



Village of Saranac Lake - Planning Department

39 Main St.
Saranac Lake, NY 12983
Phone (518) 891-4150
www.saranaclakeny.gov

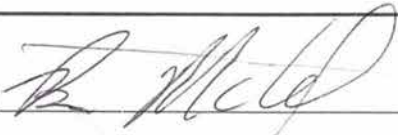
Instructions:

- A complete application must include a Site Plan with all information pertinent to the project(a site plan example is attached)
- Site Plan Review application fee - \$250.00
- SEQR - Short Environmental assessment form, part 1(attached)
- WAF - Waterfront Assessment Form, section B(attached)
- Incomplete applications will not be placed on the Development Board agenda
- Site Plan regulations can be found at: <https://ecode360.com/31626635>

SITE PLAN REVIEW APPLICATION			
Project Address: 97 Will Rogers Drive		Tax Map #: 32.296-3-1.1	Zoning District A5
Property Owner Name: North Country Christian Ctr Church		Applicant Name (if different): High Peaks Church	
Address: 97 Will Rogers Drive		Address: 97 Will Rogers Drive	
City: Saranac Lake	State: NY	City: Saranac Lake	State: NY
Phone: 518-891-3255	Zip: 12983	Phone: 518-891-3255	Zip: 12983
Email: bbmcculley@gmail.com		Email: bbmcculley@gmail.com	

Please provide a written description of the project with relevant details, e.g., days/hours of operation, proposed exterior changes.

Narrative
<p>The High Peaks Church occupies an existing 2-story building with a walk-out basement that was constructed in 1965 as the Montague Memorial Library at the Will Rogers Hospital. The existing building covers an area of approximately 2985 sf footprint. The proposed project includes construction of a one-story Sanctuary addition with supporting circulation space and restrooms. The connection to the existing building will also include a tower element that houses an elevator to provide accessibility to all three levels of the existing building. The proposed elevator tower and Sanctuary building addition will be a maximum of 35'-4" in height and is comprised of an approximately 8134 sf footprint/area.</p> <p>An area variance is required for the project and has been concurrently submitted for review and consideration. An area variance is necessary because the proposed project is an expansion of an existing non-conforming structure (due to the height of the existing building exceeding 40ft).</p>

Property Owner Signature(required):  Date: 2/3/2023

Applicant Signature(if different): _____ Date: _____

Gary McCoola, Architect

3 Broad Street - 3rd Floor
Glens Falls, NY 12801
tel. 518-792-0050
mccoola_architect@msn.com

DANIEL W. RYAN P.E.

Licensed Professional Engineer

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NEW YORK VERMONT
NEW JERSEY CONNECTICUT GEORGIA
PENNSYLVANIA OHIO
MASSACHUSETTS MINNESOTA
MICHIGAN FLORIDA
VIRGINIA TEXAS
TENNESSEE NEW ARIZONA

STRUCTURAL ■ CIVIL ■ MUNICIPAL

High Peaks Church New Sanctuary Project

97 Will Rogers Drive
Saranac Lake, NY 12983

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FOR REVIEW

PROFESSIONAL SEAL:

REVISIONS

5	
4	
3	
2	
1	1/31/23 ISSUED FOR REVIEW

PROJECT NO. : 1456

SCALE: AS NOTED

DATE: 8/31/22

DRAWN BY: DWR

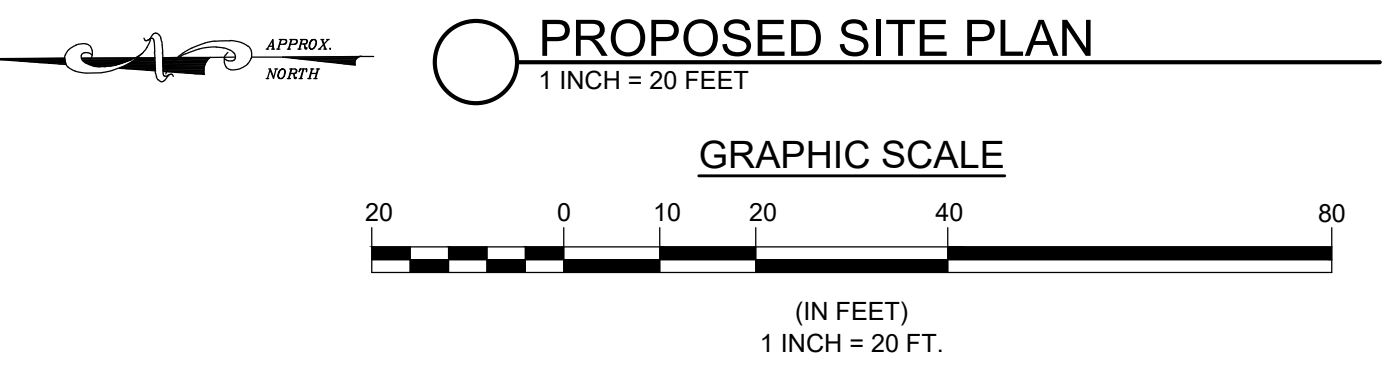
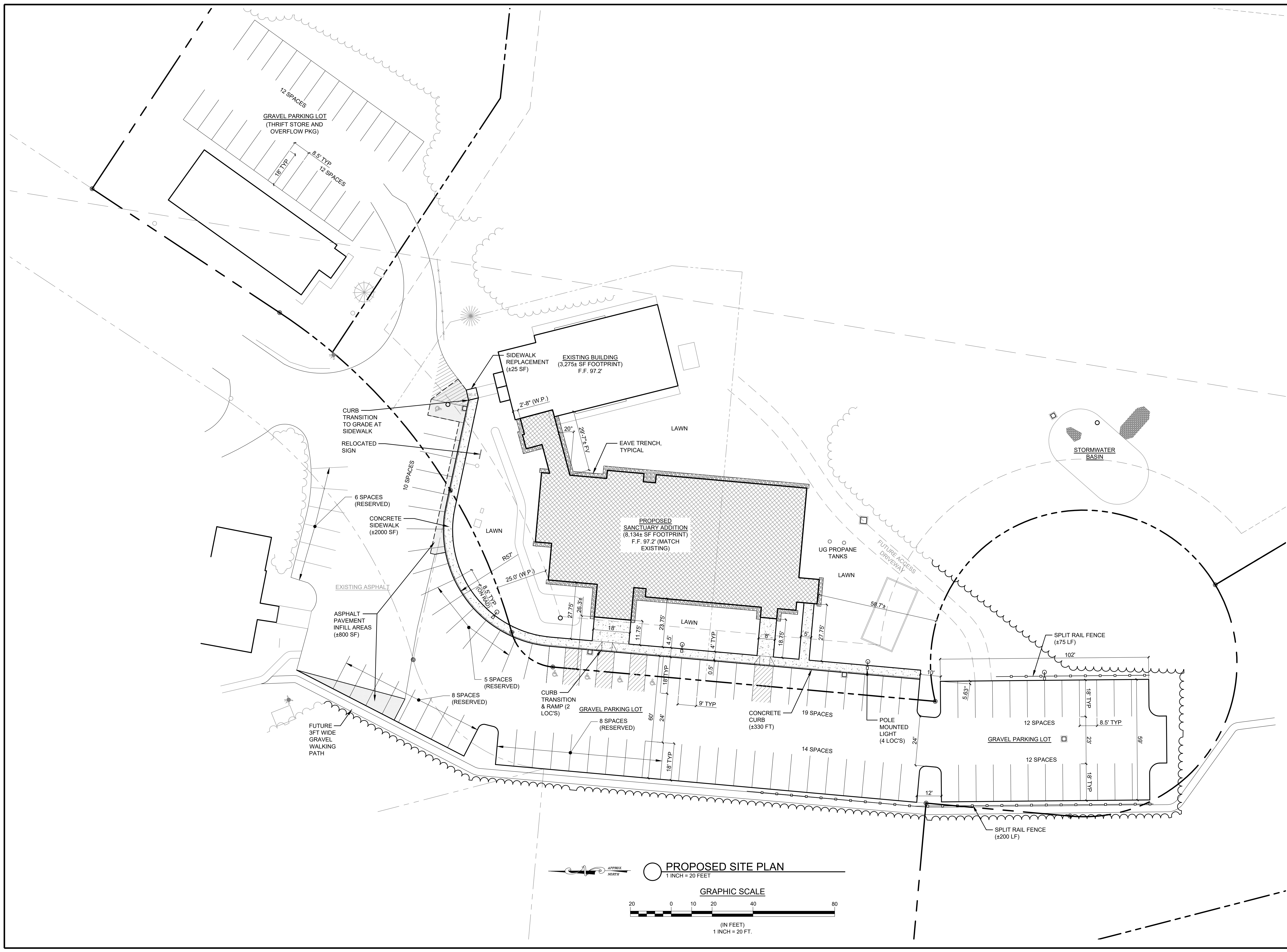
PROJECT:
**HIGH PEAKS CHURCH
NEW SANCTUARY**

