



July 14, 2022

Joseph A. Garso, P.E.
North Woods Engineering PLLC
348 Lake Street
Saranac Lake, NY 12983

**RE: Letter of Permit Compliance – Agency Permit 2021-0066
Town of Harrietstown, Franklin County
Land Use Area: Hamlet
Tax Map Nos.: 446.68-6-11, 446.68-6-12, 446.69-1-2**

Dear Mr. Garso:

Thank you for the request to confirm compliance with Agency Permit 2021-0066 and the revised set of plans for the project, received by the Agency on July 12, 2022.

You propose adjustments to the previously authorized plans that resulted from consultation with NYS Housing and Community Renewal as described in the two-page narrative dated July 12, 2022, and the set of plans titled "Saranac Lofts, Saranac Lake, NY," prepared by North Woods Engineering PLLC., dated last revision July 12, 2022. The proposed revisions do not result in a change in the overall height of any authorized structure or require any changes to the authorized stormwater pollution prevention plan.

This proposal does not require an amended permit and may be undertaken in compliance with Agency Permit 2021-0066.

If you have any questions, please contact Environmental Program Specialist 2 (EPS2) **Devan Korn**.

Sincerely,

/s/ John M. Burth

John M. Burth
Environmental Program Specialist 3 (EPS3)

cc: Jamie Konkoski, Village of Saranac Lake
Sean Kearney, Parkview Development

THIS IS A TWO-SIDED DOCUMENT



**Adirondack
Park Agency**

P.O. Box 99, 1133 NYS Route 86
Ray Brook, New York 12977
Tel: (518) 891-4050
www.apa.ny.gov

APA Permit
2021-0066

Date Issued: July 19, 2021

In the Matter of the Application of

**PARKVIEW DEVELOPMENT, GREGORY MACE,
AMY J. MACE and SARANAC LAKE VOLUNTEER
RESCUE SQUAD, INC.**
Permittees

for a permit pursuant to § 809 of the Adirondack Park
Agency Act

To the County Clerk: Please
index this permit in the
grantor index under the
following names:

1. **Parkview Development**
2. **Gregory Mace**
3. **Amy J. Mace**
4. **Saranac Lake Volunteer
Rescue Squad, Inc.**

SUMMARY AND AUTHORIZATION

This permit authorizes structures greater than 40 feet in height in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the Town of Harrietstown, Franklin County.

This authorization shall expire unless recorded in the Franklin County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the County Clerk's Office. The Agency will consider the project in existence when one of the authorized structures has been constructed.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional or local.

PROJECT SITE

The project site is 1.11 acres located between Broadway (NYS Route 86) and Depot Street in the Village of Saranac Lake, Town of Harrietstown, Franklin County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 446.68, Block 6, Parcels 11 and 12, and a portion of Tax Map Section 447.69, Block 1, Parcel 2.

The project site is improved by an existing commercial use automobile service garage located on Broadway and is served by municipal water and sewer infrastructure.

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of an approximately 3,000-square-foot building, 47 feet in height, containing office space and seven residential units; as well as construction of a four-story, 17,100-square-foot multiple family dwelling containing 63 residential units with an overall height of 56 feet.

Existing access to the project site is from Broadway. The existing access will be improved and any work within the right-of-way of NYS Route 86 will require a Highway Work Permit from the NYS Department of Transportation. A one-way access to Depot Street will be also be constructed.

The project is shown on the following maps, plans, and reports (Project Plans):

- "Saranac Lofts," prepared by North Woods Engineering, PLLC, dated March 19, 2021, including Sheets C10, C11 and C13 dated June 30, 2021 (Development Plans);
- "Proposed Multifamily Dwelling for Parkview Development at Saranac Lofts, Building # 1," and "Proposed Multifamily Dwelling for Parkview Development at Saranac Lofts, Building # 2," prepared by Coppola Associates, dated March 3, 2021 (Building Plans);
- "Stormwater Pollution Prevention Plan (SWPPP)," prepared by North Woods Engineering, PLLC, dated March 19, 2021; and
- Visual simulations prepared by Genesis Studios MG and received by the Agency May 13, 2021 (Simulations).

