

High Profile Report JULY 2021

Project #, Applicant, Town and LUA	Project Description	Status
Permits/Determinations Issued		
P2021-0033 Applicant: 789 Tarbell Hill, LLC Town/County: Moriah/Essex Land Use Area: Low	Installation of a 5 MW solar facility to be sited on approximately 23 acres. The proposal includes installation of solar photovoltaic (PV) panels and related infrastructure.	Application received 02/09/2021. NIPA issued 03/01/2021. Application determined complete 04/12/2021. Presentation to Agency Board 05/13/2021. Permit issued 05/17/2021.
P2021-0090 Applicant: ORDA Town/County: North Elba/Essex Land Use Area: Hamlet	Construction of a new office building for ORDA employees, with 3 floors and 29,000 square feet (approx 9,620 sq ft footprint), located on the site of the former Lake Placid Hospital. Also, related site improvements such as parking area construction, utility installation, landscaping, and stormwater management. The building will connect to municipal water and sewer.	Noitce of Intent received 04/22/2021. Presentation to Agency Board 05/13/2021. Permit issued 06/10/2021.
P2020-0145 Applicant: JP Gross Properties, LLC Town/County: Queensbury/Warren Land Use Area: Hamlet, Rural	Proposal for a 12 lot subdivision, comprised of 11 building lots to be improved by single-family dwellings, and a single 27.5-acre lot that will be deed-restricted against any future land use and development.	Application received 07/20/2020. NIPA issued 08/04/2020. Application determined complete 02/18/2021. Permit issued 05/17/2021.
New Applications		
P2021-0119 Applicant: Village of Speculator Town/County: Lake Pleasant/Hamilton Land Use Area: Hamlet	Reconstruction of a 49-foot tall fire tower, originally on Makomis Mountain, in the Village of Speculator's park as a public use for education and outdoor recreation.	Application received 05/24/2021. NIPA issued 06/08/2021.
P2021-0123 Applicant: Yellow 13, LLC (Cipriani Energy Group) Town/County: Johnsbury/Warren Land Use Area: Hamlet	Construction and operation of a 5 MW community solar generation facility with ground mounted fixed tilt solar panels (8.77 ft in height) within an 18.86-acre fenced area (7-ft tall fence). The fenced area will be cleared of trees and seeded with low growing wildflower and grass mix. The project also includes installation of a gravel access road 1,250 feet long by 20 feet wide and extension of and interconnection with a three-phase utility line, from NY State Route 28 to the site.	Application received 06/01/2021. NIPA issued 06/23/2021.

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Applications Determined Complete		
P2021-0066 Applicant: Parkview Development Town/County: Harrietstown/Franklin Land Use Area: Hamlet	Construction of an approximately 3,000 square foot building, 45 feet in height, containing a commercial space and six residential units; as well as construction of a four-story, 17,500 square foot residential building containing 63 residential units with an overall height of 51 feet. The project includes on-site parking with vehicle and pedestrian access to Broadway and Depot Street. The development will be served by municipal water supply and sewage treatment infrastructure.	Application received 03/25/2021. NIPA issued 04/07/2021. Application determined complete 06/01/2021. Presentation to Agency Board scheduled for 07/15/2021.
P2021-0054 Applicant: Homestead Development Town/County: North Elba/Essex Land Use Area: Hamlet, Moderate Intensity	Construction of six, two-bedroom, single-family dwellings and four multiple-family dwellings containing four, two-bedroom units each. The development will be located on a 3.09-acre lot, include a single access from Wesvalley Road, on-site parking for 36 vehicles and be served by municipal sewer, water and electrical infrastructure.	Application received 03/08/2021. NIPA issued 03/23/2021. Application determined complete 06/08/2021. Presentation to Agency Board scheduled for 07/15/2021.
Notices of Incomplete Permit Applications (NIPA)		
P2021-0088 Applicant: Blue Line Development Group, LLC Town/County: Tupper/Franklin Land Use Area: Hamlet	51-lot subdivision and the construction of 49 townhomes and 50 dock slips. Prior permit was issued for similar proposal, but that permit expired.	Application received 04/13/2021. EPS letter issued 05/18/2021.
P2021-0084 Applicant: Yellow 4, LLC Town/County: Crown Point/Essex Land Use Area: Rural, Resource	Construction of a 1.8 MW solar generating facility, access road and related infrastructure and development on a 7-acre leased parcel.	Application received 04/12/2021. NIPA issued 04/28/2021.
P2020-0224 Applicant: AT&T Mobility Town/County: Edinburg/Saratoga Land Use Area: Rural	GP2005G-3R for the co-location of new telecommunications equipment on an existing 104-foot-tall tower (Agency Permits 2006-220 and 2016-48). Installation of a new 6 panel antenna array and associated infrastructure at a centerline mounting height of 99 feet above ground level (AGL).	Formerly Pre-application A2019-0084 and Application P2020-0014. Application P2020-0224 received 10/16/2020. NIPAs issued 11/19/2020 and 03/04/2021.