DRAWING TITLE
**PROPOSED SITE
PLAN**

DRAWING NO.

C2.1

OF 8



(TRIFT STORE AND OVERFLOW PKG)

18' TYP
8.5' TYP
12 SPACES

DOUBLE SIDED GALV
GRID BIKE RACK (MIN
16 BIKE CAPACITY)

CURB
TRANSITION
TO GRADE AT
SIDEWALK

RELOCATED
SIGN

6 SPACES
(RESERVED)

CONCRETE
SIDEWALK
(±2000 SF)

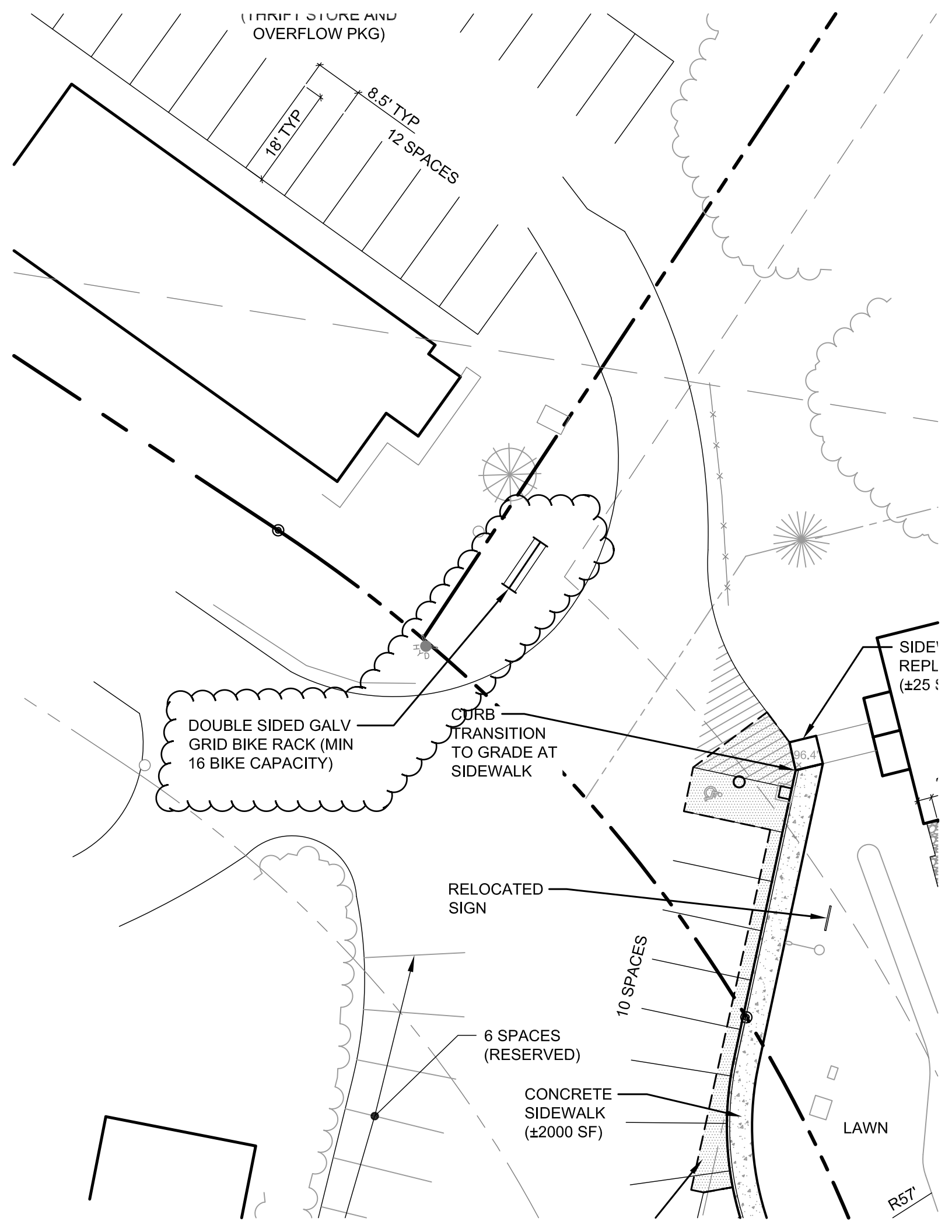
10 SPACES

LAWN

SIDE
REPL
(±25)

