


**THIS ORDER AMENDS AND SUPERCEDES ORDERS 2018-0025 AND 2018-0025B  
THIS IS A TWO-SIDED DOCUMENT**

 <p><b>Adirondack Park Agency</b></p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 Fax: (518) 891-3938 www.apa.ny.gov</p>	<p>APA Order <b>2019-0039</b></p>
<p>In the Matter of a Proposal by</p> <p><b>NYS OLYMPIC REGIONAL DEVELOPMENT AUTHORITY (ORDA)</b></p> <p>Subject to Section 814 of the Adirondack Park Agency Act</p>	<p>Date Issued: May 17, 2019</p>

On April 3, 2019, the Adirondack Park Agency (Agency) received a Revised Notice of Intent from the Olympic Regional Development Authority (ORDA) to amend Agency Order 2018-0025 and to undertake new land use and development within the Adirondack Park in the Town of North Elba, Essex County. The Agency has jurisdiction over the proposal pursuant to § 814 of the Adirondack Park Agency Act, 9 NYCRR § 579.1, and 9 NYCRR § 4.150 (Executive Order 150). The Agency has reviewed the proposal pursuant to these provisions and makes the following findings.

**Project Site**

1. The project site is a 77.2± acre parcel of land located on NYS Route 73 in the Town of North Elba, Essex County, on land classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is identified on Town of North Elba Tax Map as a portion of Section 51.2, Block 1, Parcel 18 (26.2± acres); Section 51.2, Block 1, Parcel 16 (0.97± acres); and Section 51.2, Block 1, Parcel 17 (48.9± acres). The site is described in deeds from Nettie Marie Jones to the Town of North Elba as Trustee for the Public Parks and Playgrounds District of the Town of North Elba, recorded September 10, 1965 in the Essex County Clerk's Office in Liber 435 of Deeds at Page 479, and from Lake Placid Co. to the Town, recorded September 10, 1965 in Liber 435 of Deeds at Page 483. ORDA leases the project site from the Town pursuant to a 1982 Agreement between ORDA and the Park District, which was supplemented in 1994 and extended indefinitely in 1998. The site borders the West Branch of the AuSable River, a designated Recreational River under the Wild, Scenic and Recreational Rivers System Act, and is referred to as the Olympic Ski Jumping Complex.

The site is currently improved by two large ski jumps, K90 and K120,<sup>1</sup> and two smaller training jumps, K20 and K48. The site also contains a pool and pool building, a trampoline complex, a freestyle jumping hill, a chairlift, two judge's towers, several storage buildings, an office and operations building, bleachers, a biathlon shooting range with four shooting lanes, paved biathlon trails, a ticket booth, several parking lots, access roads, and a lodge building.

### **Proposed Project**

2. The Agency previously reviewed the following activities in Order 2018-0025, issued on June 13, 2018:
  - installing frost rails in the existing K90 and K120 jump in-runs, with construction of a 20' x 20' refrigeration building;
  - constructing a new HS70 jump;
  - replacing the existing K20 and K48 jumps with HS20 and HS40 jumps;
  - removing the existing chairlift and constructing a new chairlift closer to the lodge building;
  - re-grading the K90 and K120 outruns;
  - installing a new tubing hill for summer and winter use;
  - installing a re-aligned version of a previously-approved zipline;
  - installing a lodge entry plaza, with a patio area next to the lodge;
  - adding two biathlon shooting lanes to the existing four shooting lanes;
  - installing permanent LED lighting;
  - constructing a new garage/storage building; and
  - after-the-fact renovations and additions to the existing lodge, including construction of a 92'6" x 40'0" concrete patio, a 265 square foot addition to support the building's electrical service and panels, a 14'6" by 59'6" addition with a dormer, and a 2½ story addition to house the elevator shaft, and an elevated deck system.

The Agency amended Order 2018-0025 with Order 2018-25B, to authorize structural foundation modifications to support the frost rails on the K90 and K120 jumps.

The Revised Notice of Intent received April 3, 2019, requests the following additional activities and modifications:

- construction of a new four-cable zip line;
- replacement of chairlift with gondola and minor relocation from location approved in Order 2018-0025;
- relocation of the HS70 ski jump to the north of the proposed gondola;

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<sup>1</sup> In 2004, FIS adopted Hill Size (HS) as the universal standard for measuring ski jumps. Prior to 2004, ski jump sizes which were denoted by a "K" value which represents the jumping distance from the ski jump take off to the "K" point, which is the critical point along the ski jump landing slope at which the athletes are to land to minimize impact. "HS" is the jumping distance from the same take off point to the "L" point which is located at the beginning of the radius that connects the ski jump landing slope to the flat out-run. This "L" is also considered the end of the landing slope. The existing ski jumps are now considered K90/HS100, K120/HS135, K20/HS20, and K48/HS53. The new ski jumps reviewed in Order 2018-0025 are considered K64/HS70, K37/HS40, and K19/HS20.