Reduced-scale copies of the Site Plan for the project, shown on Sheet C10 of the Development Plans, and elevation views of Building #1 and Building #2 shown on Sheets A3 and A5 of the Building Plans are attached as a part of this permit for easy reference. The original, full-scale maps and plans described in this paragraph are the official plans for the project, with copies available upon request from Adirondack Park Agency headquarters in Ray Brook, New York.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to the construction of any structure in excess of 40 feet in height on Hamlet lands in the Adirondack Park.

CONDITIONS

THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The project shall not be undertaken until this permit has been recorded in the Franklin County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project, for as long as the authorized structures remain on the site. Copies of this permit and Project Plans shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2021-0066, issued July 19, 2021, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

Development

Construction Location and Size

5. This permit authorizes the construction of structures greater than 40 feet and associated site development in the locations shown and as depicted in the Project Plans. Any change to the location, dimensions, or other aspect of the authorized development shall require prior written Agency authorization.

Building Color

6. All exterior building materials, including roof, siding and trim, of the authorized structures shall be as depicted in the Simulations. Any change to the appearance of the authorized development shall require prior written Agency authorization.

Outdoor Lighting

7. Any new free-standing or building-mounted outdoor lights associated with the authorized development on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Broadway, Depot Street, or adjoining property.

Signage

8. Any signs associated with the authorized development on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].

Plantings

9. All vegetation depicted on Sheet C13 of the Development Plans shall be planted no later than the first spring or fall planting season after final grading and as described in the Landscaping Plan, Notes and Details. Vegetation that does not survive shall be replaced annually until established in a healthy growing condition. Any change to the Landscaping Plan shall require prior written Agency authorization.

Invasive Species Control/Sanitizing Equipment

10. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.

Infrastructure

Wastewater

11. All wastewater treatment infrastructure on the project site shall be connected to and served by the municipal wastewater treatment system.

Stormwater Management/Erosion Control

12. The project shall be undertaken in compliance with the Development Plans and Stormwater Pollution Prevention Plan.

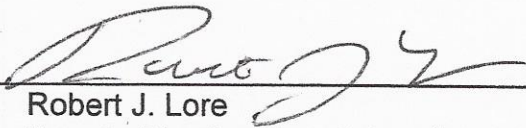
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Hamlet land use area;
- c. will be consistent with the overall intensity guidelines for the Hamlet land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- e. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project.

PERMIT issued this 19th day
of July, 2021.

ADIRONDACK PARK AGENCY

BY: 
Robert J. Lore
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 19th day of July in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert J. Lore, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

STEPHANIE L. PETITH
Notary Public - State of New York
Qualified in Franklin County
No. 01PE6279890
Commission Expires Apr. 15, 2025


Notary Public



STATE OF NEW YORK
 JAMES J. CARUSO
 No. 12547
 Exp. 12/31/2018
 ARCHITECTURAL ENGINEER
 100 WEST 42ND STREET, 10TH FLOOR
 NEW YORK, NY 10018-3603

