



**Adirondack
Park Agency**

Village of Saranac Lake

2026-0048

August 13, 2026

Baldwin Park Redevelopment

ADDITIONAL SITE FURNISHINGS:

MODEL: PAIR MASTER UNIVERSAL ACCESS PHONE TABLE AS MANUFACTURED BY
HOLSON OUTDOORS OR APPROVED EQUAL. (PMB-11PC, CEDAR TOP WITH BLACK FRAME)
ASSEMBLE PER MANUFACTURER'S RECOMMENDATION. TO BE PLACED IN PAVILION.

AIRCRAFT CHAIRS (QTY: 14)

MODEL: "GRANITE HILLS SERIES" MODERN AERONAUTIC CHAIRS" AS MANUFACTURED BY NELSON OUTDOORS OR APPROVED EQUAL, TEN-CHRADES, COLOR: NAVY/BLACK BUILD ASSEMBLE PER MANUFACTURERS RECOMMENDATION, TO BE PLACED IN COORDINATION WITH OTHER.

DOUBLE WICK APPROACH: CHAIRS ONLY

MODEL: "GRANITE HILLS SERIES MODERN DOUBLE WIDE ADIRONDACK CHAIRS" AS MANUFACTURED BY NELSON OUTDOORS OR APPROVED EQUAL. (SH-GRAND2, COLOR: HUNTINGTOWN BLUE). ASSEMBLE PER MANUFACTURER'S RECOMMENDATION. TO BE PLACED PER PLAN INDIC.

SITE LEGEND:

	PROPERTY LINE
	BUILDING
	PAVED
	SIDEWALK
	CURB
	WORK UNITS
	CONCRETE SURF.
	SIGN
	BILLIARD
	PARKING COUNT



4 British American Boulevard
Latham, NY 12110
518-439-8235
labelapp.com

It is a violation of New York Education Law Article 14B, Sec. 2720, for any person, unless acting under the direct of a licensed architect, professional engineer, land surveyor, landscape architect or geologist to affix an item in any way, to an item bearing the seal of an architect, engineer, or land surveyor is affixed; the affixing architect, engineer, land surveyor, landscape architect or geologist shall affix to the item their seal and signature "affixed by" followed by their signature and date of such affixation, and a specific description of the affixation.

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Village of Saranac Lake

39 Main Street, Suite 9
Saratoga Lake, New York 12983



This plan was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

Baldwin Park Improvements

Villages of Saranac Lake

NO.	DATE	DESCRIPTION
REVISIONS		
PROJECT NUMBER: 32100.00		
DRAWN BY: JQ		
REVISED BY: DD		
ISSUED FOR: ISSUED FOR PERMIT		
DATE: 05.01.2006		
DRAWING NAME:		

