



**Adirondack
Park Agency**

Homestead Development Corp.

P2021-0054

July 14, 2021

Presentation Overview

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

Jurisdiction

- APA Act § 809
 - Class A Regional Project
 - Subdivision involving wetlands
 - Number of lots created since May 22, 1973
 - Construction of a structure over than 40 feet in height
 - Class B Regional Project
 - Non-shoreline lots less than 0.92 acres

- Regulated Wetland Activity – 9 NYCRR Part 578
 - Subdivision involving wetlands

- Agency Permit P2015-0159A
 - New Land use and development

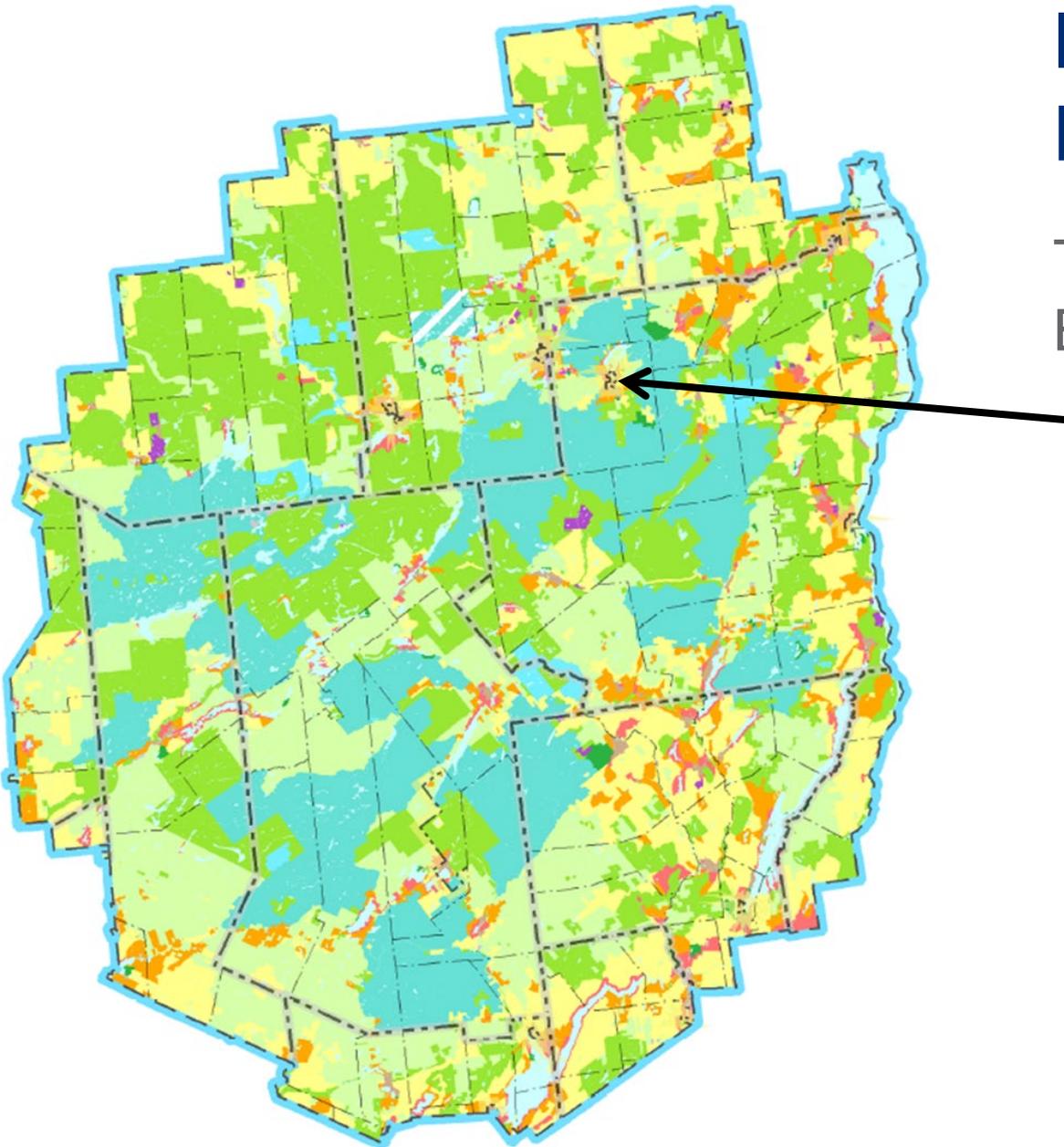
Conclusions of Law

- 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



McKenzie Mtn. Wilderness

Little John Mountain (2821ft)
Hennessey Mountain (3023ft)

Whiteface

Whiteface Golf Club

Outlet Brook

Paddy Point

Sunset Strait

Lake Placid

Sand Point

Pulpit Rock

Mount Whitney (2638ft)