R57'

96.4



PARKING CALCULATIONS:

<u>USE/FACILITY TYPE</u>	<u>FORMULA</u>	<u>NO. SPACES REQ'D</u>
PLACE OF WORSHIP	1/5 OCC	299/5 = 60
THRIFT STORE	1/200 GSF	13
RESERVED TENANT SPACES	N/A	14 EXIST + 14 PER AGREEMENT = 28

NO. OF SPACES AVAILABLE (FOR THE PROPOSED PLACE OF WORSHIP): 119-13-28 = 78
 ADA SPACES (PER IBC): 5 (FOR UP TO 150 TOTAL PKG SPACES)

MIN 90° PARKING SPACE: MIN 8'-6" X 18'-0" WITH MIN 23FT WIDE AISLE

NOTE: BASIS OF PARKING LOT CONFIGURATION ACCOMMODATES SHARED PARKING AGREEMENT AND EASEMENT EXECUTED BETWEEN APPLICANT AND ADJOINING PROPERTY OWNER(S) EXECUTED ON OR ABOUT DECEMBER 27, 2021

BICYCLE PARKING (PER 106-81 C3): 1/5 VEHICLE PKG SPACES = 78/5 = 16 BICYCLES

SUBSURFACE DATA:

SITE TESTING PERFORMED ON 8/3/22 BY DANIEL W. RYAN, P.E.

ESSEX COUNTY USDA SOIL SURVEY DATA: ADAMS LOAMY SAND / HSG A

SUBSURFACE TEST HOLE TH#1:

<u>DEPTH:</u>	<u>TYPE:</u>
0-2"	TOPSOIL/ORGANICS
2-14"	LT BRN LOAMY SAND
14-96"	PALE BRN LOAMY SAND
NO GROUNDWATER/BEDROCK/MOTTLING OBSERVED	
TRACE GRAVEL, VERY DRY	

INFILTRATION TEST IT#1 (IB1): 24" IN 3 MIN = 480 INCHES PER HOUR
 (120 IN/HR USED IN DESIGN)

ENVIRONMENTAL RESOURCE ASSESSMENT/INVENTORY NOTES:

- NO WETLANDS, CULTURAL RESOURCES, OR RECORDS OF RARE OR LISTED ANIMALS OR PLANTS ARE KNOWN TO EXIST WITHIN THE PROJECTS WORK AREA OR APPROXIMATE LIMITS OF DISTURBANCE.
- THE PROPERTY IS SERVICED BY THE VILLAGE OF SARANAC LAKE MUNICIPAL WATER AND SEWER DISTRICTS/SYSTEMS.



LOCATION
 JOGERS DRIVE
 LAKE, NY 12983

383 Park Ave, Saranac Lal



32.280-1-2.150

32.296-3-3.000

32.280-1-3.000

32.296-3-1.200

32.280-1-2.140

32.3-2-1.000

32.296-3-1.100

32.296-3-2.100

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tel. 518-792-0050

mccoola_architect@msn.com

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Glens Falls, NY 12801

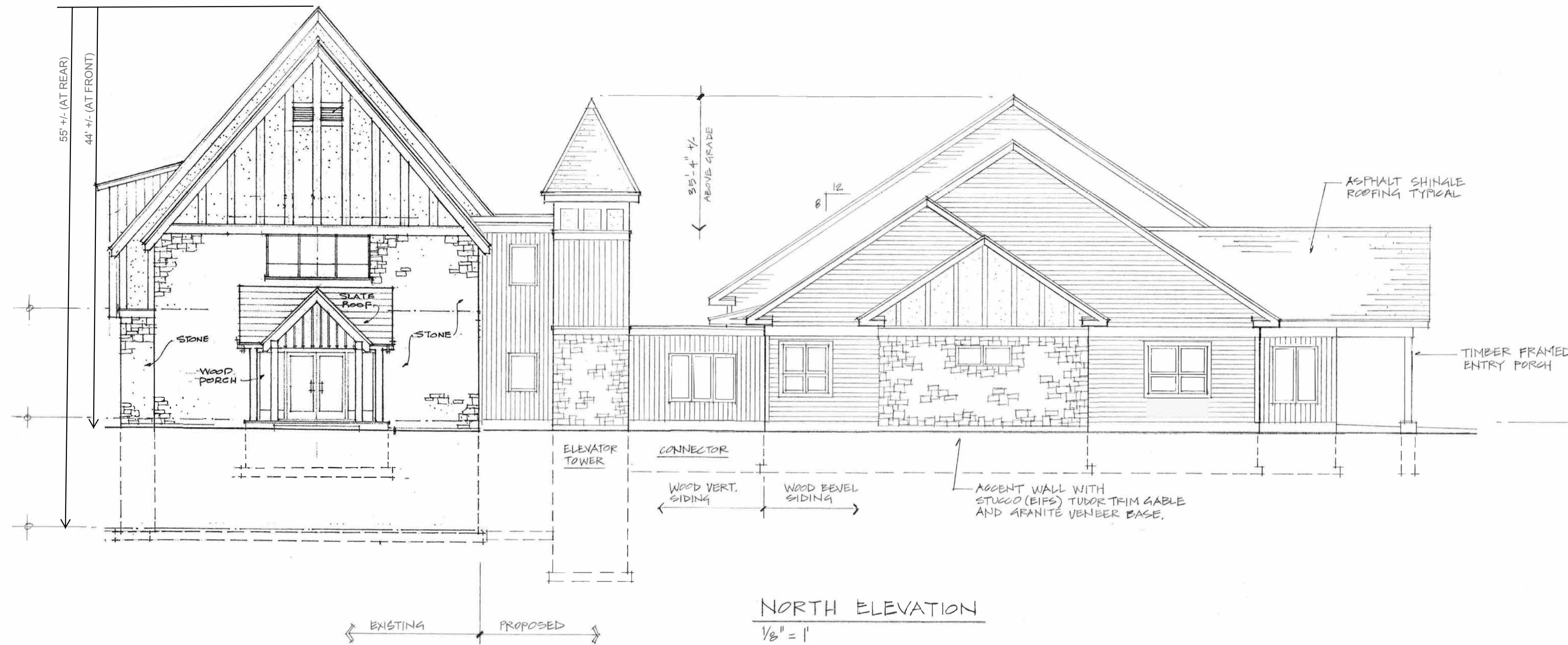
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STRUCTURAL ■ CIVIL ■ MUNICIPAL

High Peaks Church New Sanctuary Project

97 Will Rogers Drive
Saranac Lake, NY 12983



NORTH ELEVATION

1/8" = 1'



WEST ELEVATION

1/8" = 1'

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PROFESSIONAL SEAL:

REVISIONS

5
4
3
2
1

PROJECT NO.:

SCALE:

DATE: 8/31/22

DRAWN BY: GME

PROJECT:

**HIGH PEAKS CHURCH
NEW SANCTUARY**

DRAWING TITLE

BUILDING ELEVATIONS
NORTH & WEST

DRAWING NO.

