NEW YORK STATE OF OPPORTUNITY. | **Adirondack Park Agency**

<u>INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2016-0029</u>

Main Marina   **(12.85 ± acres)**

Assigned EPS: _____JMB_____   Reviewed by: _____ Date: _____

<u>Existing Development</u>

A mechanic shop, boat storage building, and storage building located along Route 3, and a single-family dwelling, cottage, several small cabins, and docks   Lawfully constructed Y

12,102± square feet of pre-existing non-conforming boathouses recently removed

<u>Proposed Development</u>   **Check if portions or all below is nj**   [ ]

Structure: Covered shoreline structures and docks Footprint:34,162± square feet of covered structures total. Up to 2,230± square feet of structures over wetlands   Height : 14.5± feet   Slopes: 0%

ACCESS *Consult RASS engineer for driveway > 12% slope / *consult RASS ecologist for driveway > ¼ mile*
Driveway is [X] existing / [ ] proposed   Length: Width:
Sight distance evaluated? Y   N   Slopes:
Need Clearing/Grading?   Y   N   Comments: Signs existing. Parking area to be expanded to
Need hwy access permit? Y   N   meet 2:1 ratio of boat slips: parking spaces per Town
Need easement?   Y   N   requirements
Need signs?   Y   N

VISUAL / AESTHETIC
Y   N   Proposed development visible from public areas (list): Lower Saranac Lake
Y   N   Existing topography / vegetation will screen, if retained
Y   N   Planting plan proposed   [ ] *If Yes, RASS forestry analyst consulted*

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans*
[X] Individual on-site   [ ] Municipal   [ ] Community
Y   N   Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
Y   N   Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
Y   N   All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
Y   N   If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
Y   N   All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
N/A – wwts is replacement   Suitable 100% replacement area identified?
[ ] Existing and proposed to remain (needs suitable 100% replacement area)

Note: Composting toilet also proposed to serve public

WATER SUPPLY
[ ] Individual on-site   [X] Municipal
Y   N   All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer*
Y   N   Does proposed development maintain existing drainage patterns?
Y   N   < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
Y   N   > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

UTILITIES

Available on site?	Y	N	[X] Overhead	[ ] Underground
Available at road?	Y	N	[X] Overhead	[ ] Underground
Proposed for site?	Y	N - existing	[ ] Overhead	[ ] Underground