Saranac Lakes Wild Forest

Echo Lake

Catskill Hill

N O R T H E L B A

Mirror Lake

Olympic Arena

Lake Placid Resort Golf Club

Lake Placid

Lake Placid Village Water Pollution Control Plant

Cascade Acres Mobile Home Park

Saranac Lakes Wild Forest

(3467ft)

Chubb River

Station St

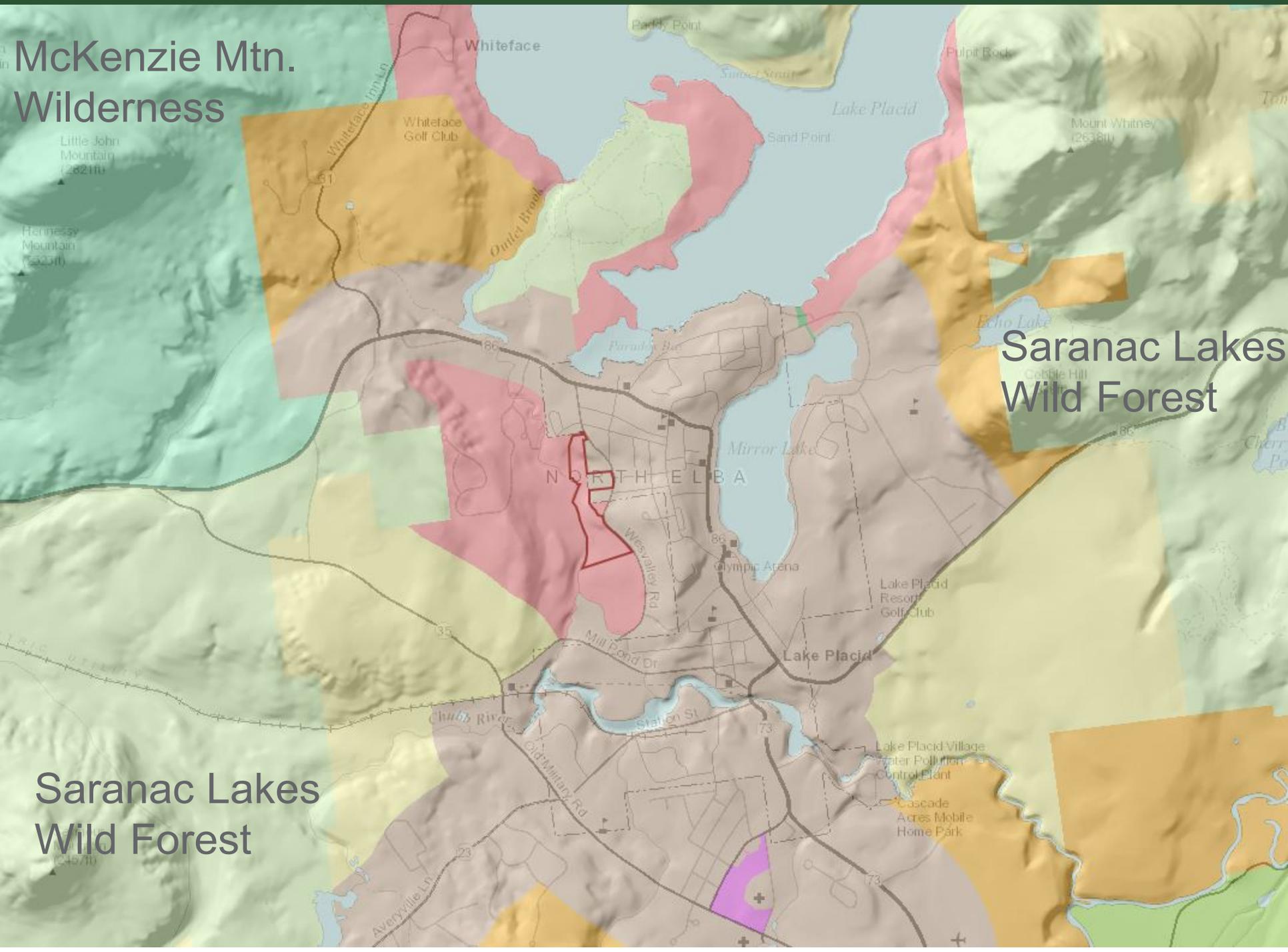
Old Military Rd

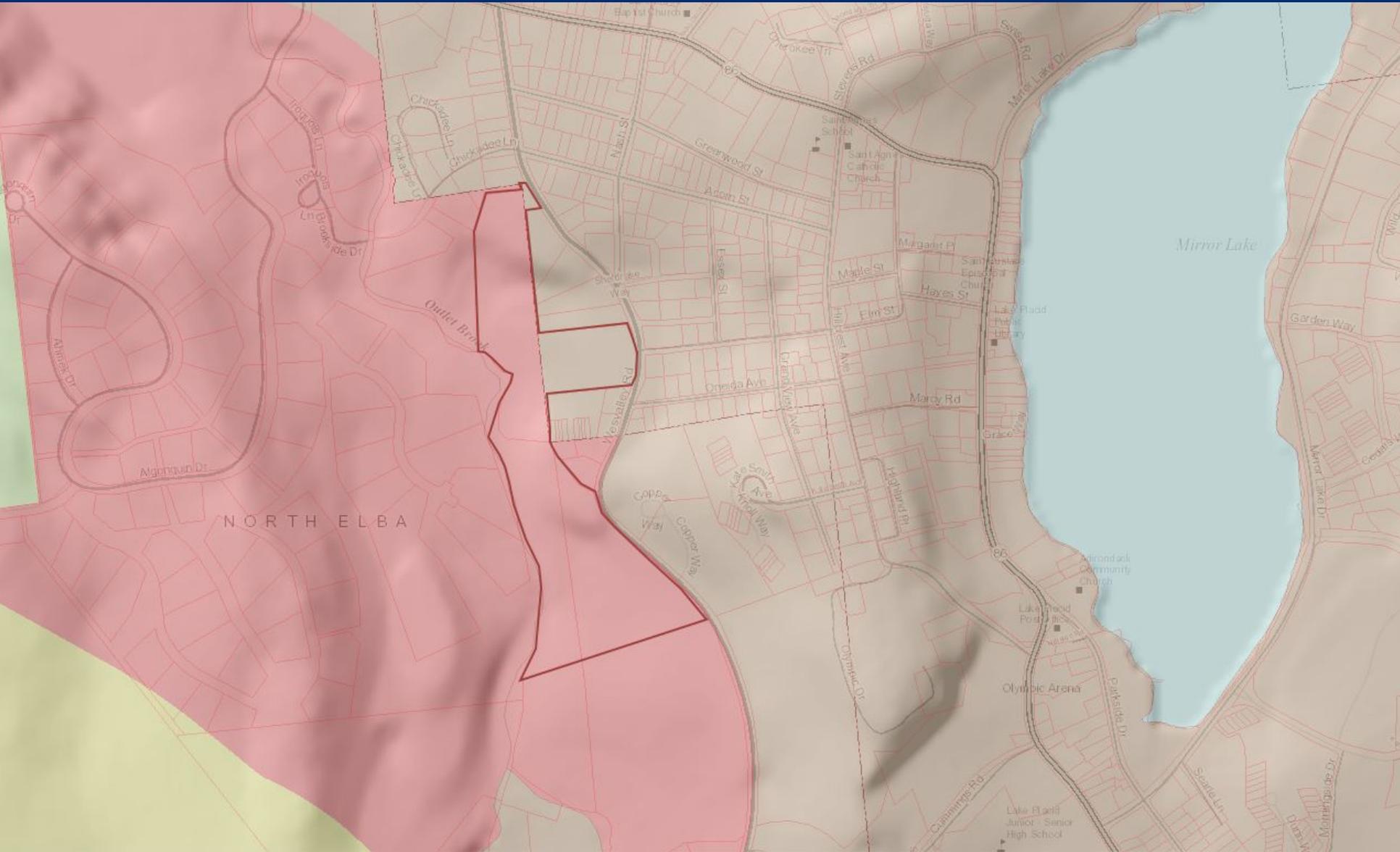
