, S40.1, S41, S60, S61 and S62) titled "Olympic Regional Development Authority, Olympic Ski Jumping Complex Base Lodge Tower Addition" prepared by North Woods Engineering, PLLC dated August 5, 2015 and June 6, 2016.
- e. Three sheets (S30, S31 and S32) titled "Olympic Regional Development Authority, Olympic Ski Jumping Complex Base Lodge, Contract No. 2, Upper Deck System" prepared by North Woods Engineering, PLLC dated April 2, 2015.

Based upon receipt of the NOI and other materials related to the project and due deliberation on said materials, the following findings of fact are hereby made and adopted.

FINDINGS OF FACT

Background/Prior History

1. In 1920, the Lake Placid Club built the 35-meter (35m) Intervale jump on the current project site. The original jump was enlarged over the years until a 75m jump was in place for the 1932 Winter Olympics. That jump was replaced by new 70m and 90m jumps for the 1980 Winter Olympics, pursuant to Permit 1977-0117. In the 1990s, the hills were regraded, pursuant to Permit 1977-0117C, which resulted in the hills being considered 90m and 120m by the FIS.

Previous Agency Approvals

2. The following permits and orders are superseded by this Order, excepting permits 1984-0155 and 1984-0155A issued solely to the Town and the authorization of existing telecommunications structures on both the K-90 and K-120 Ski Jumps in Permit 1977-0117DT:
 - a. On January 10, 1977, the Agency granted conceptual approval to Project 1976-0453 for the Olympic Ski Jumping Complex.
 - b. On May 13, 1977, the Agency issued Permit 1977-0117 to the Town and Lake Placid 1980 Olympic Games, Inc. (now ORDA) authorizing two ski jumps (90 meter and 70 meter), a judge's tower, grandstands and bleachers, and parking areas.

- c. On November 1, 1979, the Agency issued Permit 1977-0117A to the Town and Lake Placid 1980 Olympic Games, Inc. to allow temporary installation of a portable ski lift and replacement of an existing accessory structure for a warming shelter and ski storage building.
- d. On December 31, 1979, the Agency issued Permit 1977-0117B to the Town and Lake Placid 1980 Olympic Games, Inc. to allow temporary installation of a television camera platform and riser.
- e. On July 13, 1984, the Agency issued Permit 1984-0155 to the Town to construct two new parking areas at the base of the ski jumps.
- f. On March 13, 1985, the Agency issued Permit 1984-0155A to the Town to allow enlargement of the signs in the parking areas.
- g. On August 7, 1985, the Agency issued Permit 1985-0128, 1985-0129, 1985-0145 to ORDA and the Town (consolidated into a single permit) authorizing construction of a ski run, chair lift, lodge, and an earthen berm.
- h. On May 6, 1987, the Agency issued Permit 1987-0041 to ORDA and the Town to construct a freestyle aerial ski jump summer training facility consisting of (i) 1, 2 and 3 meter "kickers" (jumps), (ii) a judges viewing tower, (iii) a 75 ft. wide x 100 ft. long x 17 ft. deep landing pool, (iv) a 3, 5, 7.5 and 10 meter diving tower, (v) 1 and 3 meter diving boards, (vi) trampolines, (vii) grandstands, (viii) security fencing and (ix) a 3,000 square foot building to contain showers, changing rooms, a weight lifting room, pool maintenance and operation equipment and restrooms for use by athletes. The diving tower and diving boards referred to in (iv) and (v) above have not been constructed.
- i. On May 6, 1987, the Agency issued Permit 1987-0042 to ORDA and the Town to enlarge the mid-level parking lot.
- j. On May 26, 1994, the Agency issued Permit 1977-0117C to ORDA and the Town authorizing the grading and improvements to the landing hills for the ski jumps.
- k. On November 24, 1999, the Agency issued Permit 1977-0117DT to ORDA and the Town retroactively authorizing the retention of a scoreboard beyond July 1, 1980 and transferring Permit 1977-117 to ORDA.
- l. On May 5, 2004, the Agency issued Permit 1977-0117F to ORDA and the Town authorizing restoration of the K90 jump retaining wall, grading revisions to the flag pole hill and driveway, and relocation and replacement of the compressor building.
- m. On August 1, 2005, the Agency issued Permit 1977-0117G to ORDA and the Town authorizing the paving of a summer roller skiing loop for athletic training.