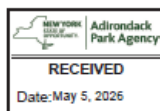
SITE PLAN

OPERATING NUMBER

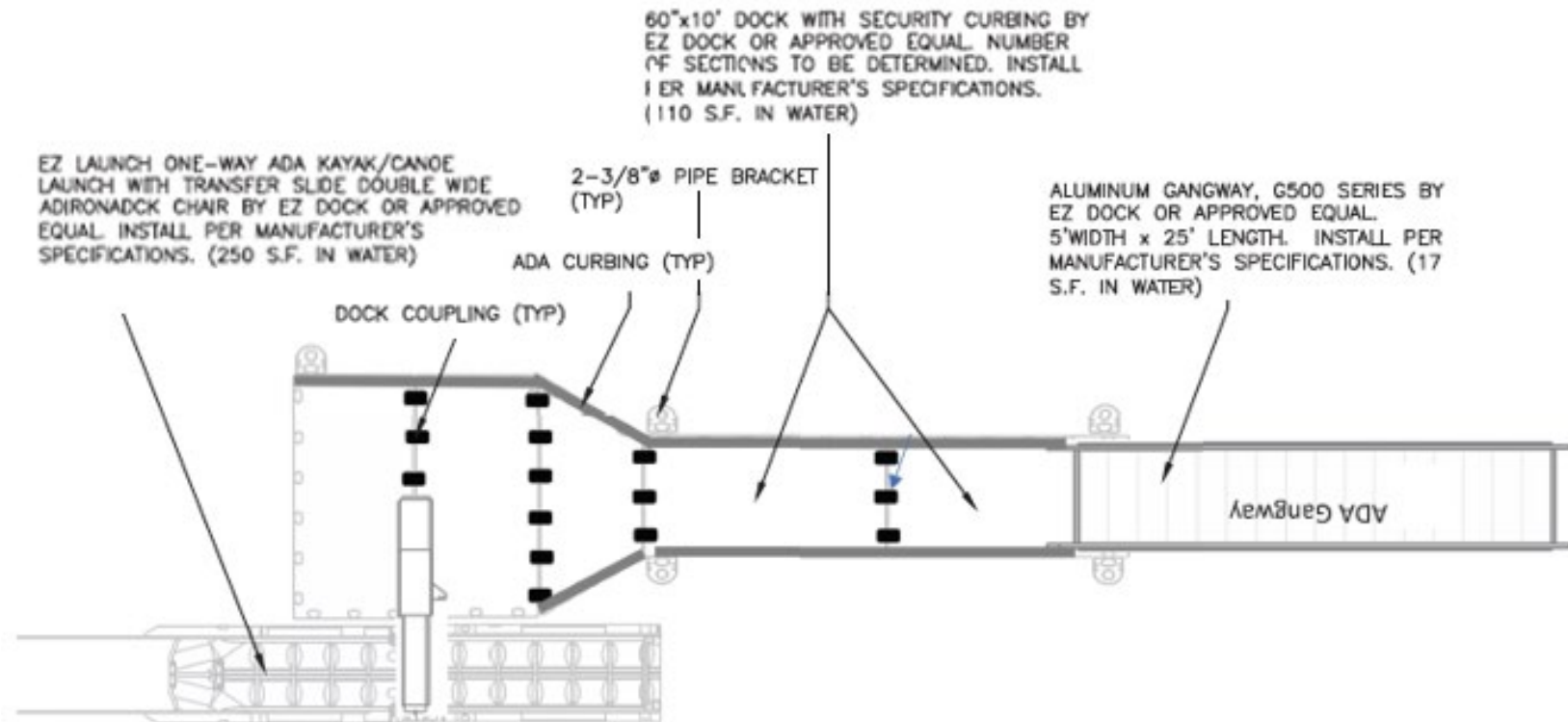
C120

ENCY 2

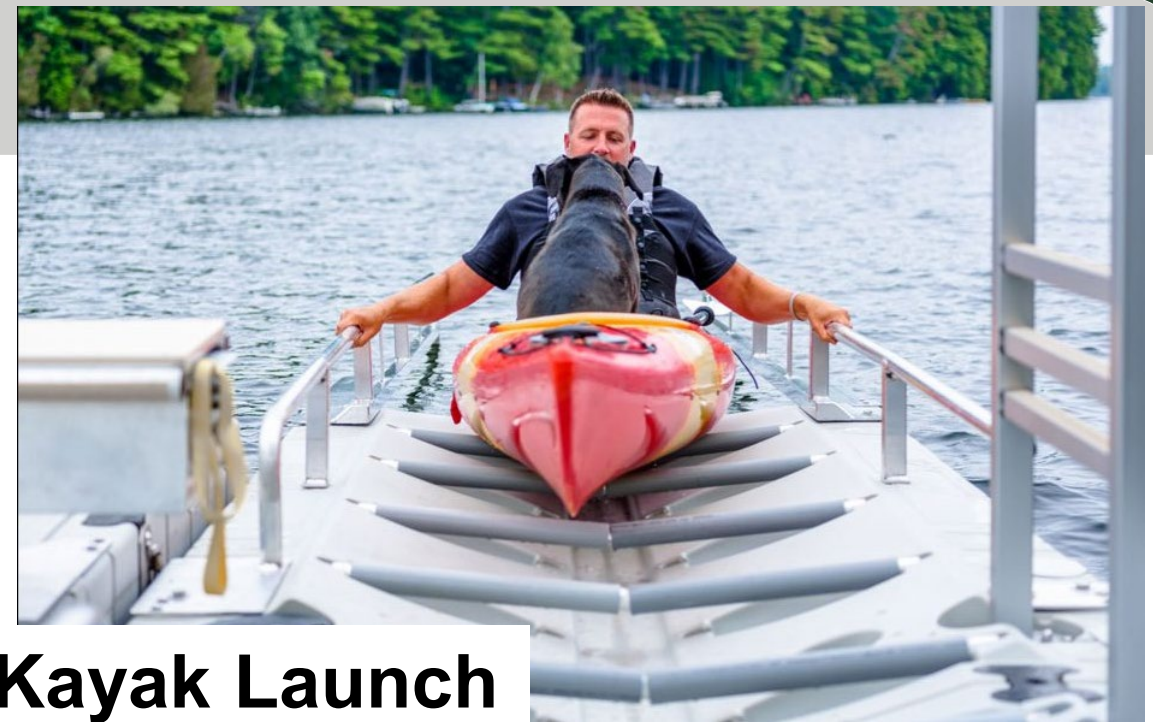
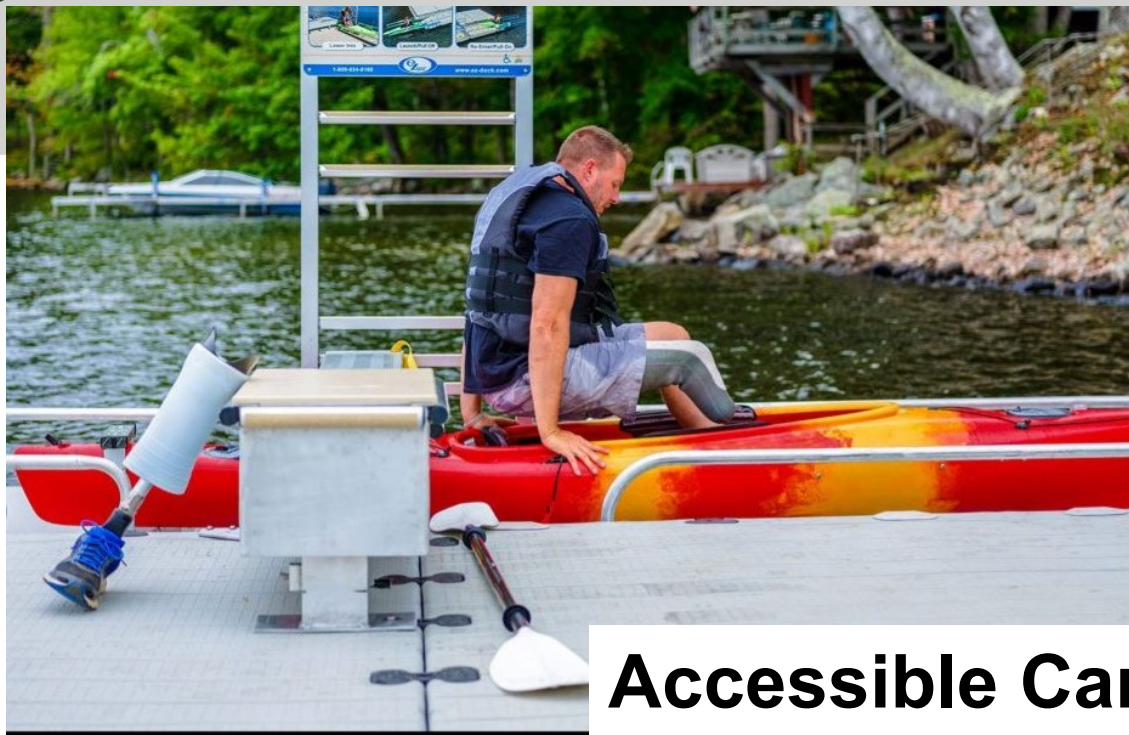
10.1111/j.1365-2745.2012.02646.x