Mill Pond Dr

Weslaker Rd

Paradise Bay

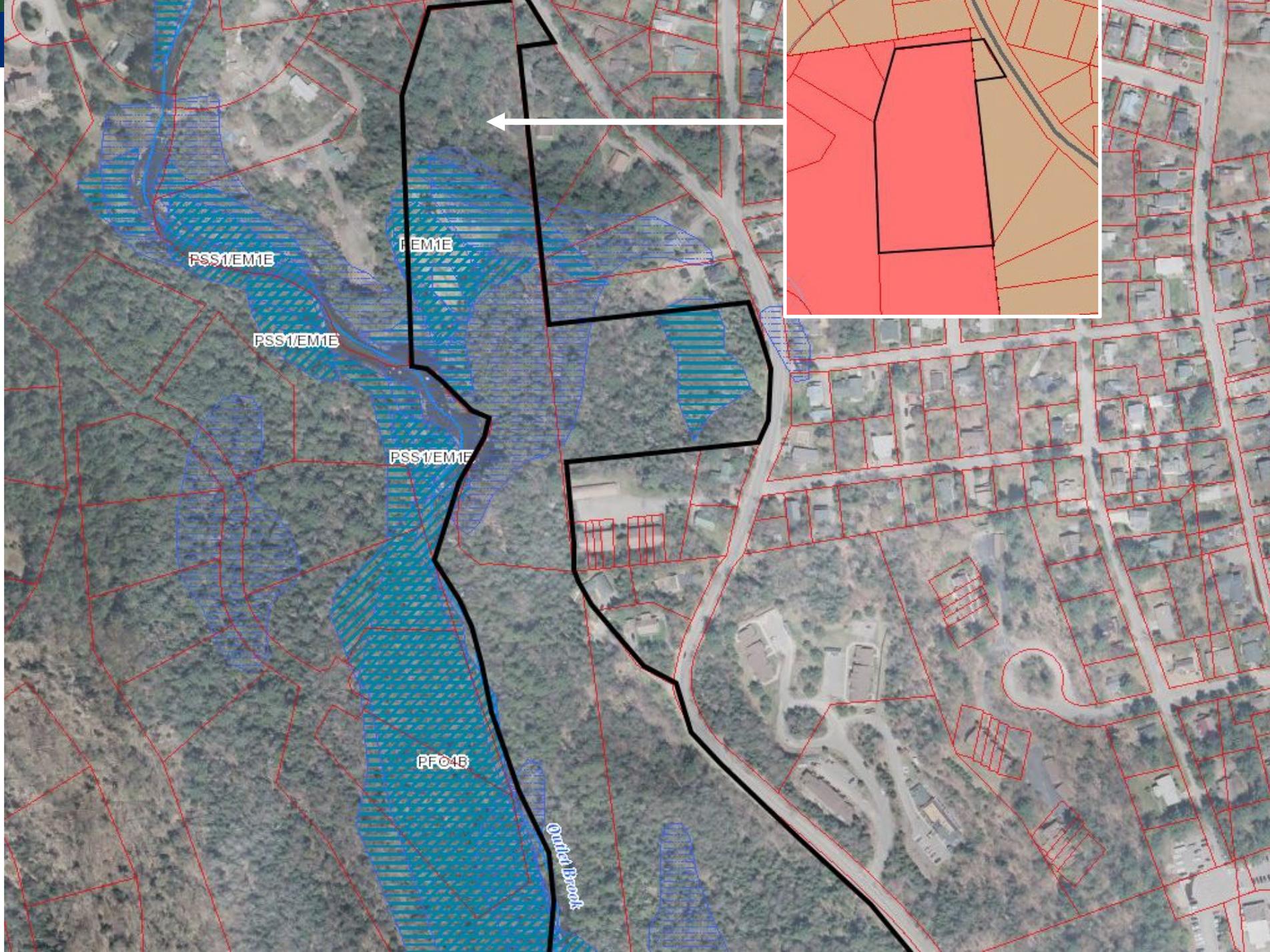
Averyville Ln





Existing Conditions





PSS1/EM1E

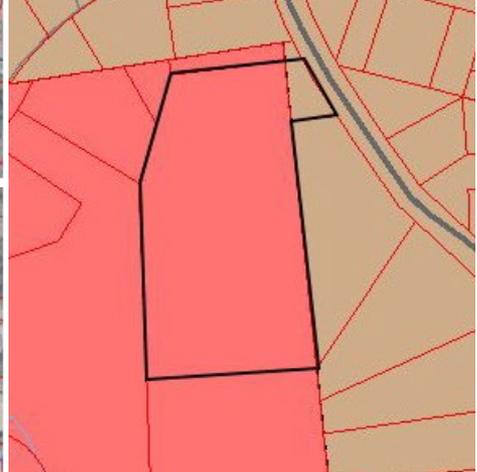
EM1E

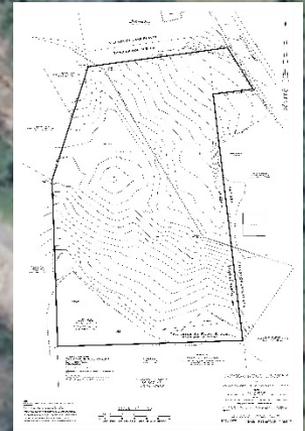
PSS1/EM1E

PSS1/EM1E

PFC4B

Outlet Brook









07.08









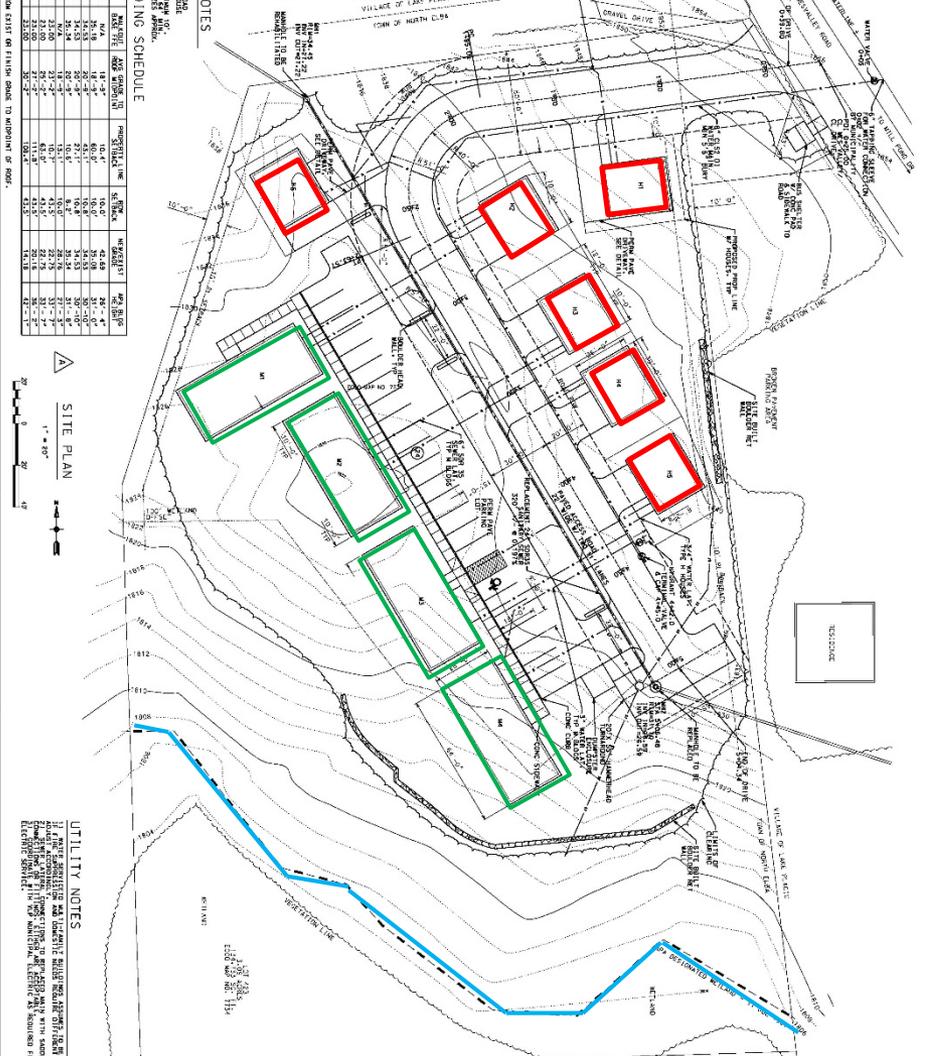




Proposed Project

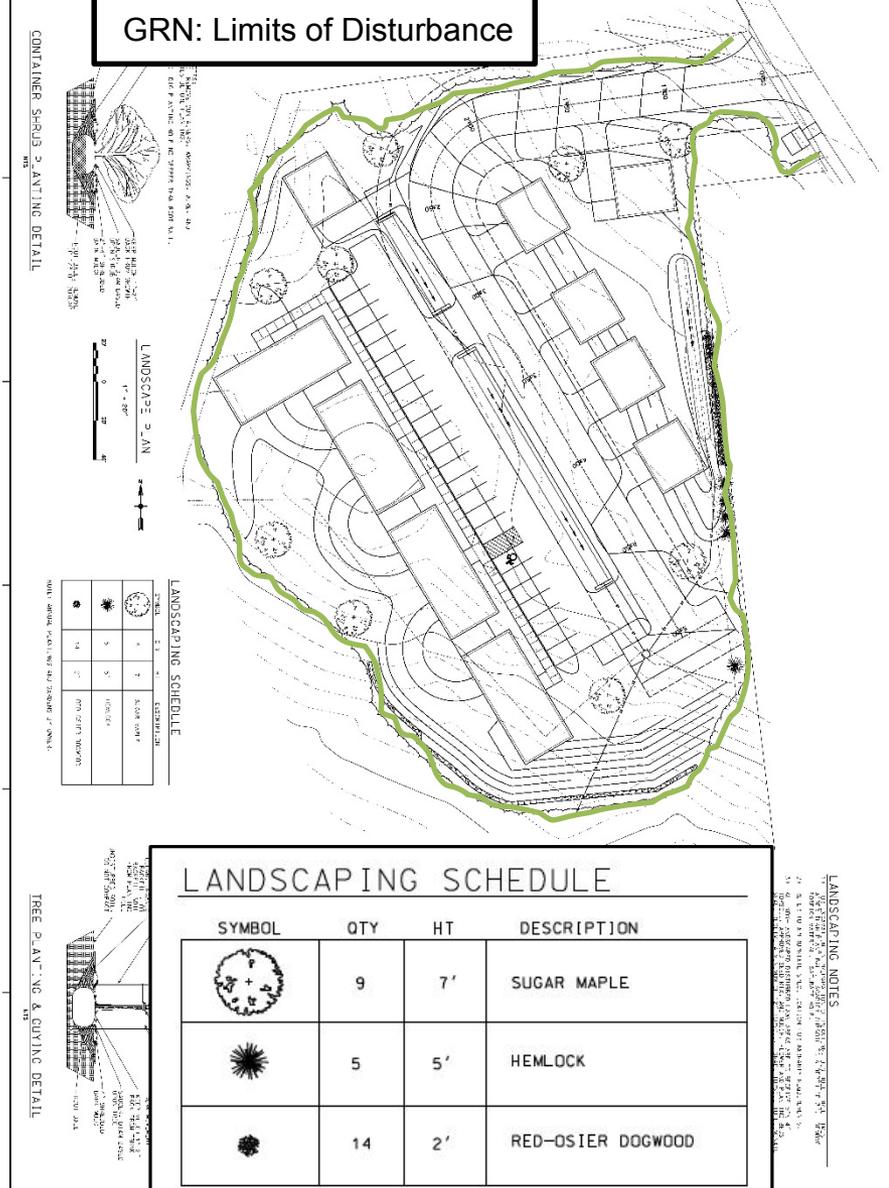