A5.1

OF

Gary McCoola, Architect

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Glens Falls, NY 12801

tel. 518-792-0050
mccoola_architect@msn.com

DANIEL W. RYAN P.E.

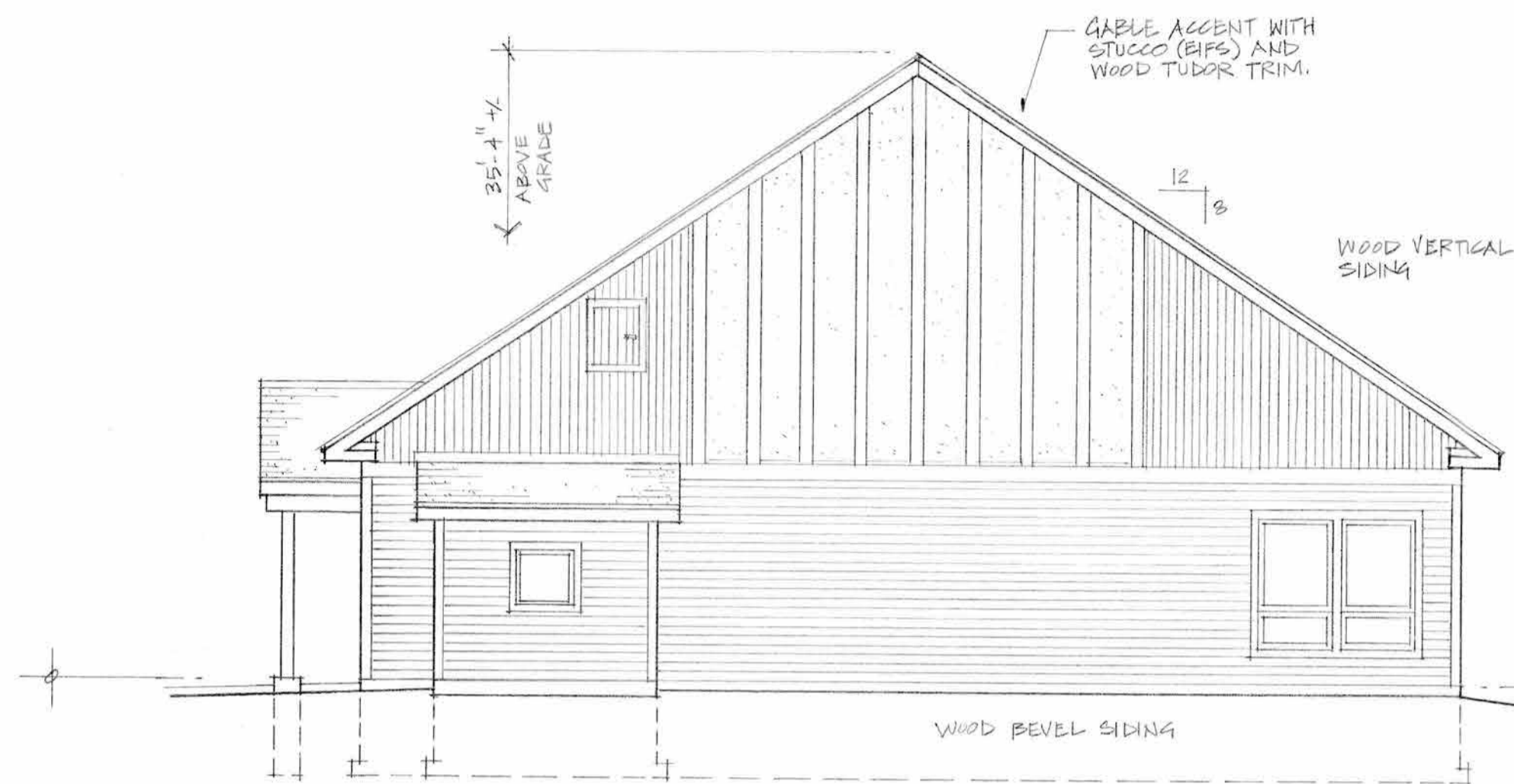
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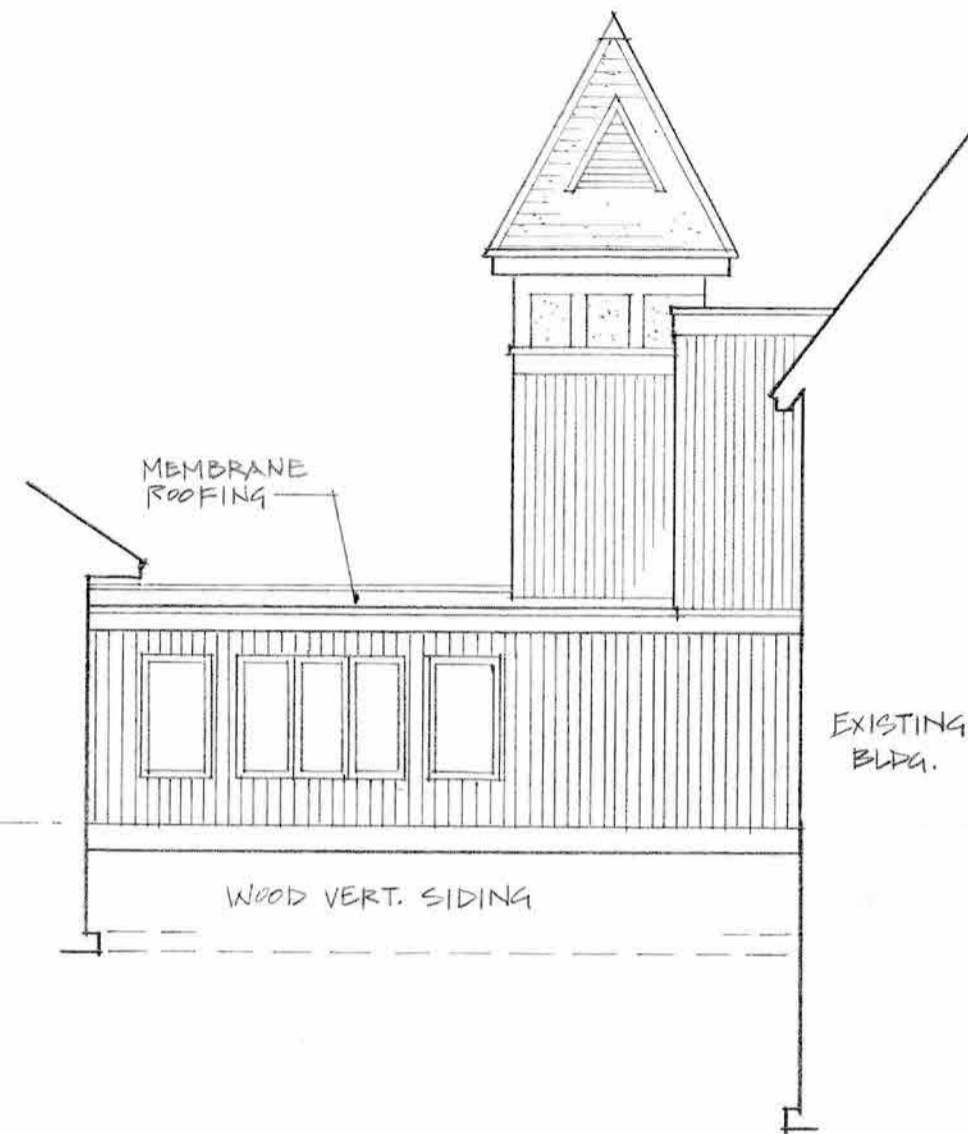
STRUCTURAL ■ CIVIL ■ MUNICIPAL