- relocation of the HS20 jump to the west of the freestyle jumping hill, and construction of a new, adjacent HS10 jump;
- the removal of approximately 0.57 acres of trees in addition to the previously-approved tree removal plan; and
- adjustments to the lengths and locations of the landing areas for the zipline, gondola, and the HS70 and HS20/HS10 jumps.

The project is depicted on:

- Sheet 1, Site Survey map, prepared by The LA Group dated January 2018 and last revised April 5, 2018;
- 2 sheets of plans titled (1) “ORDA-HS100-Smaller Truss-SK-1” and (2) “ORDA-HS128-Larger Truss-SK-2” (Truss Plans) prepared by ORDA and their structural engineers, dated April 3, 2019 and received April 8, 2019; and
- 15 sheets of plans titled “NYS ORDA Development at the Olympic Ski Jumping Complex, Adirondack Park Agency Notice of Intent,” prepared by The LA Group, dated March 13, 2019. The sheets are as follows:
  - a. Cover sheet including location map, index, applicant, owners and preparer information;
  - b. Sheet L-1.0, Existing Conditions;
  - c. Sheet L-2.0, Site Preparation and Demolition Plan;
  - d. Sheet-L3.0, Erosion and Sediment Control Plan;
  - e. Sheet L-4.0, Site Plan (revised May 9, 2019);
  - f. Sheet L-5.0, Grading and Drainage Plan (revised May 9, 2019);
  - g. Sheet L-6.0, Existing Lighting Diagram (revised May 9, 2019);
  - h. Sheet L-6.1, Proposed Lighting Plan;
  - i. Sheets L-7.0 and L7.1, Site Details;
  - j. Sheet L-7.2, HS-10/20 Plan Sheet and Profile;
  - k. Sheet L-7.3, HS-40 Plan Sheet and Profile;
  - l. Sheet L-7.4, HS-70 Plan Sheet and Profile;
  - m. Sheet L-7.5, HS 100 Plan Sheet and Profile;
  - n. Sheet W-2, Proposed Conditions Watershed Map; and
  - o. Sheet Fig.1, Clearing Limits Illustrations (Clearing Limits Plan).

Stormwater management for the project is detailed in a report titled “Stormwater Pollution Prevention Plan,” prepared by The LA Group, dated January 19, 2018, and last revised April 1, 2019 (SWPPP). The SWPPP contains eight appendices, including Appendix B, “Stormwater Management Report, for Proposed ORDA Development, Olympic Jumping Complex.”

A reduced-scale copy of the Site Plan is attached to this Order 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.

### **Previous Agency Approvals**

3. This Order supersedes Agency Permits 1977-0117, 1977-0117A, 1977-0117B, 1984-0155, 1984-0155A, 1985-0128/1985-0129/1985-0145, 1987-0041, 1987-0042, 1977-0117C, 1977-0117F, 1977-0117G, 2007-0113, 1977-0117H, and 1977-0117I, and Agency Orders 2018-0025 and 2018-0025B.

The following Agency Permits for telecommunications projects remain in full force and effect: 1977-0177DT, 2002-0065, 1977-0117E, 2005-0148, 2006-322, 2008-0297, and 2010-0186.

### **Nearby Land Uses**

4. Adjacent and nearby land uses include residential development, the John Brown Farm State Historic site, the Lake Placid Horse Show Grounds, and the Lake Placid Village sand pit.

### **Stormwater Management**

5. The project will result in a 21.1% reduction in impervious surfaces from existing conditions. In addition to the existing stormwater management facilities on the site, a hydrodynamic separator will be installed on the site to collect and treat run-off from the Lodge, the welcome plaza, parking lot and access drive. The hydrodynamic separator has been sized to treat 100% of the water quality volume from these areas. The SWPPP includes maintenance requirements for the hydrodynamic separator.

### **Wastewater Treatment**

6. The Olympic Ski Jumping Complex wastewater treatment facilities are a mix of municipal and on-site wastewater treatment facilities. The lower campus, including the ticket building, pool house, and base lodge is connected to the municipal system. The K120 tower and the K120 tower staging building is served by an on-site wastewater treatment system.

### **Soils**

7. Soils series on the site are primarily of Adams loamy sand soils complex, slopes ranging from 3 to 45%. There is also an area close to the West Branch AuSable river on the site that is of the Udorthents soil series, which is a well-drained soil. These series are generally somewhat excessively drained soils.

### **Slopes**

8. Lower portions of the site are largely in the 0-10% slope range, and some upper portions of the site have slopes of 40 to 60%. The Site Plan includes site topography. The area to be developed is located within the existing Olympic Ski Jumping Complex, in a topographically low point in the landscape.

### **Ground and Surface Water Resources**

9. All water used at the facility for snow making and public use is provided by the Village of Lake Placid Water Supply District. No water withdrawal from the AuSable River is proposed. Compliance with the project plans and SWPPP will protect surface water resources and avoid adverse impacts to water resources.