RECEIVED
 Date: July 7, 2011
 Project: Saranac Lofts
 Title: P2021-0085

SARANAC LOFTS
 SARANAC LAKE, NY

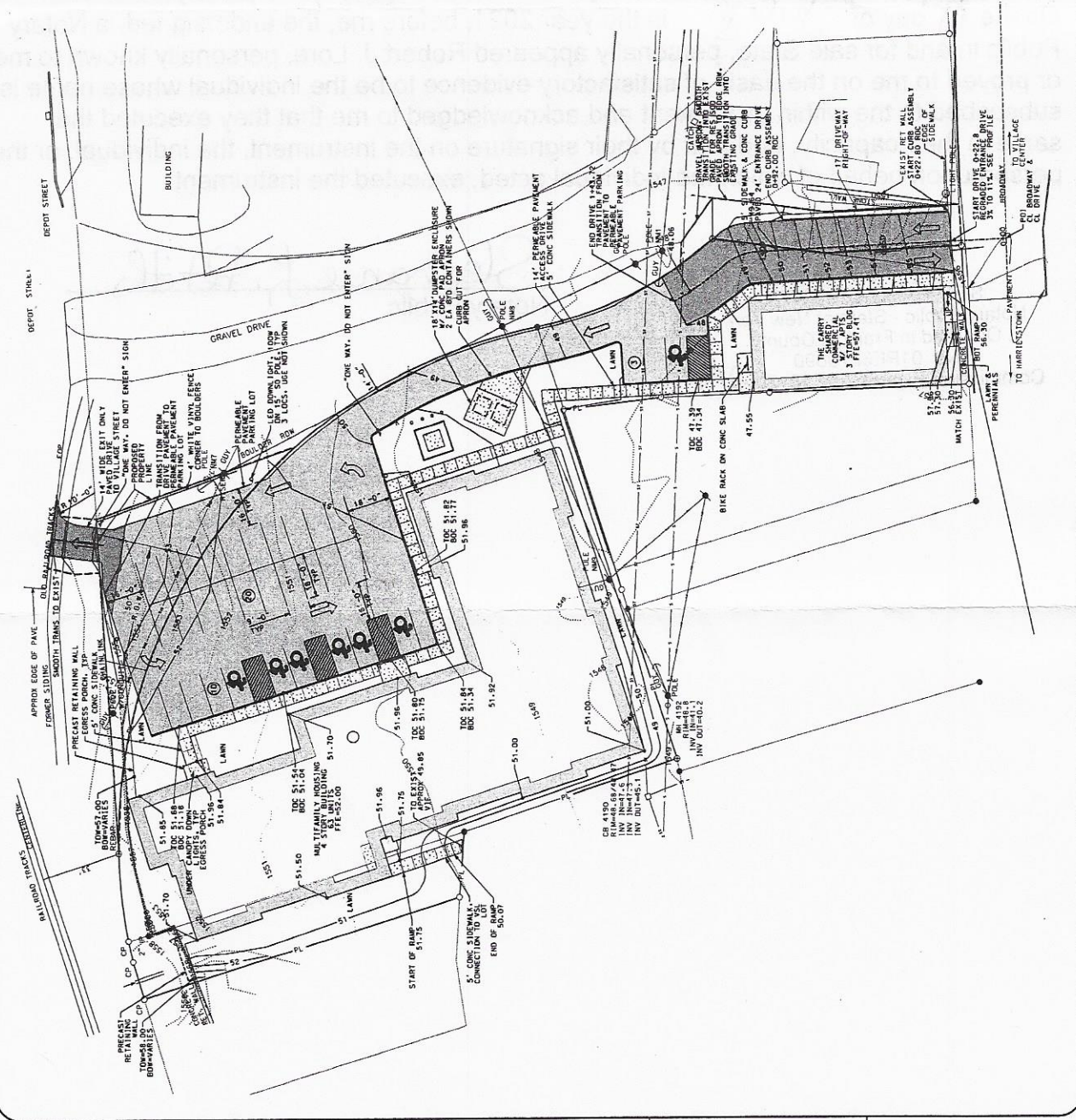
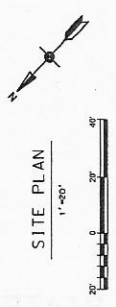
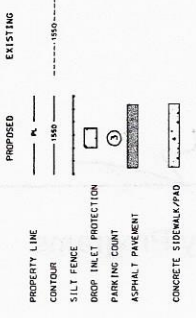
PROJECT NAME
 LOCATION
 SARANAC LAKE, NY

DATE	ISSUED FOR	REV
03.17.11	APP. SUBMISSION	A
06.20.11	FINAL CHANGES	B

DRAWN BY: J. CARUSO
 CHECKED BY: J. NORTHROP
 PROJECT NO.: P2021-0085
 ORIGINAL: 24" X 36"

SITE PLAN
 SHEET C10

SITE LEGEND



Materials & Colors:
 4" Brick- Glen Gery, Sunset Flashed (Dark Red)
 Mortar- Gray
 Fibercement Siding- Hardie Iron Gray
 Fibercement Trims- White
 Fibercement Window Surrounds- White
 Window Frames- Harvey Windows, Black
 Cornice/Fascia- White



COPPOLASSOCIATES

Design, Architecture & Planning
 608 North Plank Road
 Suite 101
 North Plank, NY 11755
 TEL: 845-661-3450
 FAX: 845-661-2651
 cpop@coppolassociates.com