Accessible Shoreline Access Structure



® 10 ADA KAYAK LAUNCH
SCALE: NTS



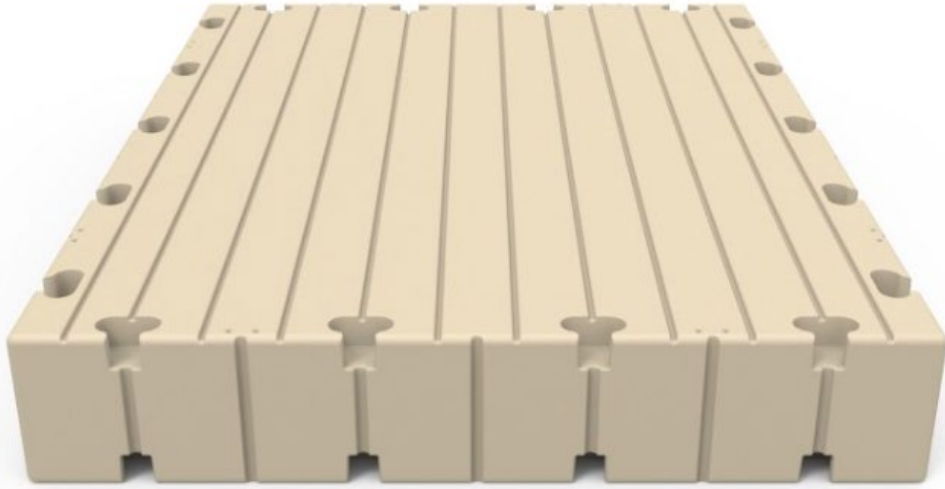
Accessible Canoe/Kayak Launch



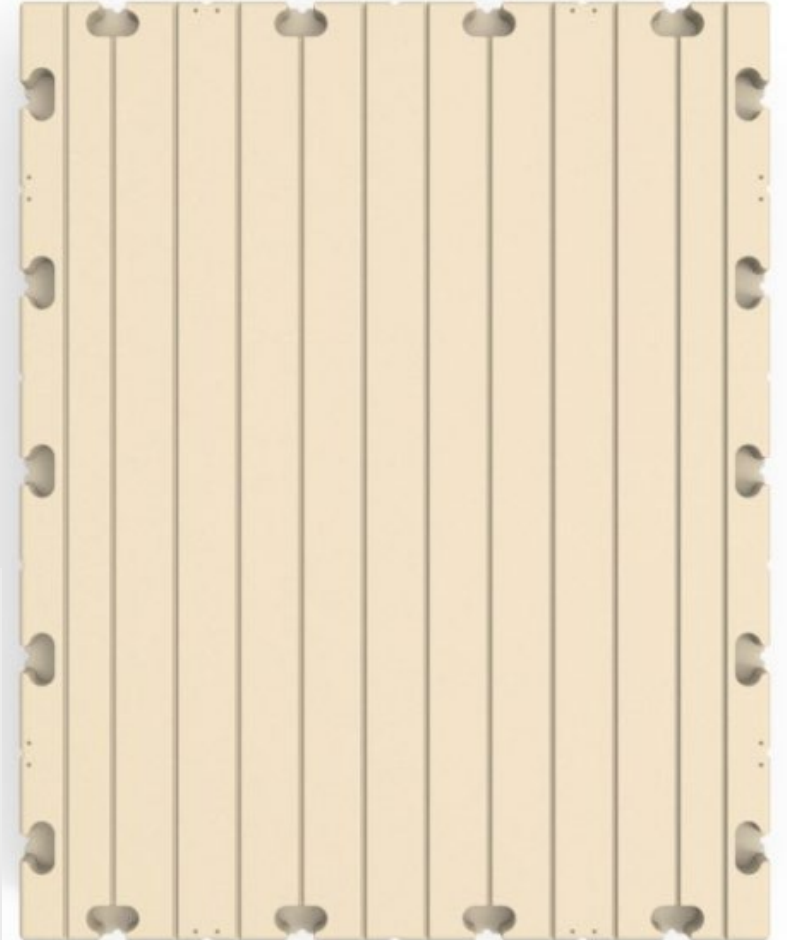
Transfer Slide Bench and Grab Rail



Floating Curbed Dock

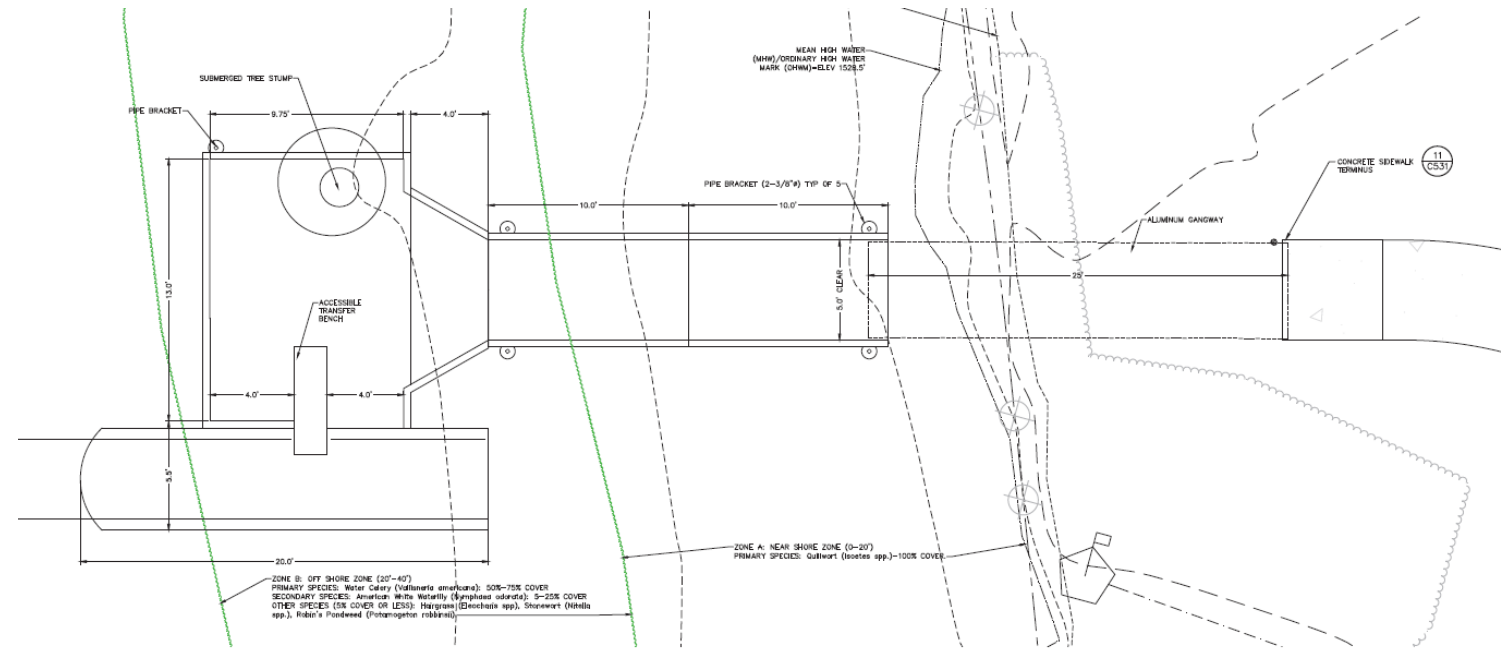


SECURITY CURBING



Project Overview & Jurisdiction

- Proposal requires both Variance and Permit
- APA Act § 806 (Shoreline restrictions)
- APA Act § 809 & 9 NYCRR Part 578 (Activity involving wetlands)
- Recommendation: Approve with conditions



Applicable Laws: Variance

- APA Act § 806(1)
 - Purpose of shoreline restrictions
 - Protection of water quality and shoreline character
- APA Act § 806(1)(a)(2)
 - For all structures > 100 sq ft (except docks, boathouses)
 - Minimum shoreline setback: 50 feet in Hamlet
- APA Act § 806(3)(a)
 - Authorizes Agency to grant variances
- 9 NYCRR Part 576
 - Factors to consider before granting a variance

Applicable Laws: Project Involving Wetlands

- APA Act § 809(2)(a)
 - Agency Permit required for regional projects
 - 810(1)(a)(1) New land use and development involving wetlands (Hamlet)
- APA Act § 809(10)
 - Approval Criteria (Conclusions of Law)
- 9 NYCRR Part 578
 - Regulated Wetland Activities: including excavation, fill/structures, shading

Applicant's Objective

- Provide public ADA-compliant paddling access to Lake Flower, through “construction of a seasonal ADA-accessible kayak and canoe launch.”

Variance Request

- Agency Variance required
 - New structure exceeding 100 square feet within 50 feet of MHWMM
 - Exceeds 8 feet in width = noncompliant with Agency dock definition

Balancing Test: 9 NYCRR § 576.1(b)

“A variance will be granted when the adverse consequences to the applicant resulting from denial are greater than the public purpose sought to be served by the restriction.”

Variance Factors set forth in 9 NYCRR § 576.1(c)

- 1): Whether the application requests the minimum relief necessary
- 2): Whether granting the variance will create a substantial detriment to adjoining or nearby landowners
- 3): Whether the difficulty can be obviated by a feasible method other than a variance
- 4): The manner in which the difficulty arose
- 5): Whether granting the variance will adversely affect the natural, scenic, and open space resources of the Park and any adjoining water body due to erosion, surface runoff, subsurface sewage effluent, change in aesthetic character, or any other impacts which would not otherwise occur
- 6): Whether the imposition of conditions upon the granting of the variance will ameliorate the adverse effects noted above

Conclusions of Law

Development authorized:

- Consistent with land use and development plan
- Compatible with character description and purposes policies, and objectives of Hamlet land use area
- Consistent with overall intensity guidelines
- Complies with shoreline restrictions
- No undue adverse impact on resources of the Park

Wetland Standards for Issuance: 9 NYCRR § 578.10

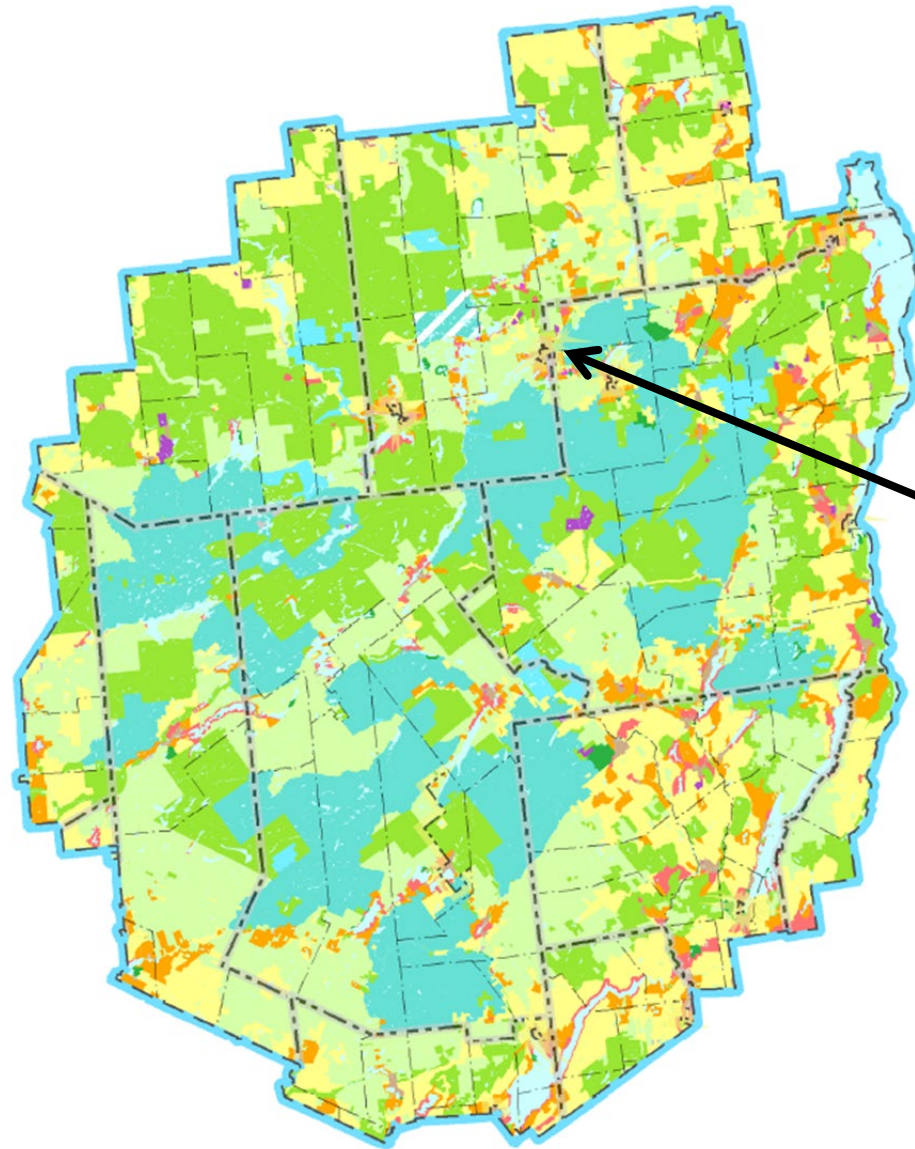
Deepwater Marsh wetlands with value rating “2”.