High Peaks Church New Sanctuary Project

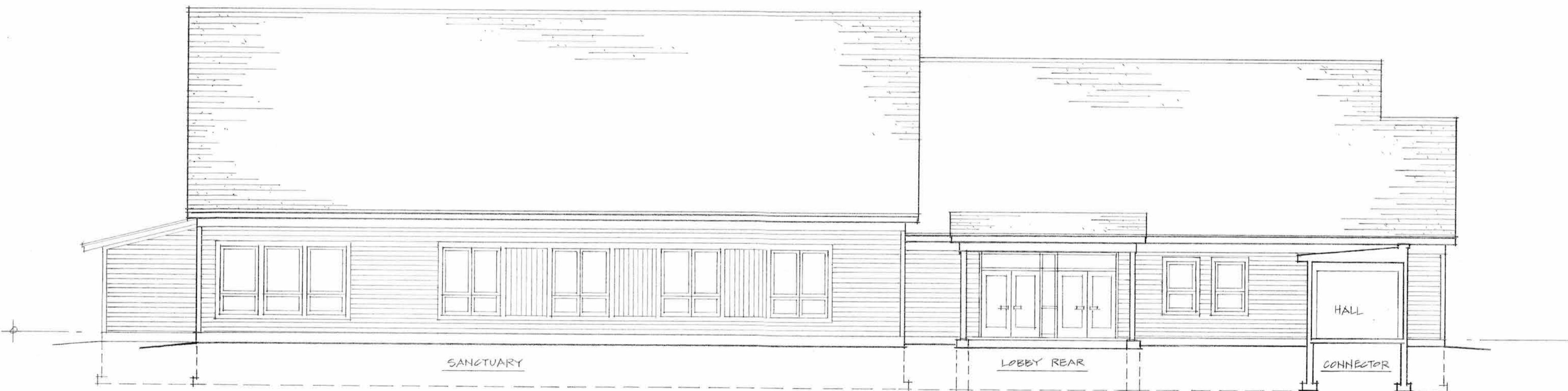
97 Will Rogers Drive
Saratac Lake, NY 12983



SOUTH ELEVATION
1/8" = 1'



AT CONNECTOR
1/8" = 1'



EAST ELEVATION
1/8" = 1'

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PROFESSIONAL SEAL:

REVISIONS

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4	
3	
2	
1	

PROJECT NO.:

SCALE:

DATE: 8/31/22

DRAWN BY: GME

PROJECT:

**HIGH PEAKS CHURCH
NEW SANCTUARY**

DRAWING TITLE

BUILDING ELEVATIONS
SOUTH & EAST

DRAWING NO.

A5.2

OF

Village of Saranac Lake
39 Main Street
Saranac Lake, NY 12983

Attn: Jamie Konkoski, Community Development Director
Development Board/Planning Department

RE: High Peaks Church (formerly known as North Country Christian Center Church)
97 Will Rogers Drive, Saranac Lake, NY 12983
Sanctuary Addition Construction Project – Visual Assessment

This summary was prepared in response to your emailed comments dated 3/13/23 regarding assessing visual impacts for the above project as it relates to its proximity to NY Route 86 (Lake Flower Ave). More specifically, the proposed project requires expansion of existing deforested land east of NY-86 to construct the planned parking lot and other project related site amenities. As such, the attached schematics/attachments (SK-1 thru SK-11) were prepared to provide additional information for the Boards review and consideration relative to visual impact of the project, including; clarification of required land clearing for the project, elevation and distance data relative to the proximity of proposed land/tree clearing nearest NY-86, an assessment of existing vegetation/trees within the area of forest to remain (on adjoining lands) between the project development area and NY-86, and photographic documentation along NY-86 to assess the perceived visibility of the project.

Attachments:

- SK-1 Proposed Clearing Limits Schematic; Identifying/clarifying the land areas that require tree clearing/land disturbance and the approximate horizontal distances of the most north- and south-western edges of development to NY-86
- SK-2 Visual Assessment Area Plan; Identifying the location of the closest point of development from NY-86 and the location of the associated cross-section/profile for that location, and the field survey area used to better understand the forest density along NY-86
- SK-3 Profile Section A-A; Identifies cross-sectional data including elevations and distances at the closest point of development to NY-86 and provides the tree inventory determined to exist within the field surveyed area
- SK-4 Street view along NY-86 looking north-east
- SK-5 Street view along NY-86 looking south-east
- SK-6 Aerial view identifying locations of photos taken on 3/22/23 (winter conditions)
- SK-7 Photo #1
- SK-8 Photo #2
- SK-9 Photo #3
- SK-10 Photo #4
- SK-11 Village of Saranac Lake Zoning Map

Having walked the subject property and traversed along NY-86, in addition to having reviewed the information and attachments included herein, it is noteworthy to point out it is the Applicant's/Project Consultant's opinions that the proposed project will result in no negative visual impact or related change to the community or neighborhood or along the NY-86 travel corridor entering the Village. The basis of this conclusion is as follows;

1. The elevation of NY-86 nearest the proposed project is reference elevation 57.7ft. The elevation of proposed tree clearing (at the project parking lot) is 94.0ft. This results in an elevation difference of 36.3ft from NY-86 up to the project site. Travelers along NY-86 would predominantly observe conditions at eye level as they travel along this

route. The most predominant visual land/aesthetic features east of NY-86 from the roadway are (refer to SK-4 & SK-5);

- utility lines and poles
- the barren steep embankment (covered in woody debris and pine needles)
- a fairly dense stand of conifers and their tree trunks

Traveling along NY-86 provides limited visibility of the planned project, with no structure proposed being visible due to the significant elevation difference and building positioning on the site. Furthermore, the closest portions of planned development and tree clearing to NY-86 are for proposed parking areas for passenger vehicles, which due to their size and elevation would be barely visible through the dense forested buffer.