LICENSE NUMBER: 0158242

*PROVIDED MULTIFAMILY
 HOUSING DEVELOPMENT AT *

**Saranac
 Lofts**

Brookley
 Saranac Lake, NY

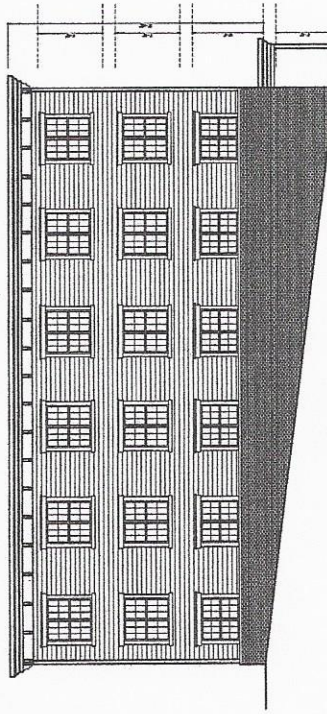
**Building #1
 Elevations**

REVISIONS

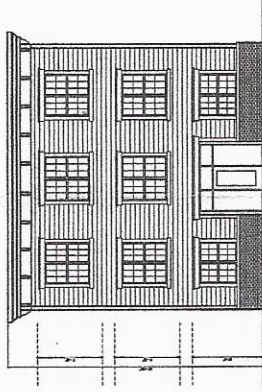
DATE
 3/21

PROJECT NUMBER
20-18
 SHEET NUMBER

A3



**1
 East Elevation**
 Scale: 1/8" = 1'-0"



**2
 South Elevation (on Broadway)**
 Scale: 1/8" = 1'-0"

Materials & Colors:
 4" Brick- Glen Gery, Sunset Flashed (Dark Red)
 Mortar- Gray
 Fibercement Siding- Hardie Iron Gray
 Fibercement Trims- White
 Fibercement Window Surrounds- White
 Window Frames- Harvey Windows, Black
 Cornice/Fascia- White

RECEIVED
 Date: March 17, 2021

COPPOLASSOCIATES

Design, Architecture & Planning
 600 N. 4th St. & Road
 Suite 101
 Newburgh, NY 12550
 TEL: 845-561-3499
 #1/coppola@coppola-associates.com

LICENSE NUMBER: 018210

*PROPOSED MULTIFAMILY
 DWELLING FOR PRELIMINARY
 DEVELOPMENT AT:

**Saranac
 Lofts**

Broadway
 Saranac Lake, NY

**Building #1
 Elevations**

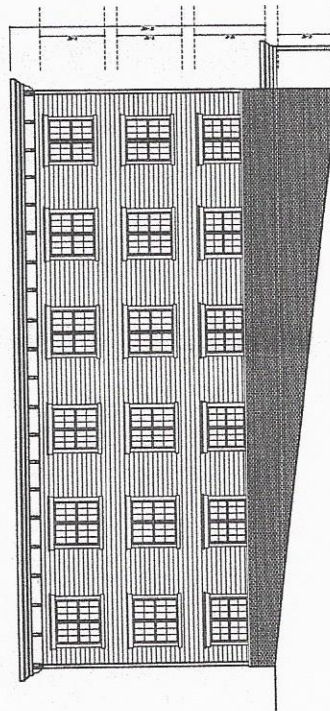
REVISIONS

DATE
 3/5/21

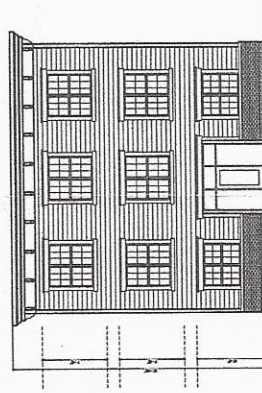
PROJECT NUMBER
20-18

SHEET NUMBER

A3



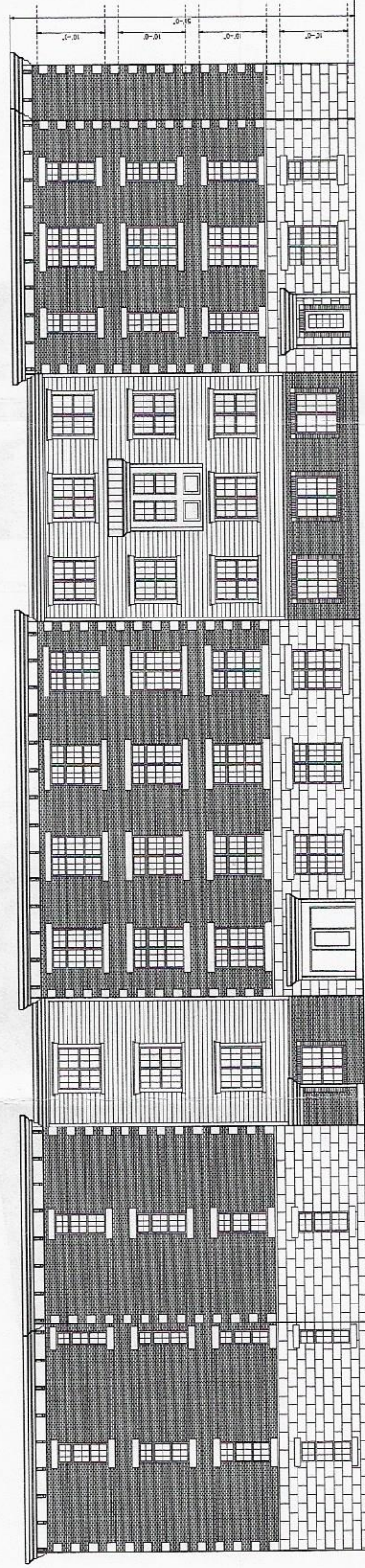
1
Building #1
East Elevation
 Scale: 1/8" = 1'-0"



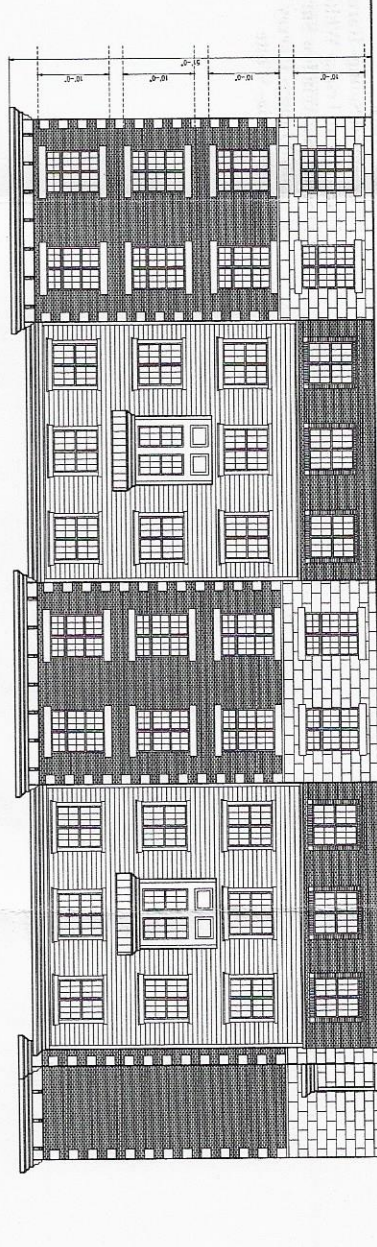
2
Building #1
South Elevation (on Broadway)
 Scale: 1/8" = 1'-0"

FINAL
 P:021-0006

Materials & Colors:
 4" Brick- Glen Gery, Sunset Flashed (Dark Red)
 Mortar- Gray
 Precast Base Block, Sills, Lintels- Brownstone color
 Fibercement Siding- Hardie Iron Gray
 Fibercement Trims- White
 Fibercement Window Surrounds- White
 Window Frames- Harvey Windows, Black
 Cornice/Fascia- White
 Aluminum Roofing- Hardie Iron Gray (color match)



1 Building #2 East Elevation
 A5 Scale: 1/8" = 1'-0"



2 Building #2 South Elevation (Towards Broadway)
 A5 Scale: 1/8" = 1'-0"

COPPOLA ASSOCIATES

Design, Architecture & Planning
 6 Old North Park Road
 Suite 101
 Newburgh, NY 12550
 Tel: 845-561-8889
 Fax: 845-561-8899
 info@coppla-associates.com

Architect
 REGISTERED
 Date: 06/15/2011

LICENSE NUMBER: D18287

*PROPOSED MULTIFAMILY DWELLING FOR PROJECT REVIEW BY THE CITY OF NY

**Saranac
 Lofts**

Broadway
 Saranac Lake, NY

**Building #2
 Elevations**

REVISIONS	DATE	PROJECT NUMBER	SHEET NUMBER
	3/3/21	20-18	

A5

FINAL
 PROJECT: 2006