### **Wetlands**

10. No wetlands will be impacted by the proposal.

### **Vegetation**

11. Vegetation on the site is a mix of coniferous and deciduous vegetation. The limits of clearing for each component of this project are shown on the Site Plan and Clearing Limits Plan and allow for vegetative cutting involving both coniferous and deciduous trees.

### **Wildlife Resources**

12. The New York Natural Heritage Program has documented the dragon fly Boreal Snaketail (*Ophiogomphus colubrinus*) in the vicinity of the project site. The species is not listed by New York State as endangered or threatened, but is of conservation concern to the state, and is considered rare by the New York Natural Heritage Program. The activities authorized herein will not disturb the habitat, given the location of the development.

### **Visual Impacts**

13. The new development on the project site will be visible from NYS Route 73 and River Road in the Town of North Elba. Potential visual impacts created by the project were assessed in an addendum dated March 2019 to the report titled "Visual Impact Assessment; ORDA Development at Town of North Elba Parkland Olympic Jump Complex," prepared by The LA Group, and initially received by the Agency on February 14, 2018. Based on the visual impact assessment and Agency review of the proposal, provided the development occurs as depicted and described on the plans and as conditioned herein, the development will not have undue adverse visual impacts on the resources of the area or of the region.

### **Noise Impacts**

14. Limitation of the hours of operation of the biathlon range will mitigate noise impacts to residents and visitors in the surrounding area.

### **Historic Sites or Structures**

15. By letter dated October 31, 2017, the New York State Office of Parks, Recreation and Historic Preservation determined that improvements at the site will have no impact upon the cultural resources in or eligible for inclusion in the State and National Registers of Historic Places.

### Public Notice and Comment

16. The Agency mailed notice to adjoining landowners and published a project notice in the Environmental Notice Bulletin. The Agency received one question from an adjoining landowner regarding proposed vegetative clearing and potential visual impacts. No comment letters were received.

### Conditions

17. The project, as described herein, will be consistent with the provisions of the Adirondack Land Use and Development Plan and will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational, or open space resources of the Park, taking into account the economic and social benefits to be derived from the project, provided the following conditions are met:
- a. This Order authorizes the construction of the recreational and athletic facilities described herein in the location shown and as depicted on the Site Plan and other plans referenced herein. Any change to the location, dimensions, or other aspect of the facilities shall require prior written Agency authorization.
  - b. Outside of the limits of clearing shown on the Site Plan and Clearing Limits Plan, no trees, shrubs, or other woody-stemmed vegetation may be cut, culled, trimmed, pruned, or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
  - c. The coniferous trees planted on the berm adjacent to State Route 73 pursuant to Agency Permit 1985-0128/1985-0129/1985-0145 shall be maintained and remain in place. Any of these trees that die or are damaged shall be replaced in kind with 6-8 foot coniferous trees.
  - d. The athletic & recreational uses authorized herein shall only occur between 8am and 10pm daily, unless otherwise specified. The biathlon shooting range shall only be open between 9am and 4pm.
  - e. The gondola terminals shall be painted in Olive Drab (RAL 6022) or a similar color and the operator buildings at the gondola terminals shall be finished in a natural wood finish and/or painted in Olive Drab (RAL 6022) or a similar color. The center tower measuring 78+ feet for the gondola shall be unpainted galvanized steel. All other exterior building materials, including roof, siding and trim, of buildings and accessory structures, including the Zip Line Boarding Area, shall be a dark shade of green, grey, or brown.
  - f. All lighting associated with the recreational uses, parking and security on the project site shall comply with the Site Plan and Lighting Detail Plans. There shall be no exterior lighting for night-time operation of the Zip Line ride.
  - g. When brought from off-site, all vehicles, construction equipment, and hand excavation tools 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. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
- h. All stormwater and erosion control devices shall be installed and maintained as described in the SWPPP and plans.
  - i. Prior to construction of any new or replacement on-site wastewater treatment system(s) on the project site, written authorization shall be obtained from the Agency for plans prepared by a New York State design professional (licensed engineer or registered architect). Installation of the on-site wastewater treatment system as shown on the approved plans shall be under the supervision of a licensed design professional. Within 30 days of complete system installation and prior to utilization, the design professional shall provide the Agency with written certification that the system was built in compliance with the approved plans.
  - j. There shall be no further new land use and development on the project site without a new or amended Agency permit and/or order.

Now therefore, upon all of the foregoing, it is ordered that these findings be reported to the Olympic Regional Development Authority.

ORDER issued this        day  
of                   , 2019.

ADIRONDACK PARK AGENCY

BY: \_\_\_\_\_  
Terry Martino, Executive Director

STATE OF NEW YORK  
COUNTY OF ESSEX

On the        day of                    in the year 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Terry Martino, 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.

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Notary Public

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