The proposed activity:

- (i) would result in minimal degradation or destruction of the wetland or its associated values; and
- (ii) is the only alternative which reasonably can accomplish the applicant's objectives; or
- (iii) alternatively to subparagraph (ii), is the only alternative which provides an essential public benefit.

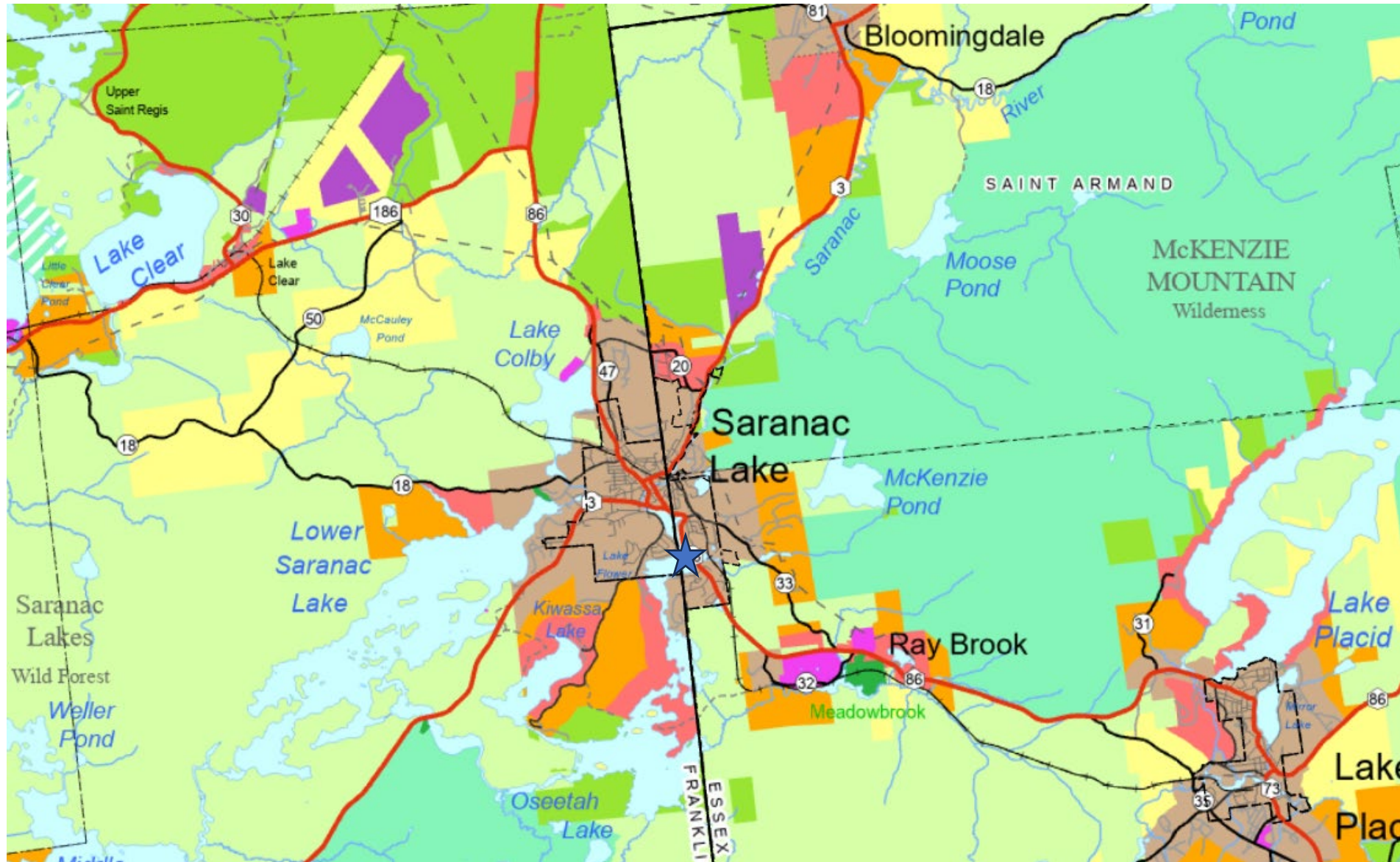
Project Location

Project Location

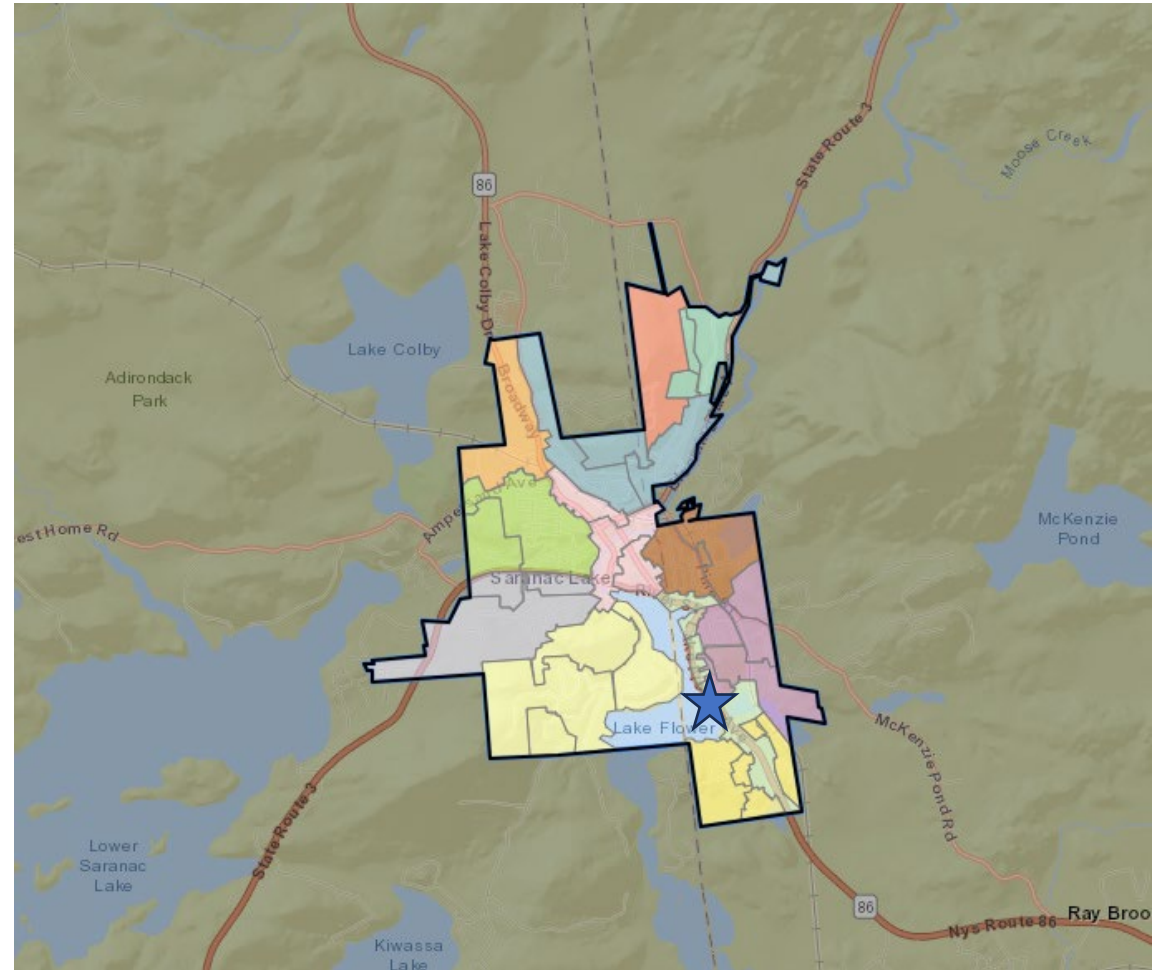
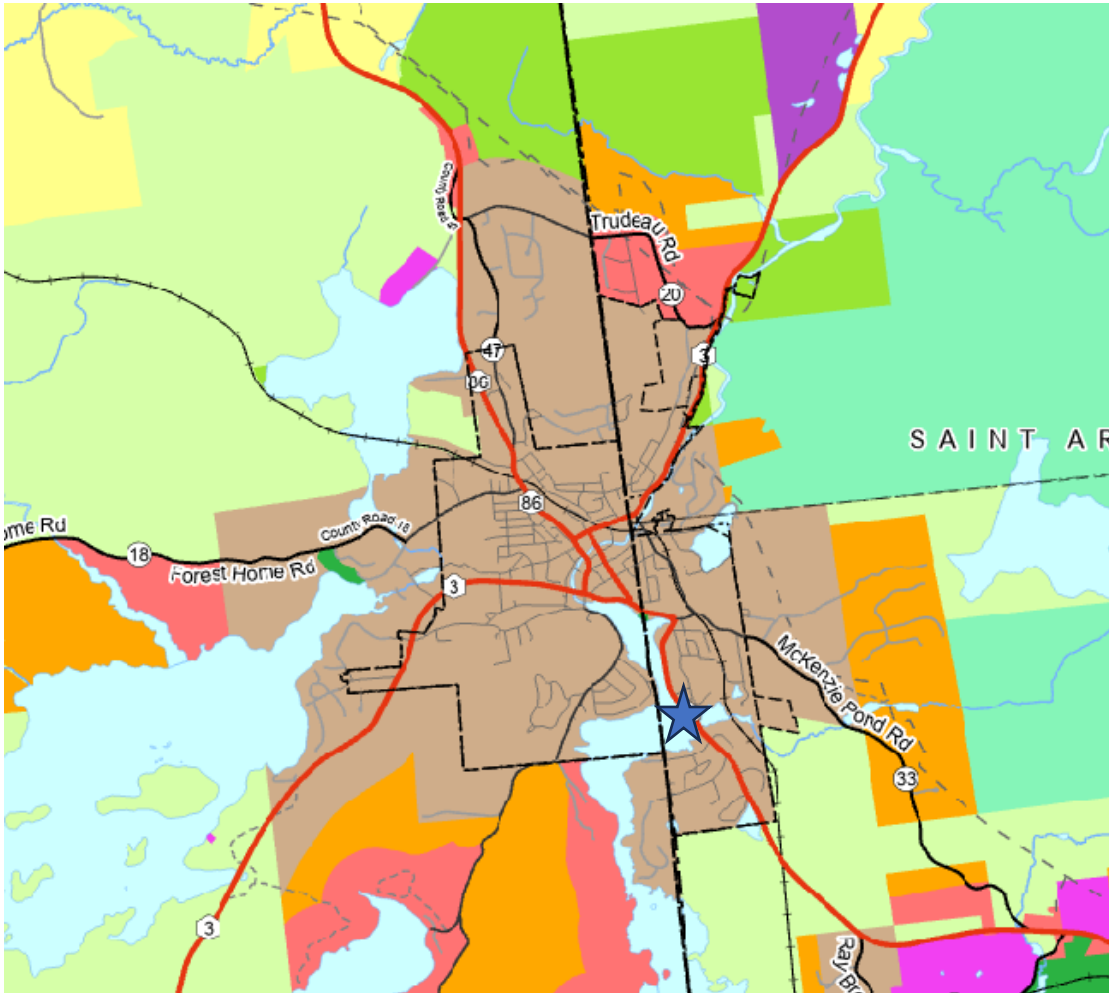