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P2020-0199 Applicant: Novis Renewables, LLC Town/County: North Elba/Essex Land Use Area: Low	Installation of a 5 MW solar generation facility within a 21.5-acre open field to be surrounded by a 7-foot-high chain link fence. The proposal includes installation of solar photovoltaic (PV) panels and related infrastructure.	Application received 09/13/2020. Project on-hold per applicant request.
P2020-0157 Applicant: ELP Ticonderoga Solar, LLC Town/County: Ticonderoga/Essex Land Use Area: Resource	Installation of a 20 MW solar facility to be sited on approximately 100 acres of a 255-acre property. The proposal includes installation of solar photovoltaic (PV) panels and related infrastructure.	Formerly Pre-application file A2019-0010. Application received 08/03/2020. NIPAs issued 08/27/2020 through 03/26/2021.
P2020-0142 Applicant: Peacock Properties, LLC Town/County: Broadalbin/Fulton Land Use Area: Moderate, Rural	Proposed 72-unit RV campground with restrooms, pole barn, amphitheater, maintenance building, and rental cabin.	Application received 07/13/2020. NIPAs issued 07/30/2020 and 05/07/2021.
P2020-0111 Applicant: New Cingular Wireless PCS, LLC (AT&T) Town/County: Lake Luzerne/Warren Land Use Area: Moderate	Installation of a 130-foot-tall monopole tower to be concealed as a 135-foot-tall simulated tree. The tower will support cellular antennas at the 126-foot centerline height with associated equipment. Access to the tower will be along a 100-foot-long extension of an existing driveway.	Formerly Pre-application A2019-0064. Application received 06/08/2020. NIPAs issued 06/23/2020 and 08/20/2020.
P2019-0238 Applicant: New Cingular Wireless PCS, LLC (AT&T) Town/County: Elizabethtown/Essex Land Use Area: Rural	Install a 90-foot-tall self-supporting monopole tower to support cellular antennas at the 86-foot centerline height along with an equipment shelter at the tower's base. Access to the tower will be along a 4,850-foot-long access drive.	Formerly Pre-application A2019-0133. Application received 12/26/2019. NIPAs issued 01/10/2020 through 08/01/2020.
P2019-0147 Applicant: Tarpon Towers II, LLC Town/County: Inlet/Hamilton Land Use Area: Rural	Installation of a 110-foot-tall self-supporting telecommunications tower, concealed as a simulated tree, to support telecommunication antennas at the 95-foot centerline height, and an enclosed equipment cabinet at its base.	Formerly Pre-application A2018-0109. Application received 09/11/2019. NIPA issued 09/26/2019. Followup 05/14/2021.

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Variance Applications (VIR = Variance Information Request)		
P2021-0080 Applicant: Campbell Town/County: Webb/Herkimer Land Use Area: Moderate	Requesting a variance for construction of a single-family dwelling within the shoreline setback.	Application received 04/08/2021. VIR issued 05/11/2021.
P2021-0039 Applicant: Saroodis Town/County: Grieg/Lewis Land Use Area: Moderate	Requesting a variance for expansion of a single-family dwelling within the shoreline setback.	Application received 02/22/2021. VIRs issued 03/02/2021 and 05/12/2021. Public Hearing held 06/01/2021. Variance Order issued 06/23/2021.
P2021-0012 Applicant: Blackpoint, LLC Town/County: Putnam/Washington Land Use Area: Resource	Requesting a variance for construction of a single-family dwelling within the shoreline setback.	Application received 01/22/2021. VIR issued 02/19/2021. EPS letter issued 06/29/2021.
P2020-0221 Applicant: Jones Town/County: Belmont/Franklin Land Use Area: Moderate	Requesting a variance for the expansion of a pre-existing single-family dwelling located within the shoreline setback of Lower Chateaguay Lake.	Application received 10/05/2020. VIR issued 10/22/2020. Hearing held 04/14/2021. Variance Order issued 05/17/2021.
P2020-0153 Applicant: Clifford Town/County: Fort Ann/Washington Land Use Area: Low	Requesting a variance for construction of a single-family dwelling within the shoreline setback of Hadlock Pond.	Application received 07/27/2020. VIR issued 08/26/2020.