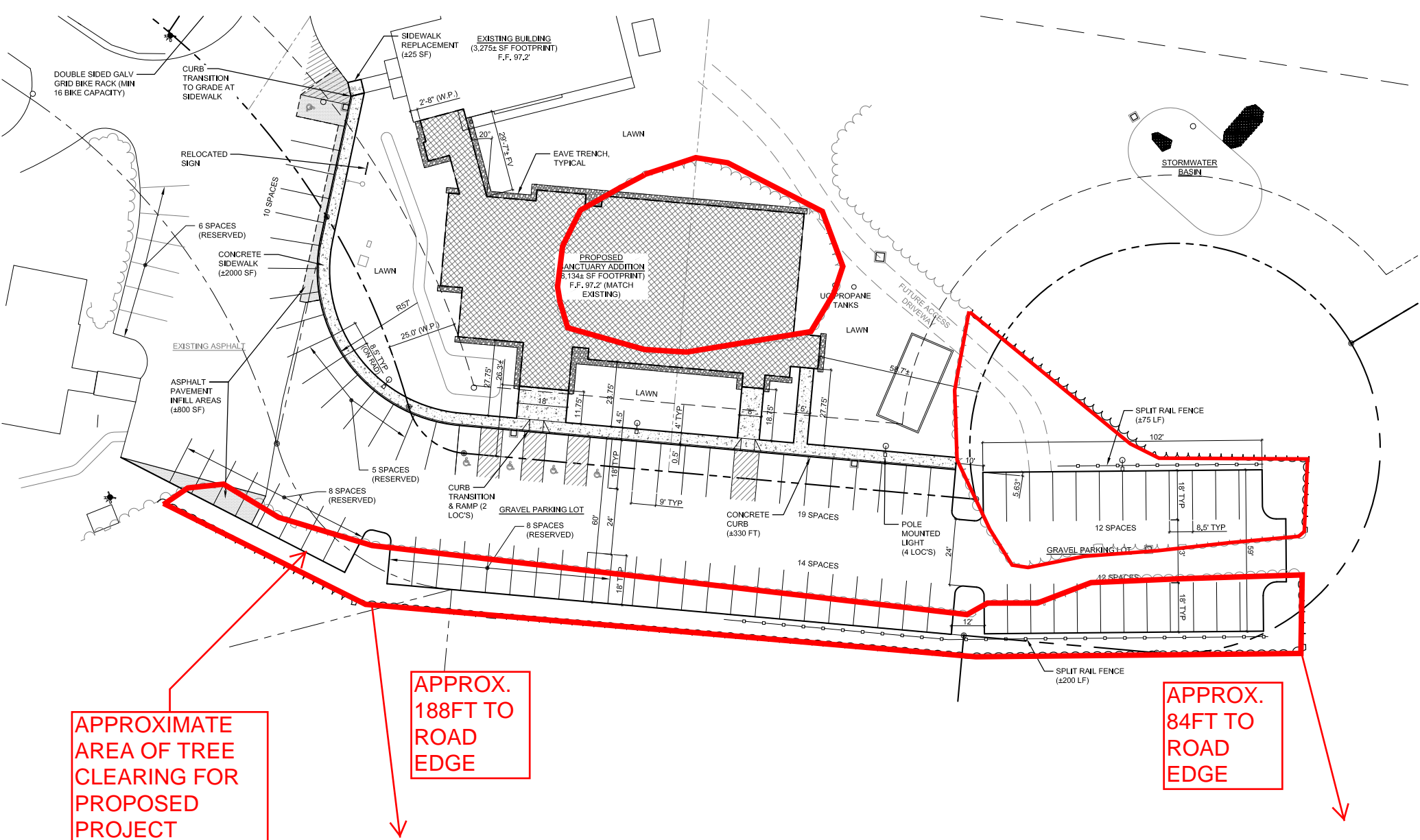
2. The closest point of the planned development area (south-west corner) where tree clearing will occur for the project is approximately 84ft (horizontal distance) from the nearest eastern edge of NY-86. As travelers head north along NY-86 this separation distance increases from its closest point at 84ft, to a distance of 188ft from the edge of road. A dense natural buffer/stand of trees exists within this land area separating the project site from NY-86, approximately 1.5 acres in size with an average forest density of 600 trees per acre (based upon the field survey conducted/shown). This significantly mitigates any potential for negative visual impacts from the planned project. Additionally, the forested buffer area is predominantly conifers, with fewer/mixed deciduous species, which provides year-round visual obstruction and mitigation for any perceived project related visual impact.

3. It is important to point out the densely forested and vegetated “important gateway to the Village”, as described in the comments provided and Comprehensive Plan, along NY-86’s eastern edge is only a temporary condition. The project site is in the A5 Zoning District, however, is separated from NY-86 by two parcels (contiguous and along NY-86) located in the B4 Zoning District. The primary purpose of the B4 Zoning District, according to the Development Code, is to “reflect the importance of this district as one of the community’s key commercial areas while at the same time serving as a welcoming and attractive gateway to the Village.” As such, the large area of land directly adjacent to and along NY-86 west of the project parcel, and currently serving as a substantial natural/vegetated buffer to the subject parcel, could be and likely/eventually will be commercially developed. The zoning intent for the parcels/land along the NY-86 corridor entering the Village is not to preserve natural vegetation or buffers or to maintain scenic beauty, it is to promote intense commercial development with up to; 40ft building heights, 40% building coverage, and 30% coverage from other impervious surfaces. The proposed project site is buffered from and between 84-188 feet east of NY-86, elevated from NY-86 by over 36ft, has no visible structures proposed that would be visible from NY-86, and merely proposes to expand the existing cleared land area for parking westerly by approximately 25ft. The visual impacts of this project should be considered insignificant in contrast to what the Development Code allows and promotes for those parcels directly contiguous to and along NY-86, even though it may be deemed the “gateway to the Village.”