**Village of Saranac Lake
Essex County**

Project Location



Project Location



Hamlet –Character, Purposes, Policies, and Objectives

Range of communities that include:

- Permanent, seasonal and transient populations
- Mix of residential, commercial, tourist, and industrial development
- Public services and facilities

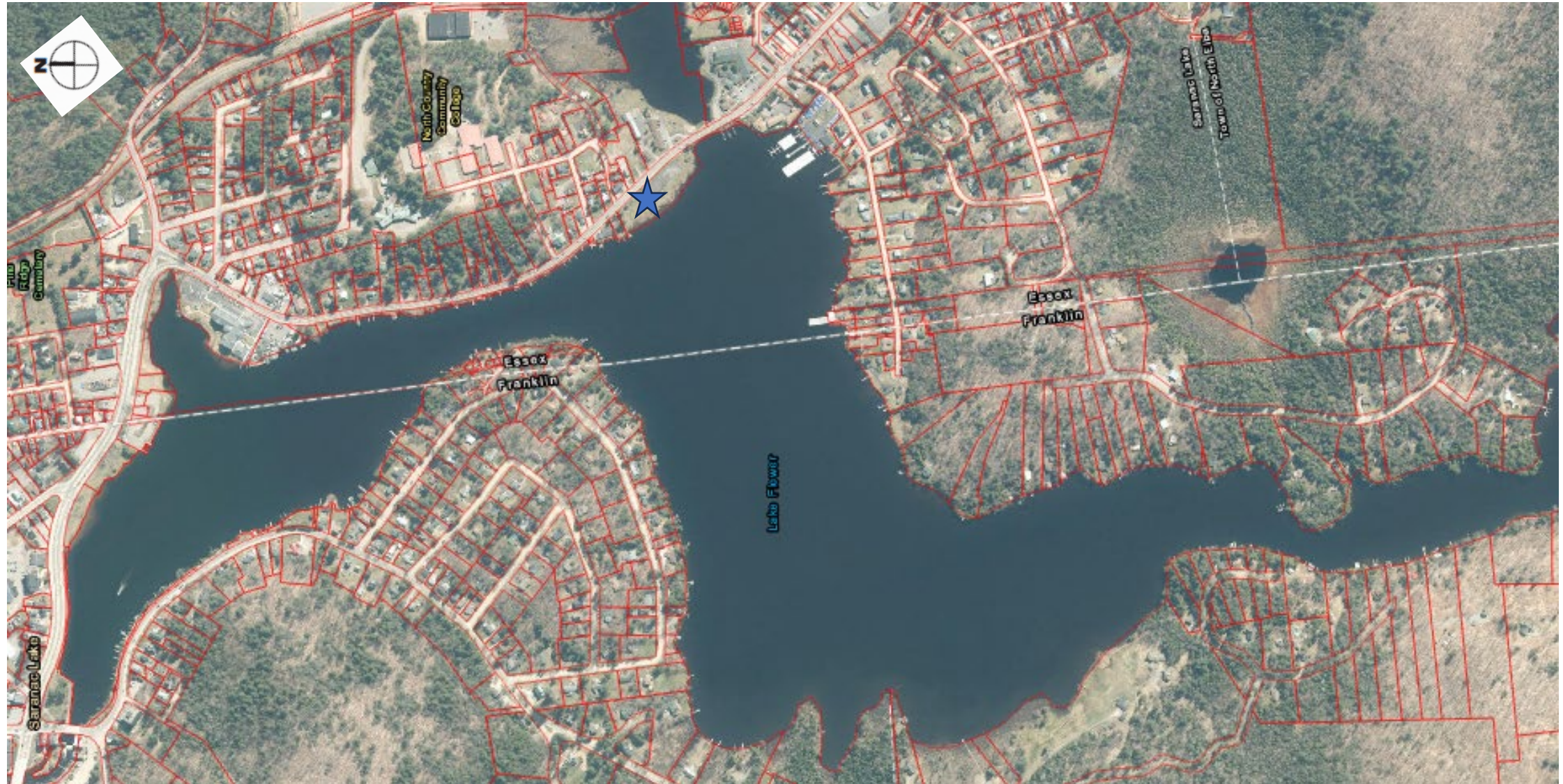
Intended to:

- Serve as the service and growth centers of the Park
- Accommodate a large portion of the necessary and natural expansion of the Park's housing, commercial, and industrial activities
- Allow for a high level of public and institutional services to be economically feasible
- Provide a diversity of land uses that satisfy a wide variety of people
- Concentrate development where infrastructure already exists

