

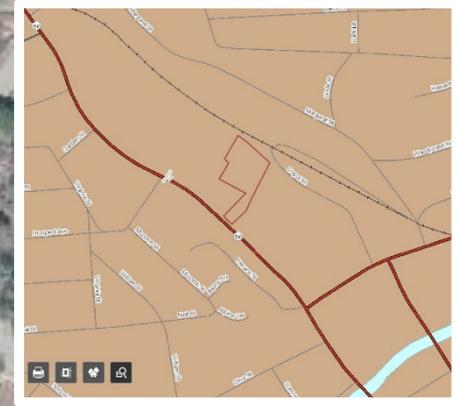
Parkview Development

P2021-0066

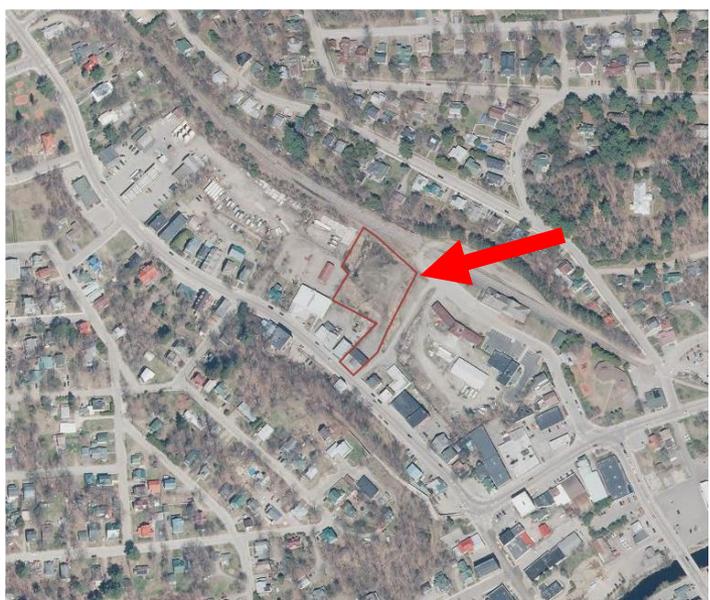
Project Overview

- Application received March 25, 2021, for the construction of a four-story, sixty-three-unit residential housing building in the Village of Saranac Lake, Franklin County.
- Jurisdiction – Structure >40 ft. in Hamlet
- Redevelopment of an existing commercial use property
- One letter of general support received
- Village of Saranac Lake approved the project April 6, 2021
- NYS DOH will review the water supply
- NYS DEC will review the sewer extension
- NYS DOT will review the access to Route 86
- Complete application on June 1, 2021

Location and Existing Conditions



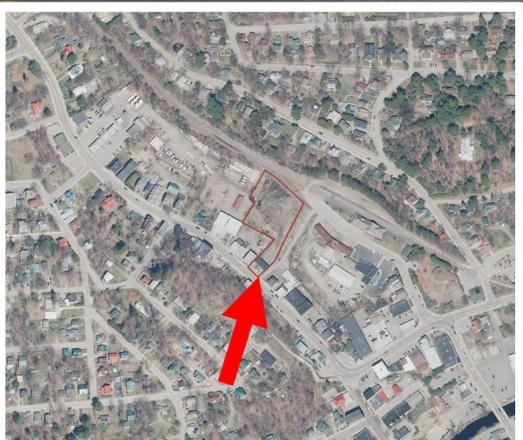
As Seen From Depot Street



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04.28.