Site Plan Map

RED: 6 Single Family Dwellings
GRN: 4 Multifamily Dwellings
BLUE: Wetland Boundary



Landscaping Plan

GRN: Limits of Disturbance



LANDSCAPING NOTES

1. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10' FROM BUILDING FOOTPRINTS. 2. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10' FROM DRIVEWAYS. 3. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10' FROM CURBS. 4. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10' FROM UTILITIES. 5. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10' FROM OTHER TREES.

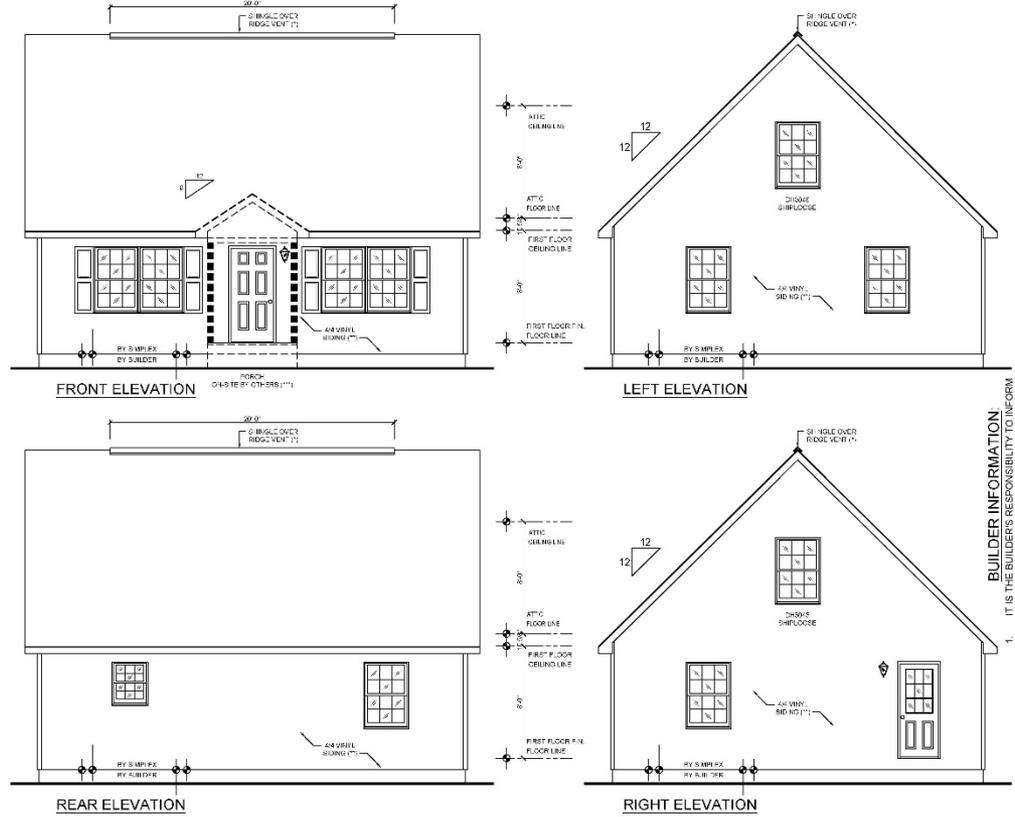
Six Single Family Dwellings

781 Square Feet
 1.5 Stories: 26 - 32 Feet in Height
 2 – 3 Bedrooms

Roofing Samples



Siding Samples



BUILDER INFORMATION
 1. IT IS THE BUILDER'S RESPONSIBILITY TO INFORM SIMPLEX INDUSTRIES, INC. OF ANY LOCAL CODE ISSUES OR SITE RELATED REQUIREMENTS THAT MAY AFFECT THE CONSTRUCTION OF THE MODULES TO BE ERECTED ON THE SITE.
 2. FLOOR PLAN CHANGES MAY BE REQUIRED PENDING FURTHER STRUCTURAL AND CODE REVIEW.
 3. ADDITIONAL ENGINEERING FEES NOT INCLUDED IN THE PRICE MAY BE REQUIRED FOR FURTHER STRUCTURAL AND CODE REVIEW.