- n. On November 9, 2007, the Agency issued Permit 2007-0113 to ORDA authorizing a seasonal Biathlon Targeting Range within a 40-foot by 220-foot area adjacent to and to be used in conjunction with a previously approved paved roller skiing loop. The range consists of: four 50-meter long shooting lanes; a covered shelter, berms, baffles and a backstop designed to prevent bullets from leaving the range and to reduce noise; and a lead collection system to contain all bullets fired.
- o. On November 12, 2008, the Agency issued Permit 2008-0227 to ORDA and the Town for the installation of a Zip Line ride between two 30-foot-tall tower systems. This project was not undertaken within four years of recordation and the permit is no longer in effect.
- p. On March 4, 2011, the Agency issued Permit 1977-0117H authorizing the extension of the 10-to-16-foot wide paved roller skiing trail by 4,466 feet to create a 5,300± foot trail.
- q. On August 2, 2011, the Agency issued Permit 1977-0117I authorizing the regrading of the freestyle hill, reconstruction of the judge's building, and the relocation of the K-18 Nordic jump.

Telecommunication Projects

- 3. The following approvals for telecommunications projects are not superseded by this Order and remain in full force and effect, excepting Permit 1977-0117DT, as noted below:
 - a. On May 13, 1977, the Agency issued Permit 1977-0177DT (Project 1977-0098DT) to the Town. The permit inventoried and authorized existing telecommunications structures on both the K-90 and K-120 Ski Jumps, including the two existing omni-antennas on the K-120 Ski Jump that were removed pursuant to the permit. To the extent that this permit retroactively authorized the retention of a scoreboard beyond July 1, 1980 and transferred Permit 1977-0117 to ORDA, it is superseded by this Order.
 - b. On June 3, 2002, the Agency issued Permit 2002-0065 to ORDA, the Town, and Independent Wireless One Leased Realty Corp. for installation of three panel antennas on the support pillars of the K-120 Ski Jump.
 - c. On July 31, 2003, the Agency issued Permit 1977-0117E (Project 1977-0098E) to ORDA, the Town and RCC Atlantic, Inc. for replacement of two existing antennas on the K-120 Ski Jump with two new antennas.
 - d. On August 16, 2005, the Agency issued Permit 2005-0148 to ORDA, the Town, and Nextel Partners, Inc. for installation of three panel antennas on the support pillars of the K-120 Ski Jump.

- e. On December 28, 2006, the Agency issued General Permit 2005G-3, Permit 2006-322 to ORDA, the Town, and RCC Atlantic, Inc. for replacement of two telecommunications antennas and installation of four new telecommunications antennas on the K-120 Ski Jump.
- f. On December 2, 2008, the Agency issued General Permit 2005G-3, Permit 2008-0297 to ORDA, the Town, and Omnipoint Communications, Inc. for installation of three panel antennas on the support columns of the existing K-120 Ski Jump.
- g. On August 20, 2010, the Agency issued General Permit 2005G-3, Permit 2010-0186 to ORDA, the Town, and New York RSA No. 2 Cellular Partnership d/b/a Verizon Wireless for replacement of antennae on the K120 Ski Jump.

Modifications to Lodge

- 4. The original lodge building was a two-story wood framed building, with a footprint of 40 feet x 80 feet. The lower level originally housed a commercial kitchen which was decommissioned prior to 2014, men's and women's restrooms, retail area, assembly space and an electrical room. The second level housed administrative offices, an assembly hall and one restroom. Modifications were made to the building to resolve electrical room code violations, and improve accessibility for persons with disabilities, as the building had not been compliant with the Americans with Disabilities Act (ADA).

The modifications made between 2014 and 2017 are listed below:

- a. Construction of an ADA-compliant 92'-6" x 40'-0" concrete patio. This improvement was intended to replace tents on the lawn for events. The use of the lawn for assembly events imposed accessibility challenges for guests with disabilities. The concrete patio construction included foundations for a future elevated deck system with a ceiling system and awnings to protect the patio from inclement weather conditions. The elevated deck allows spectator viewing for persons with disabilities on the second level and enhances the concrete patio into a three-season accessible assembly location.
- b. Construction of an addition to support the building's electrical service and panels. This addition is 12'-0" x 22'-0", 265 square foot gross area. All new electrical panels were added and space was reserved for a future elevator equipment room.
- c. Construction of a 14'-6" x 59'-6", 862.75 square foot gross area addition to support an ADA-compliant family restroom and to allow the reconfiguration of the existing restrooms to be ADA-compliant.
- d. Construction of a dormer on the second level which allowed for ADA-compliant restrooms to be added to the second level without changing

the existing building footprint. This modification was accompanied by the renovation of the building to update the finishes and to bring the building into compliance with the Uniform Building and Fire Prevention Code.

