


**STAFF DRAFT NOT APPROVED BY AGENCY**  
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 <p><b>NEW YORK</b> STATE OF OPPORTUNITY.</p> <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 Project Order <b>2019-0213</b></p>
<p>In the Matter of a Proposal by</p> <p><b>NEW YORK STATE OLYMPIC REGIONAL DEVELOPMENT AUTHORITY</b></p> <p>Subject to Section 814 of the Adirondack Park Agency Act</p>	<p>Date Issued: <b>XXXX</b></p>

On December 4, 2019, the Adirondack Park Agency (Agency) received a Notice of Intent, completed on January 30, 2020, from the New York State Olympic Regional Development Authority (ORDA) for new land use and development associated with modernization of the Olympic Center within the Adirondack Park. 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), has reviewed the proposal pursuant to these provisions, and makes the following findings:

1. The project site is a 12.02±-acre portion of a 20.93±-acre parcel of land located on Main Street and Cummings Road in the Village of Lake Placid, Town of North Elba, Essex County on lands classified Hamlet on the Adirondack Park Land Use and Development Plan Map. It is identified on the Town of North Elba tax map as Section 42.191, Block 1, Parcel 2.110 and Section 42.207, Block 1, Parcel 1.100. Parcel 2.110 is described in a deed from Richard E. Hunkins and Betty F. Hunkins to The Town of North Elba dated August 23, 1967 and recorded October 11, 1967 in the Essex County Clerk's Office in Liber 459 of Deeds at Page 132. Parcel 1.100 is described in a deed from Lake Placid Club Stores, Inc. to Central School District No. 2 dated December 8, 1961 and recorded May 25, 1962 in the Essex County Clerk's Office in Liber 399 of Deeds at Page 425.
2. In a letter dated November 21, 2019, the Superintendent of Schools for the Lake Placid Central School District consented to ORDA's application to the Agency for the construction of a multi-level parking garage on the District's current surface parking lot located north of Cummings Road on tax map parcel 42.201-1-1.100.
3. Pursuant to a Memorandum of Understanding made July 12, 1983, as supplemented on July 25, 1994, and extended on December 31, 1998, between New York State Olympic Regional Development Authority (ORDA) and The Town Board of the Town of North Elba as Trustee for the Town of North Elba Public Parks and Playgrounds District, the Town leases to ORDA and authorizes ORDA

to use, operate, manage, and maintain certain facilities of the Park District commonly referred to as the Olympic Center and the James C. Sheffield Speed Skating area.

4. The project site is improved by the existing Olympic Center (i.e., 1932 Rink, Link Building, Herb Brooks Arena 1980 Rink, and USA Rink), Speedskating Oval, and paved parking lots.
5. The height of the proposed parking garage from the lowest grade to the highest point on the structure, including light poles, is 52 feet 6 inches. The parking garage is not attached to any other structure. The proposed height of the USA Arena, including HVAC units, is approximately 53 feet. The proposed height of the Link building, including the elevator machine room, is approximately 46 feet. The USA Arena and Link building are attached to existing buildings in the Olympic Center complex that include elements that exceed 53 feet and 46 feet.
6. The Agency has issued the following determinations on this project site:
  - a. Permit 77-94 (for Project 77-23), issued April 20, 1977, authorized a new Olympic Ice Arena and Field House Complex (containing the 1980 Rink);
  - b. Jurisdictional Determination 2006-637, issued July 25, 2006, confirmed that expansion of the Olympic Center required a permit;
  - c. Permit 2007-163, issued February 12, 2008, authorized construction of the three-level Conference Center at Lake Placid (42,525 square feet in footprint and 63.5 feet in height), now attached to the north side of the Olympic Center; and
  - d. Permit 2007-163A, issued August 11, 2009, amended the prior permit to reduce the size of the previously authorized Conference Center at Lake Placid (34,367 square feet in footprint and 54± feet in height).
7. The project involves modernization of the Olympic Center, including the following new land use and development:
  - a. Construction of a new multi-level parking garage located to the southwest of the USA arena with 256 parking spaces, in the area where a paved parking area currently exists. Maintenance activity will be moved to the new parking garage;
  - b. Construction of a two-story addition to the southwest corner of the USA arena for storage, shipping and receiving, team rooms, multi-purpose rooms, concessions, and an elevator;
  - c. Re-organization and re-purposing of the main entry and the Link Building by eliminating the existing covered drop off, re-alignment of the Main Street entrance, external plaza development, construction of a new terrace facing Main Street, and minor changes to the roof of the Link Building as a result of a slightly taller elevator shaft and changes to mechanical equipment on the roof;