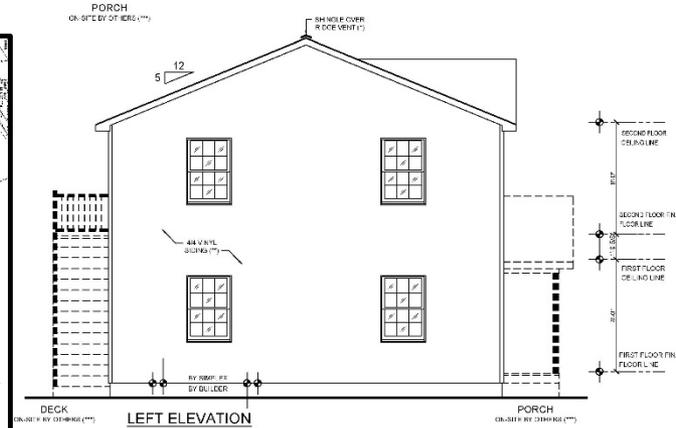
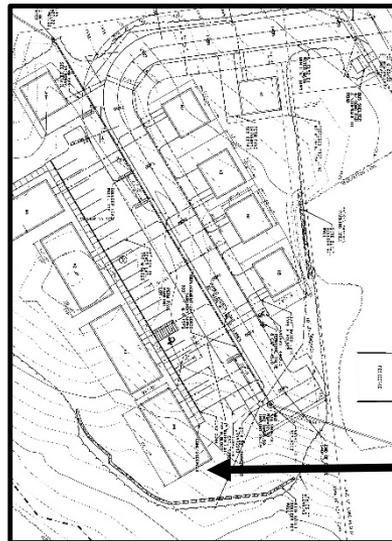
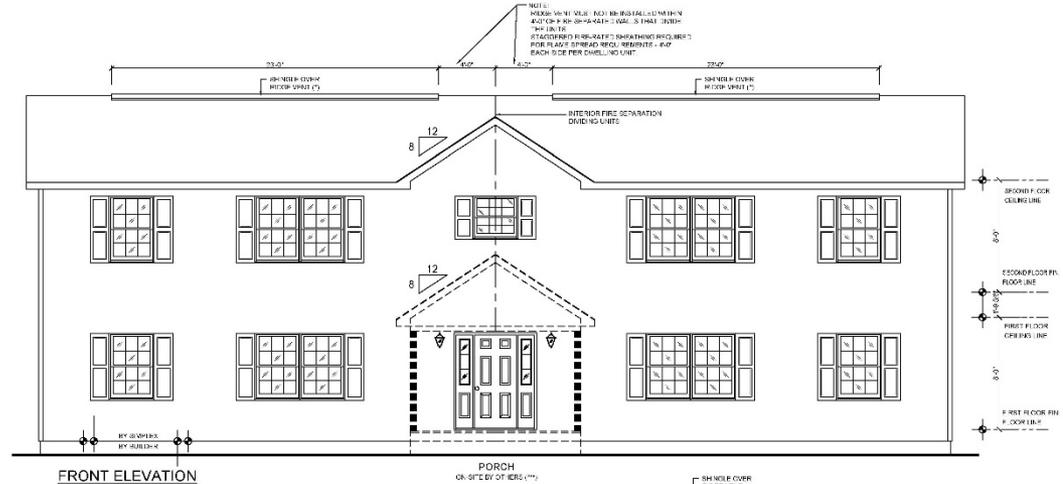
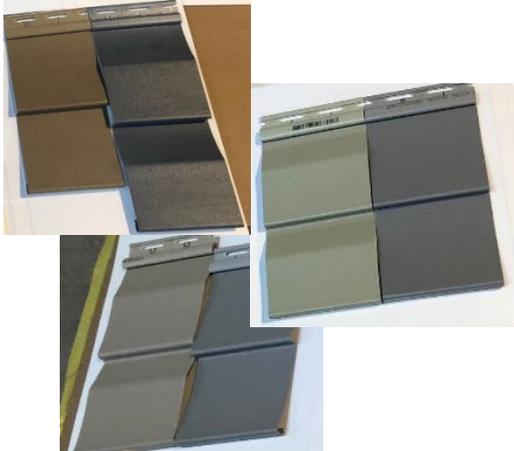
Four Multiple Family Dwellings