- e. Construction of a 2½ clear story addition to house the elevator shaft. This addition shared some of the footprint of the original building. The total net gain of gross area was 784 square feet. The elevator provides access to the second story for persons with disabilities, in compliance with the ADA.
- f. Installation of the elevated deck system. This deck system allows for ADA access for spectators at the second floor level and provides a weather barrier for ¾ of the concrete patio installed in the first modification.

The proposed additional modifications to the lodge allow the building to be in compliance with the New York State Uniform Building and Fire Prevention Code and the ADA. The modifications have also allowed the building to meet the current needs of spectators and press by providing technology upgrades.

Stormwater Management

5. Stormwater Management for the site is described in a report titled “Stormwater Pollution Prevention Plan” prepared by The LA Group, dated January 19, 2018 and last revised April 2, 2018. There will be a 25% reduction in impervious surfaces as a result of this project. In addition to the existing stormwater management facilities on the site a Hydrodynamic Separator will be installed on the site to collect and treat run-off from the Lodge, the Welcome Plaza, parking lot and access drive. The Hydrodynamic Separator has been sized to treat 100% of the water quality volume from these areas. The SWPPP includes maintenance requirements for the Hydrodynamic Separator.

Wastewater Treatment

6. The Olympic Ski Jumping Complex wastewater treatment facilities are a mix of municipal and on-site wastewater treatment facilities. The lower campus, including the Ticket Building, Pool House, and Base Lodge is connected to the municipal system. The K120 Tower and the K120 Tower Staging Building is served by an on-site wastewater treatment system.

Soils

7. Soils series on the site are primarily of Adams loamy sand soils complex, slopes ranging from 3 to 45%. There is also an area close to the West Branch AuSable river on the site that is of the Udorthents soil series which is a well-drained soil. These series are generally somewhat excessively drained soils.

Slopes

8. Lower portions of the site are largely in the 0-10% slope range and some upper portions of the site have slopes of 40 to 60%. The Site Plan includes site topography.

Public Notice and Comment

9. The Agency mailed notice to adjoining landowners and published a project notice in the Environmental Notice Bulletin and received two comment letters in favor of the project.

PROJECT IMPACTS

Ground and Surface Water Resources

10. No water withdrawal from the AuSable River is proposed. All water used at the facility for snow making and public use is provided by the Village of Lake Placid Water Supply District. There are no adverse impacts to water resources. Compliance with the Plans, Stormwater Management Report and SWPPP will protect surface water resources. Further review and approval of on-site wastewater treatment systems will ensure protection of groundwater resources.

Wetlands

11. No wetlands will be impacted by the proposal.

Vegetation

12. Vegetation on the site is a mix of coniferous and deciduous vegetation. The limits of clearing for each component of this project are shown on the Site Plan and allows for vegetative cutting involving both coniferous and deciduous trees.

Visual Impacts

13. Potential visual impacts created by the project were assessed in a report titled "Visual Impact Assessment; ORDA Development at Town of North Elba Parkland Olympic Jump Complex" prepared by The LA Group, received by the Agency on February 14, 2018. A supplement to the Report was submitted to the Agency on April 12, 2018, regarding the proposed new lighting for the site. Potential visual impacts were evaluated from 23 view points in the vicinity of the project and the visual impact assessment included a review of potential impacts associated with the proposed night-time lighting at the Olympic Ski Jumping Complex. Based on the visual impact assessment and Agency review of the proposal, as long as the development occurs as depicted and described on the plans and as conditioned herein, the proposed development will not have undue adverse visual impacts on the visual resources of the area or of the region.

Historic Sites or Structures

14. The project site is adjacent to the John Brown Farm State Historic site. By letter dated October 31, 2017, the New York State Office of Parks, Recreation and Historic Preservation determined that the project will have no impact upon the cultural resources in or eligible for inclusion in the State and National Registers of Historic Places.

Wildlife Resources

15. The New York Natural Heritage Program has documented the dragon fly Boreal Snaketail (*Ophiogomphus colubrinus*) in the vicinity of the project site. The species is not listed by New York State as endangered or threatened, but is of conservation concern to the state, and is considered rare by the New York Natural Heritage Program. The activities authorized herein will not disturb the habitat, given the location of the development.

Character of the Area

16. The development on the project site will be visible from NYS Route 73, and River Road in the Town of North Elba. The area on the project site to be developed is located within the existing Olympic Ski Jumping Complex, in a topographically low point in the landscape. The lands are designated as Hamlet on the APA Land Use and Development Plan Map.