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Pre-Applications		
A2021-0065 Applicant: Reed Town/County: Lake Luzerne/Warren Land Use Area: Rural	Proposed 10 lot subdivision of a 96± acre lot of Rural Use lands.	Pre-application file initiated 06/29/2021.
A2021-0064 Applicant: Nolan Town/County: Wilmington/Essex Land Use Area: Moderate	Variance request to construct staircase within shoreline setback of West Branch AuSable River.	Pre-application file initiated 06/28/2021.
A2021-0061 Applicant: Rehbit Town/County: Ticonderoga/Essex Land Use Area: Resource	Variance request to construct concrete retaining wall and 16 foot wide by 30 foot long concrete boat ramp within the shoreline setback of Lake Champlain.	Pre-application file initiated 06/21/2021.
A2021-0053 Applicant: Hall Town/County: Tupper/Franklin Land Use Area: Moderate	Variance request to construct a deck within the shoreline structure setback of Tupper Lake.	Pre-application file initiated 06/09/2021.
A2021-0052 Applicant: Herrmann Town/County: Schroon/Essex Land Use Area: Moderate	Variance request to expand a single-family dwelling within the shoreline setback area of Schroon Lake.	Pre-application file initiated 06/09/2021.
A2021-0038 Applicant: Krause Town/County: Fine/St.Lawrence Land Use Area: Moderate	Variance request to construct a single-family dwelling within the shoreline setback area of Star Lake.	Pre-application file initiated 05/11/2021.
A2021-0026 Applicant: Camp DD, LLC Town/County: Tupper/Franklin Land Use Area: Resource	Variance request to construct an addition to a pre-existing single family dwelling located within the shoreline setback.	Pre-application file initiated 04/02/2021.
A2021-0025 Applicant: Robarge, John Town/County: Hadley/Saratoga Land Use Area: Hamlet	Variance request to construct a rip rap retaining wall 40 feet long and 25 feet high.	Pre-application file initiated 03/25/2021.

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A2021-0020 Applicant: Neddo Town/County: Black Brook/Clinton Land Use Area: Low	Variance request for expansion of a pre-existing single-family dwelling and on-site wastewater treatment system within the shoreline setback of Silver Lake.	Pre-application file initiated 03/15/2021.
A2021-0003 Applicant: Long Town/County: Webb/Herkimer Land Use Area: Moderate	Variance request for expansion of a single-family dwelling within the shoreline setback.	Pre-application file initiated 01/06/2021.
A2020-0105 Applicant: Sytske Town/County: Webb/Herkimer Land Use Area: Moderate	Variance request for a single-family dwelling expansion.	Pre-application file initiated 11/25/2020.
A2020-0099 Applicant: Mansfield Town/County: Hope/Hamilton Land Use Area: Resource	Variance to expand a single-family dwelling within the shoreline setback.	Pre-application file initiated 11/10/2020.
A2020-0096 Applicant: Yuhas Town/County: Clifton/St. Lawrence Land Use Area: Hamlet	Variance request for an on-site wastewater treatment system within 100 feet of a waterbody.	Pre-application file initiated 11/03/2020.
A2020-0071 Applicant: Nikiforov Town/County: Crown Point/Essex Land Use Area: Resource	Variance request for placement of 3000 square feet of riprap within 100 feet of the mean high water mark of Lake Champlain.	Pre-application file initiated 09/15/2020.
A2020-0069 Applicant: Community Power Group Town/County: AuSable/Clinton Land Use Area: Resource, Low	Construction of an approximately 2.75 MW ground-mounted solar generation facility on approximately 25 acres.	Pre-application file initiated 09/08/2020.
A2020-0057 Applicant: Chateaugay Lake Foundation Town/County: Bellmont/Franklin, Dannemora & Ellenburg/Clinton Land Use Area: Underwater	Herbicide treatment of Eurasian watermilfoil in Upper and Lower Chateaugay Lakes, including the Narrows.	Pre-application file initiated 08/12/2020.