Upon your review of the attached documentation, please contact me at your earliest convenience if you have any questions or require any additional information.

Sincerely,

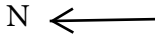
Daniel W. Ryan, P.E.



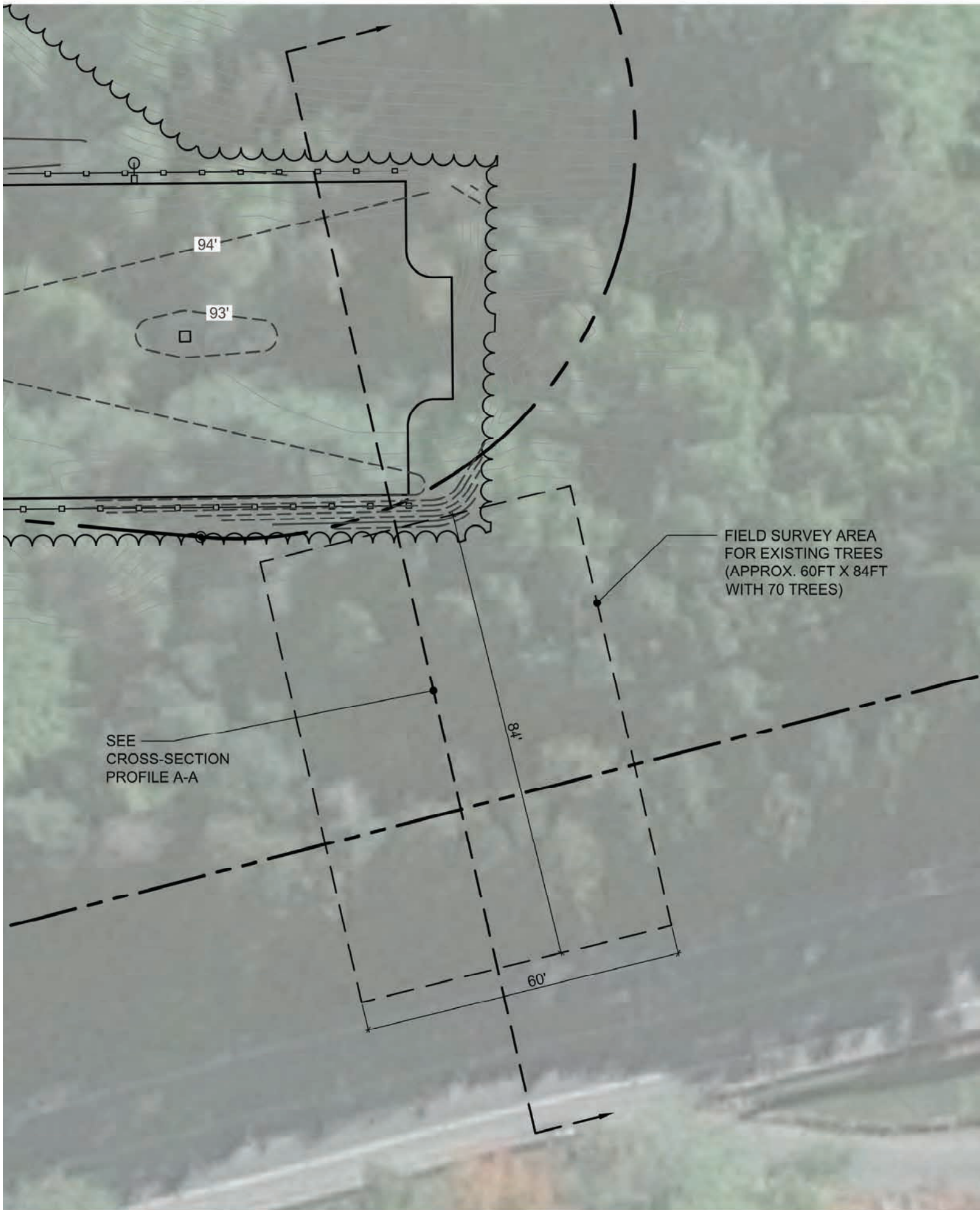
APPROXIMATE
AREA OF TREE
CLEARING FOR
PROPOSED
PROJECT