Noise Impacts

17. Limitation of the hours of operation will mitigate the impact from noise to residents and visitors in the surrounding area.

Invasive Species

18. Requiring inspection and cleaning of construction vehicles and tools prior to use on the project site or after use in an area with invasive plant species will reduce the likelihood of spreading invasive plants to the project site and adjoining properties.

Nearby Land Uses

19. Adjacent and nearby land uses include residential development, the John Brown Farm Historic site, the Lake Placid Horse Show Grounds, and the Lake Placid Village Sand pit. Restrictions on hours of operation and adherence to the lighting plan will minimize impacts to neighbors and nearby land uses.

Economic/Fiscal Factors

20. The project goals are to: continue energy efficient improvements, improve operational efficiency, increase competitiveness in the marketplace, explore potential for and increase development of year-round summer attractions, and attract more visitors, including the next generation. Realization of these goals could have a positive economic impact on the surrounding communities.

HAVING GIVEN DUE CONSIDERATION to the Notice of Intent filed by the Olympic Regional Development Authority and other materials associated with the project application, and

HAVING DULY CONSIDERED the above Findings of Fact, the Agency hereby makes and adopts the following conclusions:

1. The project would be consistent with the provisions of the Adirondack Land Use and Development Plan.
2. This Order supersedes Permit 1977-0117, Permit 1977-0117A, Permit 1977-0117B, Permit 1985-0128, 1985-0129, 1985-0145, Permit 1987-0041, Permit 1987-0042, Permit 1977-0117C, Order and Permit 1977-0117DT (except as it pertains to the existing telecommunications structures on both the K-90 and K-120 Ski Jumps), Permit 1977-0117F, Permit 1977-0117G, Permit 2007-0113, Permit 2008-0227, Permit 1977-0117H, and Permit 1977-0117I.
3. The project would not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park, taking into account the economic and social benefits to be derived from the project, provided the following conditions are met:
 - a. The project shall not be undertaken until this Order has been recorded in the Essex County Clerk's Office.
 - b. This Order authorizes the construction of the recreational and athletic facilities described herein in the location shown and as depicted on the Site Plan and other Plans referenced herein. Any change to the location, dimensions, vegetative cutting or clearing limits or other aspect of the facilities shall require a new or amended permit or prior written Agency authorization.
 - c. Outside of the limits of clearing shown on the Site Plan, no trees, shrubs, or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
 - d. The coniferous trees planted on the berm adjacent to State Route 73 pursuant to Agency Permit 1985-0128, 1985-0129, 1985-0145 (one permit) shall be maintained and remain in place. If any of the previously required plantings die off or are damaged by storm events those trees shall be replaced in kind.
 - e. The uses authorized herein shall only occur between 8am and 10pm daily, unless otherwise specified. The biathlon shooting range will only be open between 9am and 4pm.

- f. All exterior building materials, including roof, siding and trim, of buildings and accessory structures, including the Zip Line Boarding Area, Ski Lift terminals and towers, and any other structures shall be a dark shade of green, grey, or brown. The material used to cover the refrigerated out-runs of the ski jumps shall be a dark shade of grey with no lettering on the covers.
- g. All lighting associated with the recreational uses, parking and security on the project site shall comply with the Site Plan and Lighting Detail Plans. Any change to this lighting shall require prior written Agency authorization.
- h. Additionally, no exterior lighting for night-time operation of the Zip Line ride and no new site lighting elsewhere on the project site shall occur without prior Agency review and approval in the form of a new or amended Order.
- i. 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.
- j. All stormwater and erosion control devices described in the Stormwater Pollution Prevention Plan for the project site shall be installed and maintained as described in the Plans, Stormwater Management Report and SWPPP referenced above.
- k. Prior to construction of any new or replacement on-site wastewater treatment system(s) on the project site, written authorization shall be obtained from the Agency for plans prepared by a New York State design professional (licensed engineer or registered architect). Installation of the on-site wastewater treatment system as shown on the approved plans shall be under the supervision of a licensed design professional. Within 30 days of complete system installation and prior to utilization, the design professional shall provide the Agency with written certification that the system was built in compliance with the approved plans.
- l. There shall be no further new land use and development on the project site, without a new or amended Agency permit and/or order.

NOW THEREFORE, upon all of the foregoing and under authority delegated to the Deputy Director, Regulatory Programs, it is

ORDERED, that these findings be duly reported to the Olympic Regional Development Authority.

ORDER issued this day
of , 2018.

ADIRONDACK PARK AGENCY

BY: _____
Richard E. Weber III
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the day of in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard E. Weber III, 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

REW:CCP:TES:EAP:slp