1,792 Square Feet
Two Stories: 33 - 42 Feet in Height
Four, 2-Bedroom Units Each

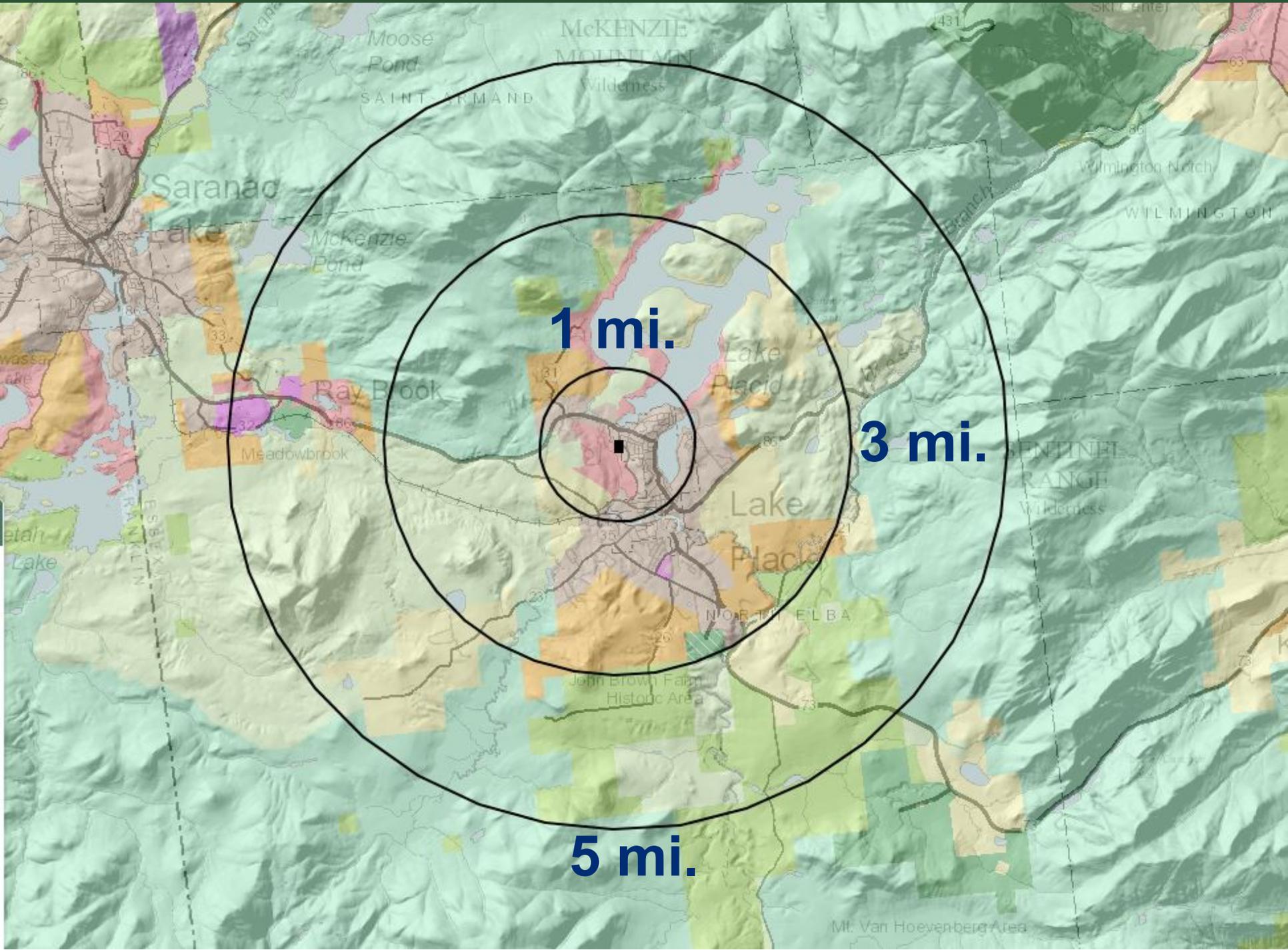
Roofing Samples



Siding Samples



42 Feet from lowest finished grade



1 mi.

3 mi.

5 mi.

Public Comment and Review by Others

Public Comment

- Public Notice
 - Adjoining Landowners
 - Town and County Officials
 - Local Government Review Board
 - Environmental Notice Bulletin
 - Agency Website

- Three Comment Letters
 - Wetlands and Wildlife Habitat
 - Density, Site Layout and Clearing
 - Traffic and Sight Distance
 - Stormwater
 - SEQR

Review by Others

- Town of North Elba Village of Lake Placid
 - Planned Development
 - Approved March 17, 2021

- NYS Department of Environmental Conservation
 - Sewer Extension, SWPPP

- NYS Department of Health
 - Water Supply, Realty Subdivision

- NYS Office of Parks, Recreation and Historic Preservation

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 and Moderate Intensity Use land use areas
 - ✓ Consistent with overall intensity guidelines
 - ✓ Complies with shoreline restrictions
 - ✓ No undue adverse impact on resources of the Park

Draft Permit Conditions

- Location & dimensions of subdivision and development
- Site Access and Parking
- Shoreline constraints
- Lighting and signage
- Exterior colors
- Vegetation removal and Plantings
- Hours of construction
- Stormwater and Erosion Control
- Wastewater and Infrastructure



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