Project and Variance Location



Lake Flower



Existing Conditions

Baldwin Park



Baldwin Park



Baldwin Park



Baldwin Park



Baldwin Park



Terrestrial Wetlands



LaBella
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Survey & Wetland

Terrestrial Wetlands



Terrestrial Wetlands



Terrestrial Wetlands



Character of Shoreline

Character of Shoreline



Character of Shoreline



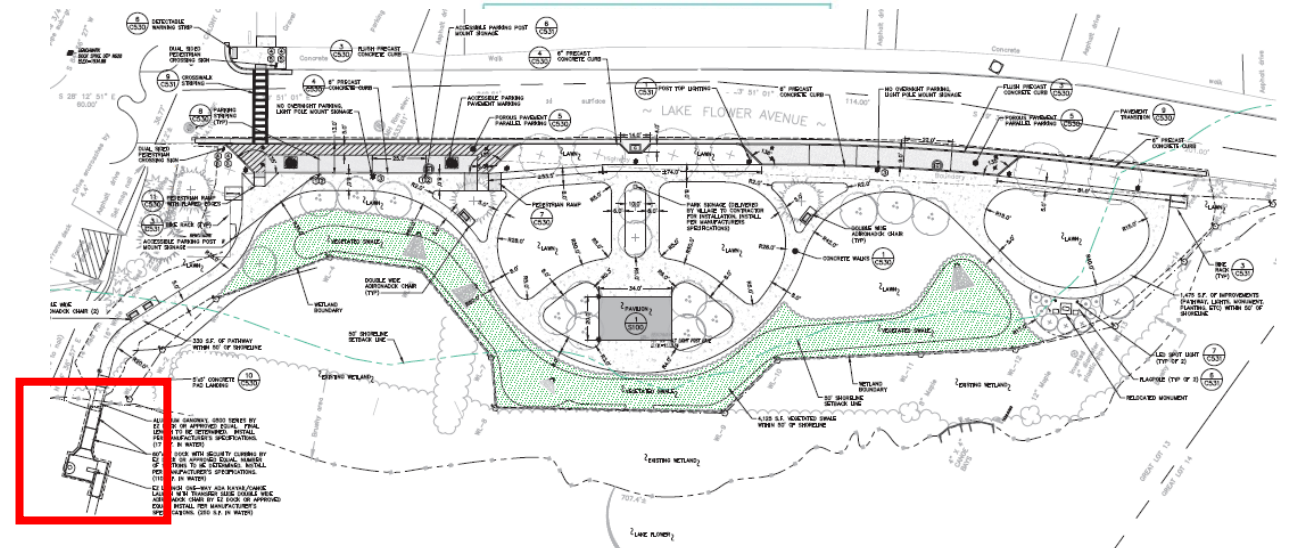
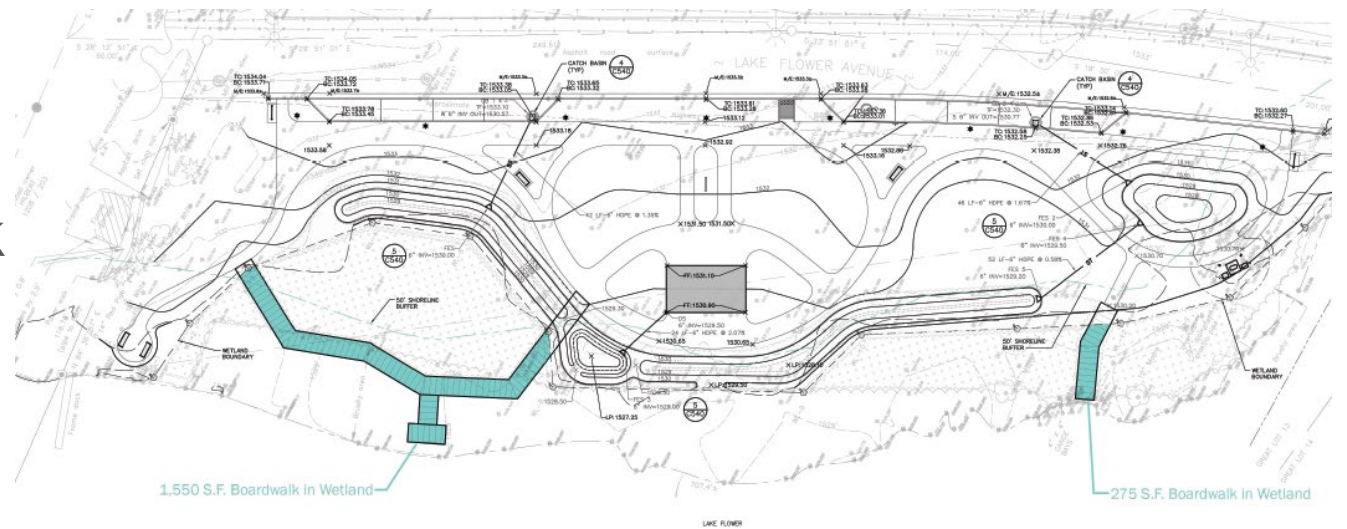
Character of Shoreline



Project & Variance Request

Preapplication and Site Visit

- Preapplication received February, 2024
 - Redevelopment of Baldwin Park
 - Wetland boardwalks requiring permit and variance
- Revised concept received July, 2025
 - Wetland boardwalks removed
 - ADA dock added requiring permit and variance board
- Site visit August, 2025
 - Agency Staff review of deepwater marsh to determine preliminary wetland value rating



Application and Review

- Application received March 9, 2026
 - Further revised site plans to include dock dimensions and deepwater marsh surveys in proximity to dock
 - Full stormwater pollution prevention plan (SWPPP) received March 16, 2026
- VIR/NIPA sent March 31, 2026
 - LGNF and municipal meeting minutes
 - SWPPP revision for winter stabilization
 - Variance justification – minimization x ADA-compliance
 - Calculation of wetland impacts
 - Native species substitution in Landscape Plan
- Response received May 5, 2026
 - Application determined complete May 20, 2026

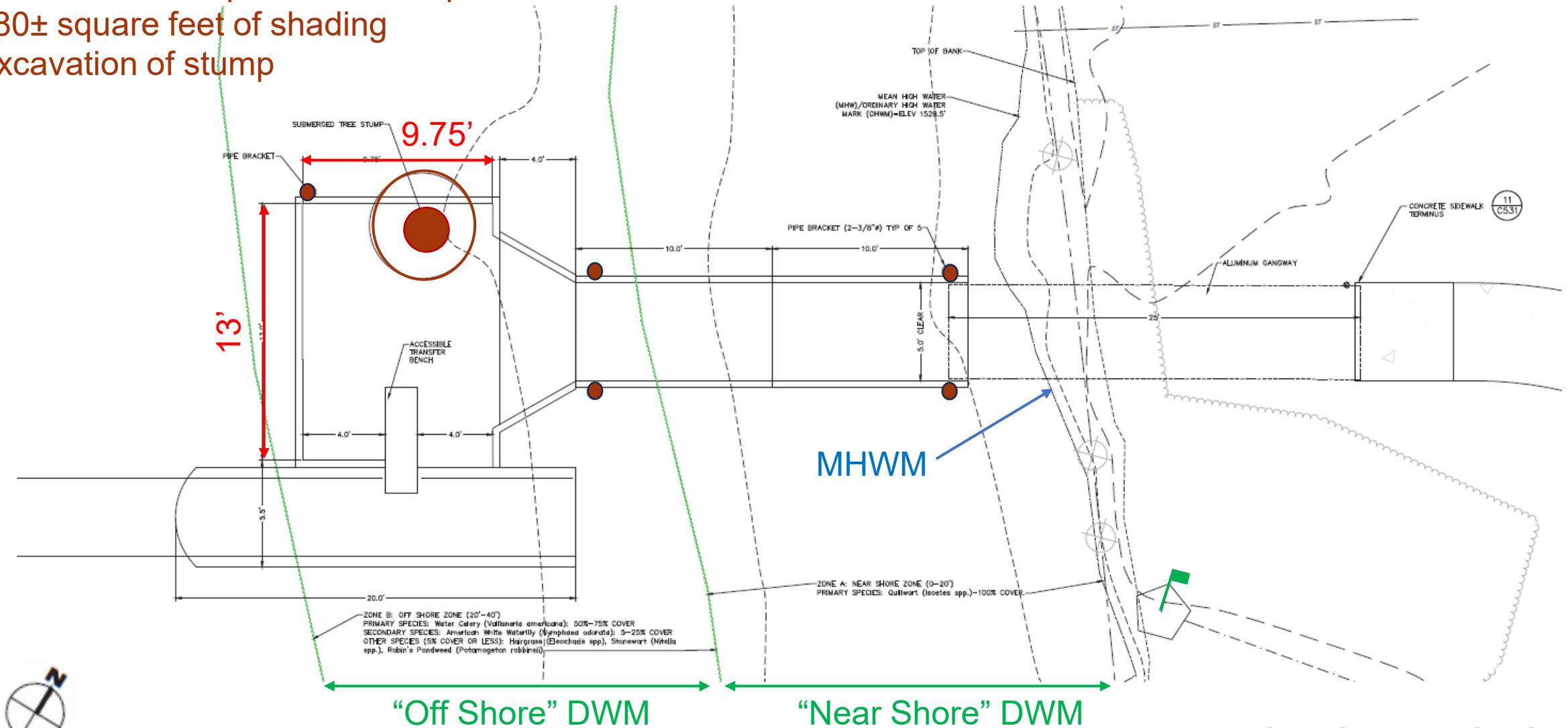
1 SITE PLAN
C120 SCALE: 1"=30'