As Seen From NYS Route 86

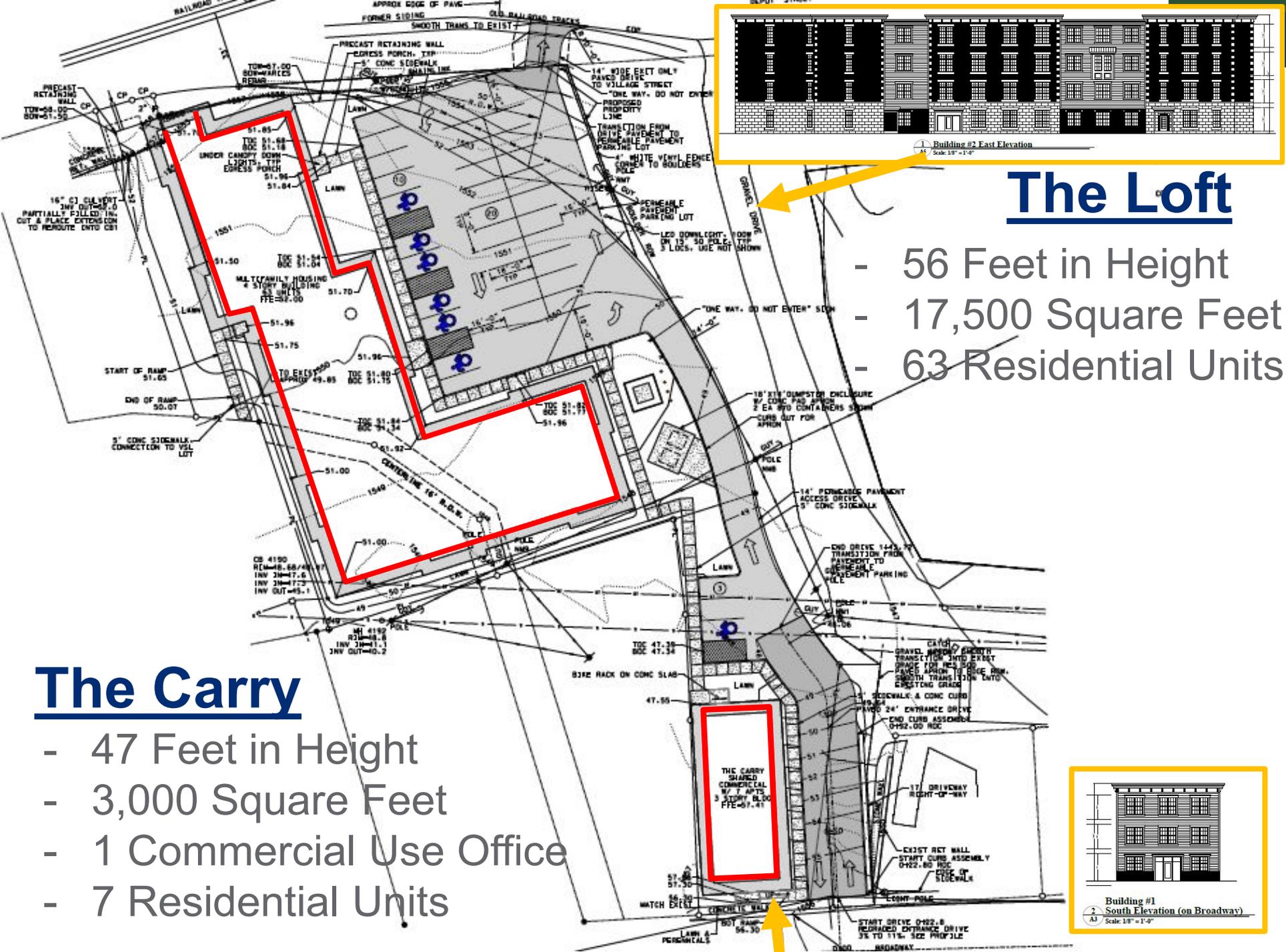


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Proposed Project

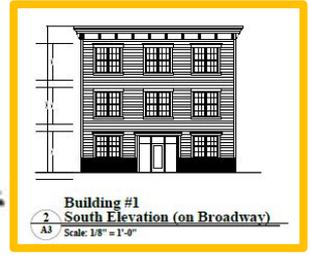


The Loft

- 56 Feet in Height
- 17,500 Square Feet
- 63 Residential Units

The Carry

- 47 Feet in Height
- 3,000 Square Feet
- 1 Commercial Use Office
- 7 Residential Units



Visual Simulations



→ [unclear]







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 each land use area
 - ✓ Consistent with overall intensity guidelines
 - ✓ Complies with shoreline restrictions
 - ✓ No undue adverse impact on resources of the Park

Draft Permit Conditions

- Location & dimensions of all proposed development
- Building Color
- Exterior Lighting and Signage
- Landscaping
- Invasive Species Control
- Utility Infrastructure
- Stormwater Management and Erosion Control

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