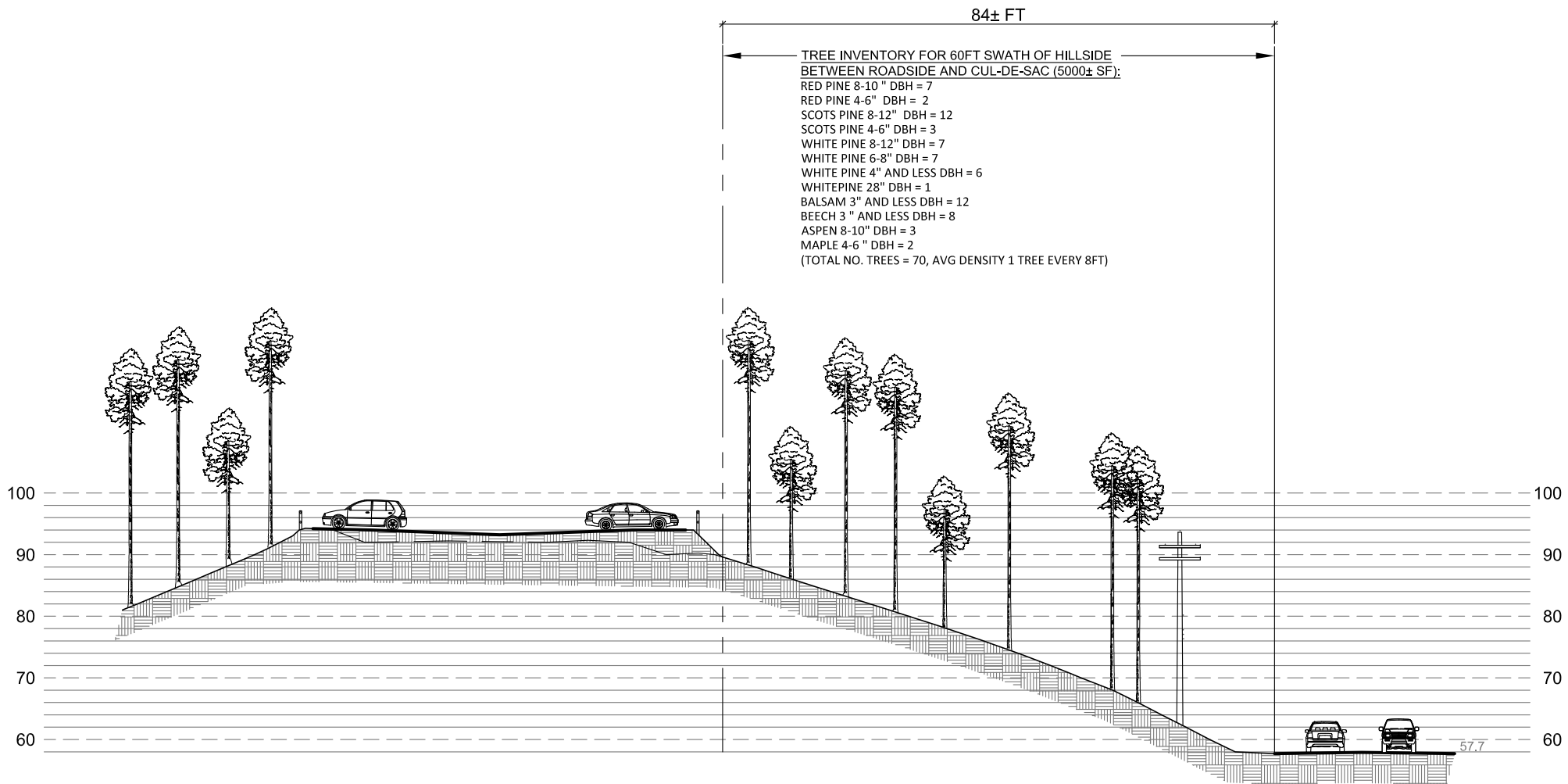
APPROX.
188FT TO
ROAD
EDGE

APPROX.
84FT TO
ROAD
EDGE



PROPOSED CLEARING LIMITS SCHEMATIC





PROFILE SECTION A-A

← 708 NY-86
Saranac Lake, New York
Google Street View
Sep 2018 See more dates



STREET VIEW LOOKING NORTH

Google

SK-4



Search Google Maps

Saranac Lake, New York

Google Street View

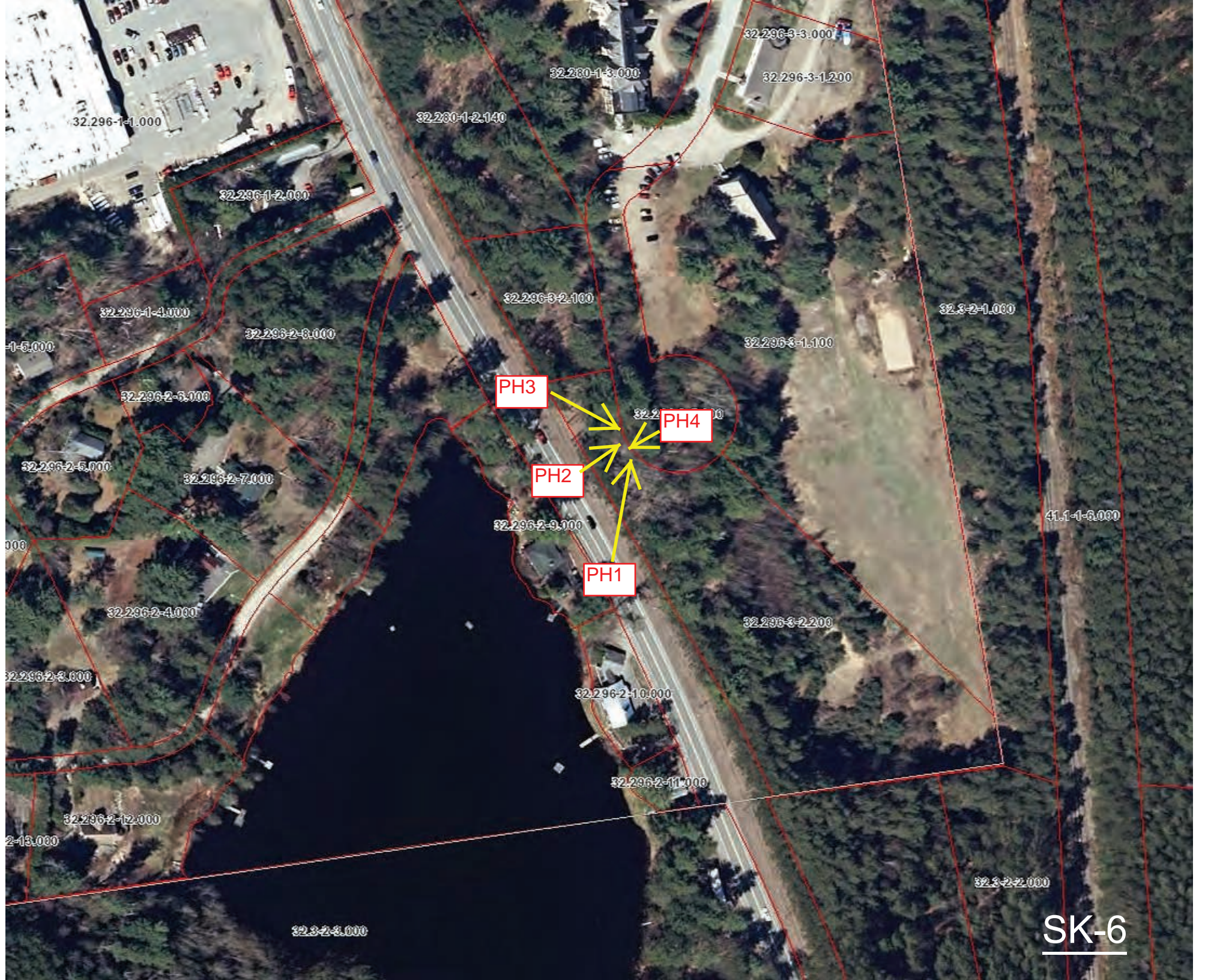
Sep 2018 See more dates



STREET VIEW LOOKING SOUTH

Google

SK-5



32.296-1-1.000

32.280-1-3.000

32.296-3-3.000

32.296-3-1.200

32.280-1-2.140

32.296-1-2.000

32.296-1-4.000

32.296-2-8.000

32.296-3-2.100

32.3-2-1.000

32.296-3-1.100

1-5.000

32.296-2-6.000

PH3

PH4

32.296-2-5.000

32.296-2-7.000

PH2

32.296-2-9.000

PH1

41.1-1-6.000

32.296-2-4.000

32.296-3-2.200

32.296-2-8.000

32.296-2-10.000

32.296-2-11.000

32.296-2-12.000

2-13.000

32.3-2-2.000

32.3-2-8.000

SK-6



PHOTO #1

SK-7



PHOTO #2

SK-8



PHOTO #3

SK-9



PHOTO #4

SK-10