Page 10 of 10

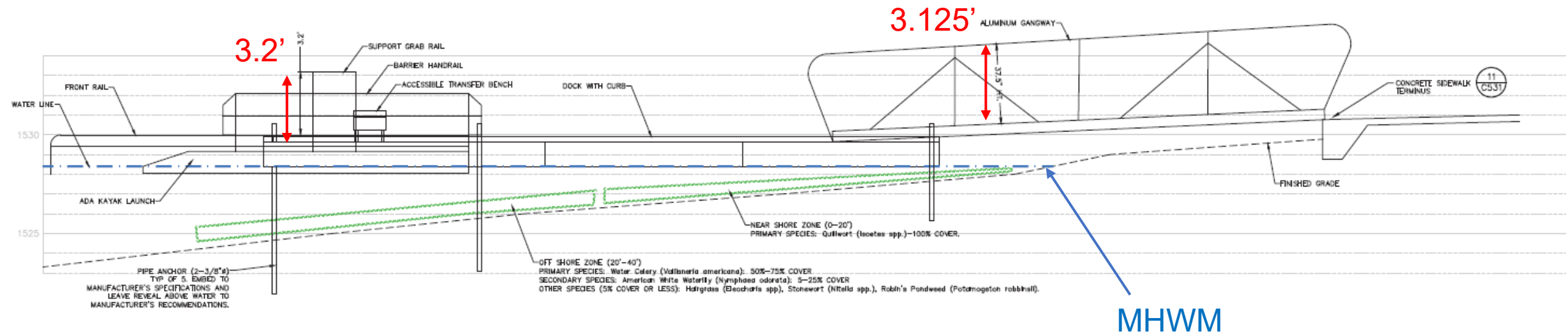
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Shoreline Access Structure: Plan View

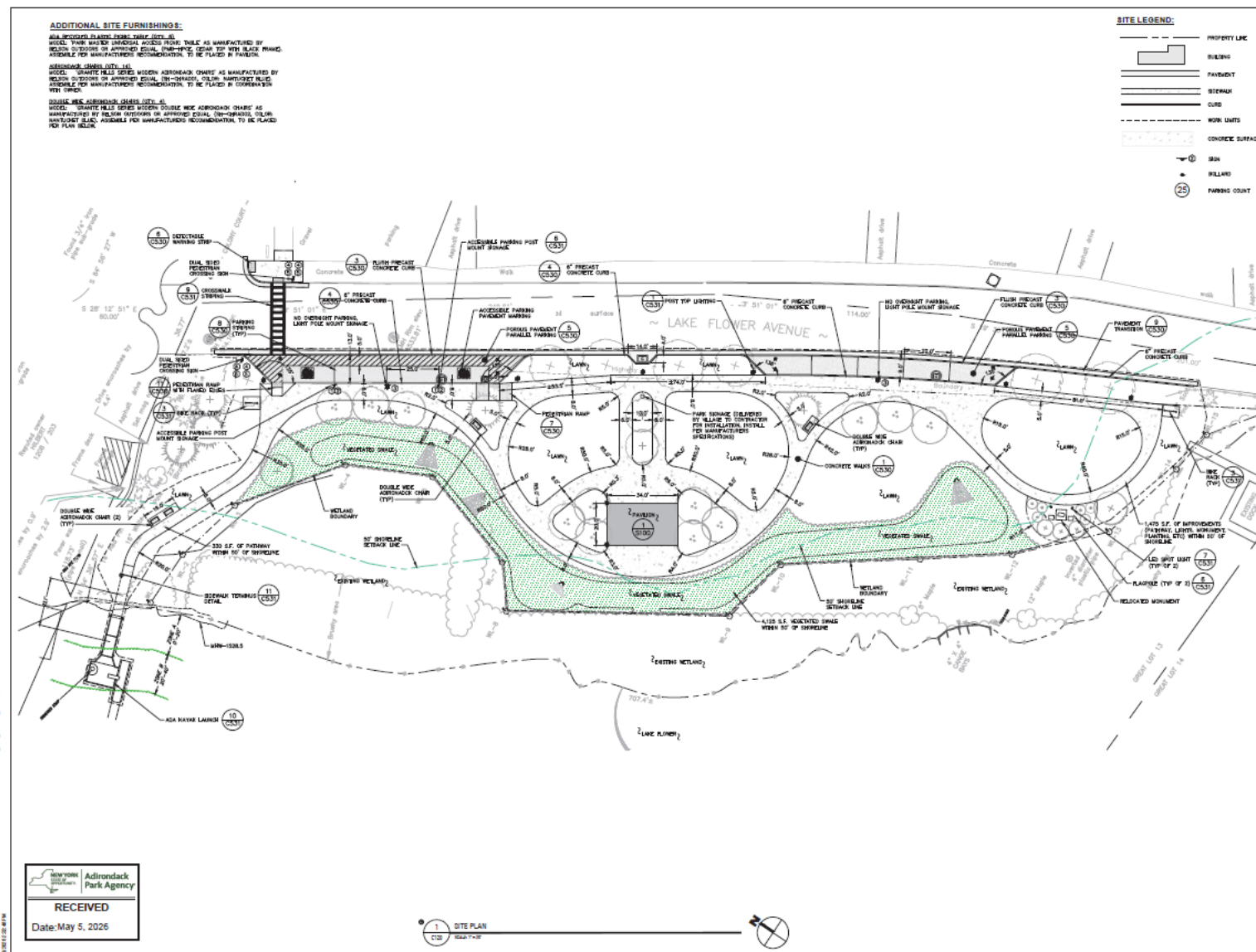
Five 3-inch-wide posts = 0.25 square feet fill
380± square feet of shading
Excavation of stump



Shoreline Access Structure: Elevation View



Stormwater and Erosion Controls



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la bellape.com

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145, Sec. 2703, for any person, unless acting under the direction of a licensed architect, professional engineer, landscape architect or geologist to alter or alter in any way, or to be in breach of the seal of an architect, engineer, or landscape architect or geologist, the altering architect, engineer, landscape architect or geologist shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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Village of Saranac Lake

39 Main Street, Suite 9
Saratoga Lake, New York 12953



**THE VILLAGE OF
SARANAC LAKE**
THE CAPITAL OF THE ADIRONDACKS

NEW YORK STATE

**Department
of State**

This plan was prepared with funding provided by the New York State Office of General Services, Division of Capital Planning and Construction.

Baldwin Park Improvements

Villains of Saragat Lake

NO.	DATE	DESCRIPTION
Revisions		
PROJECT NUMBER: 30180.00		
DRAWN BY: JQ		
REVIEWED BY: BB		
ISSUED FOR: ISSUED FOR PERMIT		
DATE: 05.01.2006		
DRAWING NAME:		

SITE PLAN

ORIGINATING NUMBER:

C120

CK PARK AGENCY 42

Applicant's ADA Considerations

- Wider to meet maneuvering, transfer, and safety requirements.
- Sufficient clear width to accommodate wheelchair users.
- Canoe/kayak launches involve more complex movement.
- Transfer benches, handrails, and rollers reduce usable width.
- Wheelchairs require turning radius to position for transfer.
- Stable, level transfer surfaces and side-by-side positioning.
- Wider platforms reduce fall risk and allow room for caregivers or assistants.
- ADA principles of safe, independent, functional use.

Other Regulatory Review

Other Involved Agencies

- NYS Department of Environmental Conservation
 - Joint Permit Application submitted March 4, 2026
 - Seeking Article 15 / Navigable Waters Permit
 - March 24, 2026 NOIA – Application incomplete pending APA completion
 - NOIA satisfied with APA completion, Article 15 not yet issued
- U.S. Army Corps of Engineers (USACE)
 - Launch allowable without a preconstruction notification under Nationwide Permit 11 for Temporary Recreational Structures due to seasonal nature
- NYS Office of Parks, Recreation, and Historic Preservation
 - January 8, 2026 letter - No Adverse Impact on historic or cultural resources

Municipal Review

- Local Government Notice Form
 - Not a prohibited use
 - Requires site plan approval by the planning board and a building permit
- Village board February 9, 2026 resolution
 - Serve as Lead Agency in their State Environmental Quality Review Act (SEQRA) review

Public Comment

Public Comment Process

- Public Notice Form (Project and Variance)
 - “Application Received” Notice March 9, 2026
 - “Application Complete” Notice May 20, 2026(Notice of public comment period ending June 25, 2026)
- Application Completion / Public Comment Period Announcements:
 - Agency Website
 - Environmental Notice Bulletin
- Notice of Variance Hearing for June 25, 2026
- Public Hearing pursuant to 9 NYCRR Part 576.6
 - No comments received during hearing
- One letter of support received
 - No additional written public comments received

Letter of Support

Village of Saranac Lake Parks and Trails Advisory Board

- Increased shoreline resiliency through stormwater improvements
- Enhanced access to Lake Flower, including a new ADA accessible canoe and kayak launch, lake viewing, picnicking and public gathering spaces
- Improved bike and pedestrian access
- Existing lack of ADA compliant paddling access
- Need outweighs impacts
- Enhanced recreational opportunities provide stimulus for local economy and community resiliency

**Variance Factors set forth in
9 NYCRR § 576.1(c)**

Staff Analysis

(1) Whether application requests the minimum relief necessary

- Accessible infrastructure requires additional width
- 9.75-foot-wide dock section supports an ADA-compliant transfer platform and railing to the adjoining kayak launch
- Dimensions designed to accommodate wheelchair access around the transfer bench and provides for a stable, level, transfer surface
- Avoidance of terrestrial wetlands reduces structural access
- Railings associated with the gangway and transfer platform do not exceed four feet in height
- Other portions of the dock, gangway, and the kayak launch measure less than 8 feet in width

(2) Whether granting the variance will create a substantial detriment to adjoining or nearby landowners

- Existing public access at Baldwin Park
- Shoreline access structure available to the public, including the adjoining landowners
- Shoreline access structure will not conflict with the existing aesthetic character of the shoreline of Lake Flower
- No objections received

(3) Whether the difficulty can be resolved by a feasible method other than a variance

- No existing public access points on Lake Flower provides ADA-compliant paddling access
- Applicants considered 8-foot-wide dock
- Dimensions designed to accommodate wheelchair access around the transfer bench
- Provides for a stable, level, transfer surface for an assisted person.
- 8-foot-wide dock could not support the transfer bench providing ADA-compliant access
- Existing access at Baldwin Park is not ADA-compliant, and improvement of this access for ADA would still involve variance with terrestrial wetland impacts

(4) The manner in which the difficulty arose

- The difficulty is not self-created
- The applicant seeks to provide the public with ADA-compliant paddling access to Lake Flower, which does not otherwise exist on this water body and interconnected chain of lakes

(5) Whether granting the variance will adversely affect existing resources

- Construction without temporary erosion and sediment controls could cause erosion and surface runoff
- Construction without restrictions on size, vegetative cutting, and exterior lighting could result in impacts to the aesthetic character of the shoreline of the Lake Flower
- When brought from off-site, any equipment required to complete the project, including hand tools, has the potential to distribute propagules of invasive plant species to the development site, which many have adverse impacts on nearby aquatic and terrestrial ecosystems

(6) Whether the imposition of conditions upon the granting of the variance will minimize potential adverse effects

- Location & dimensions of the authorized development
- Prior Agency review of changes or additions
- Stormwater management
- Erosion and Sediment control
- Invasive species prevention
- Prior review of lighting
- Vegetation removal and retention
- Offsite storage of seasonal components

**Development Considerations
set forth in § 805(4)**

Staff Analysis

Development Considerations

Staff must review proposed development to ensure that it does not have an undue adverse impact upon the resources of the park or upon the ability of the public to provide supporting facilities and services, taking into account benefits that might be derived from the project.

The Agency is required to consider factors contained in the Development Considerations which are pertinent to the project.

There are 37 total Development Considerations in 5 broad categories. They are:

1. Natural Resource Considerations
2. Historic Site Considerations
3. Site Development
4. Governmental Considerations
5. Governmental Review Considerations

The following Development Considerations were determined to be pertinent.

1. Natural Resource Considerations

Water

Existing water quality

Eutrophication

Existing drainage and runoff patterns

- Proposed shoreline access structure will not impact existing water quality
- Stormwater management improves existing drainage and runoff conditions

1. Natural Resource Considerations (continued)

Land

Existing topography

- Redevelopment of existing site with slopes averaging <8%

Erosion and slippage

- SWPPP prepared for erosion & sediment control and stormwater management

Open space resources

- Redevelopment of existing developed site, consistent with existing shoreline character

Vegetative cover

- Shoreline access structure involves minimal vegetation removal. Landscaping plan utilizes native species

The quality and availability of land for outdoor recreational purposes

- Proposal enhances waterway access at existing public recreational park

1. Natural Resource Considerations (continued)

Critical Resource Areas

Rare plant communities

- No rare plant communities mapped or observed

Habitats of rare and endangered species and key wildlife habitats

- No RTE species mapped or observed
- Additional terrestrial wetland protections improve upon existing wildlife habitat on existing developed site

Wetlands

- Proposal minimizes impacts to deepwater marsh wetlands and avoids impacts to terrestrial wetlands
- Improvements to existing stormwater management conditions provide additional wetland protections on existing developed site

Aesthetics

Natural and man-made travel corridors

- The proposal will not conflict with the existing aesthetic character of the shoreline of Lake Flower

2. Historic Site Considerations

Historic Factors

Historic sites or structures

- NYS OPRHP - No Adverse Impact on historic or cultural resources

3. Site Development Considerations

Natural Site Factors

Slopes

- Redevelopment of existing site with slopes averaging <8%

Depth to ground water and other hydrological factors

- Bioswale stormwater retention area does not intercept ground water table (avoids ponding)

Other Site Factors

Adjoining and nearby land uses

Adequacy of site facilities

- Existing public access at Baldwin Park
- Shoreline access structure available to the public, including the adjoining landowners
- Access structure will not conflict with the existing aesthetic character of the shoreline of Lake Flower
- Improves accessibility of public park

4. Governmental Considerations

Governmental Service and Finance Factors

Ability of government to provide facilities and services

- Project site is an existing public park
- Proposal achieves local government goal to provide greater accessibility, including ADA-compliant paddling access, at Baldwin Park
- Supported by Village Parks and Trails Advisory Board

5. Governmental Review Considerations

Governmental Control Factors

- Conformance with other governmental controls
 - NYSDEC/USACE Joint Permit Application complete
 - NYS OPRHP - No Adverse Impact on historic or cultural resources
 - Not prohibited by local zoning

**Staff Recommendation:
Approve with Conditions**

Balancing Test: 9 NYCRR § 576.1(b)

“A variance will be granted when the adverse consequences to the applicant resulting from denial are greater than the public purpose sought to be served by the restriction.”

Balancing Test: 9 NYCRR § 576.1(b)

Staff Analysis

- Denial of Variance undermines project goal of greater accessibility, including ADA-compliant paddling access, at Baldwin Park to Lake Flower and the connected Saranac Chain of Lakes
- Construction of the access structure in accordance with the Project Plans will not result in adverse impacts to water quality or shoreline aesthetics and character of the Lake Flower
- Construction of the vegetated swale in compliance with the project plans will improve upon the existing stormwater runoff patterns of the site

Adverse
consequences
to applicant



Purposes of
shoreline
restrictions

Wetland Standards for Issuance: 9 NYCRR § 578.10

Wetlands rated 2. The proposed activity:

- (i) would result in minimal degradation or destruction of the wetland or its associated values; and
- (ii) is the only alternative which reasonably can accomplish the applicant's objectives; or
- (iii) alternatively to subparagraph (ii), is the only alternative which provides an essential public benefit.

Conclusions of Law

Development authorized:

- ✓ Consistent with land use and development plan
- ✓ Compatible with character description and purposes policies, and objectives of the Hamlet land use area
- ✓ Consistent with overall intensity guidelines
- ✓ Complies with shoreline restrictions, *except as approved herein*
- ✓ No undue adverse impact on resources of the Park
- ✓ Secures natural benefits of wetlands consistent with the general welfare and beneficial economic, social, and agricultural development of the state
- ✓ Results in minimal degradation or destruction of the wetland or its associated values, and provides an essential public benefit



Staff Recommendation: Approve with Conditions





**Adirondack
Park Agency**

Village of Saranac Lake

2026-0048

August 13, 2026



**Adirondack
Park Agency**