- d. Construction of a second tunnel under Cummings Road to connect the Olympic Center building to the Oval area, replacement of the existing operations building at the Oval, construction of two new warming huts in the area of the replacement building, and building a pedestrian bridge over the Oval to connect with the infield; and
  - e. Site improvements to develop a small plaza in front of the 1932 arena and to provide a pedestrian connection between the 1932 arena and the new main entrance.
8. The project is divided into nine bid packages and scheduled to be complete prior to the World University Games to be held in Lake Placid January 12-22, 2023:
- a. Bid package 1: USA Saddlebag Core and Shell Project (i.e., USA Arena addition) – building construction;
  - b. Bid package 2: Spectator Tunnel (Part 1) / Retaining Wall and Utilities Project – civil construction and underground building construction;
  - c. Bid package 3: USA Arena Saddlebag Fit-Up and Finish Project – building construction;
  - d. Bid package 4: Link Building and Spectator Tunnel (Part 2) – full renovation of Link Building and underground building construction and fitout of electrical, plumbing and mechanical;
  - e. Bid Package 5: USA Rink Replacement – replace ice rink from NHL size to Olympic size and update other rink systems;
  - f. Bid Package 6: Refrigeration Plant Upgrades – full modernization of Olympic Center’s ice rink refrigeration plant and associated general renovations, plumbing work, and electrical work;
  - g. Bid Package 7: Speedskating Oval Replacement and Oval Building Project – replace existing Olympic Speedskating Oval, associated Oval support building and related electrical and IT infrastructure;
  - h. Bid Package 8: Parking Garage and Maintenance Building Project – construction of a three-story parking garage with a Maintenance Building to support the Olympic Center’s small vehicle repairs, equipment repairs and maintenance and Zamboni maintenance; and
  - i. Bid Package 9: 1980, 1932 Olympic Arena and USA Arena Modernization Project – building construction contract to modernize public and athlete interior spaces (including ADA Code compliance), also addresses some building envelope and HVAC issues to allow for energy efficient operations and preserve the building’s structure for another 40 years.

9. The project is depicted on/in the following drawings, maps, plans, specifications, and reports (together the Project Plans):
- Thirty-one sheets of plans titled “NYS ORDA Olympic Center Modernization Project, Adirondack Park Agency Notice of Intent, 2643 Main Street, Lake Placid NY 12946,” prepared by The LA Group, and dated November 27, 2019, except for Sheet L0102 dated January 6, 2020 (Olympic Center Site Plans):
    - Sheets V0100 – V0103, Existing Conditions;
    - Sheet C0001, Notes;
    - Sheets C0100 – C0102, Site Demolition Plan;
    - Sheets C0103 – C0105, Erosion & Sediment Control Plan;
    - Sheets C0200 – C0202, Grading and Drainage Plan;
    - Sheets C0300 – C0302, Utility Plan;
    - Sheets C0400 – C0404, Site Details;
    - Sheets L0100 – L0103, Site Plan; and
    - Sheet L0104, Site Sections.
  - Thirteen sheets of plans titled “Proposed Parking Structure, Town of North Elba & Village of Lake Placid, November 2019,” prepared by John P. Stopen Engineering, LLP and QPK Design, dated August 15, 2019, except as noted below (Parking Garage Plans):
    - Sheet G-001, Cover;
    - Sheet L-001, General Information;
    - Sheet LD-101, Demolition/Erosion & Sediment Control Plan;
    - Sheet L-101, Layout & Material Plan;
    - Sheet L-102, Grading & Storm System Plan;
    - Sheet L-103, Planting Plan, revised December 27, 2019;
    - Sheets L-501 – L-503, Details;
    - Sheet E-01, Proposed Light Fixtures, dated August 12, 2019;
    - Sheet E-02, First Level Photometrics, dated August 12, 2019;
    - Sheet E-03, Intermediate Level Photometrics, dated August 12, 2019; and
    - Sheet E-04, Roof Level Photometrics, dated August 12, 2019.
  - Four sheets of plans titled “Proposed Parking Structure, Option 1 (2-Levels Above Grade), 50 Cummings Road, Town of North Elba and Village of Lake Placid,” prepared by John P. Stopen Engineering, LLP and QPK Design, dated August 12, 2019, and revised as noted below (Parking Garage Plans):
    - Sheet A.01, Axonometric, revised December 23, 2019;
    - Sheet A.02, Site Context & Ground Level Floor Plan;
    - Sheet A.03, Second Level Floor Plan & Roof Level Floor Plan; and
    - Sheet A.04, Exterior Elevations, last revised December 23, 2019.
  - Seventy-two sheets of plans titled “ORDA Olympic Center Modernization 2643 Main St, Lake Placid, NY 12946,” prepared by Cannon Design, and dated October 11, 2019, and revised as noted below (Olympic Center Architectural Plans).
    - Sheet G0000, Cover Sheet;
    - Sheet G0001, Drawing Index;
    - Sheets G0300 – G0304, Existing Plans;

- Sheets G0400 – G0403, Proposed Program and Area Plans;
  - Sheet A0001, Symbols & Abbreviations;
  - Sheet A0002, Mounting Heights;
  - Sheet A0100 – A0104, Overall Plans;
  - Sheets A0110.E, A0110.G, A0110.H, & A0110.K, Lower Level;
  - Sheets A0110.A, A0110.B, A0110.C, A0110.D, A0110.E, A0110.F, A0110.H, & A0110.I, Ground Level;
  - Sheets A0112.A, A0112.B, A0112.C, A0112.D, A0112.E, A0112.F, A0112.H, A0112.I, & A0112.J, Concourse Level;
  - Sheets A0113.C, A0113.D, A0113.E, A0113.F, A0113.I, & A0113.J, Upper Level;
  - Sheets A0114.A, A0114.B, & A0114.H, Roof Plan;
  - Sheets A0300 – A0203, Exterior Wall and Roof Assemblies;
  - Sheets A0310 – A0314, Elevations (A0310 dated January 6, 2020);
  - Sheets A0350 – A0351, Building Sections;
  - Sheets A0400 – A0403, Exterior Wall Sections;
  - Sheets A0700 – A0703, Reflected Ceiling Plans;
  - Sheets A1001 – A1002, Partition Types;
  - Sheet A1271, General Finish Notes & Materials;
  - Sheet E001, Electrical Symbols and Abbreviations, dated January 6, 2020;
  - Sheet ED0110.G, Lower Level Electrical Demo – Area G, dated January 6, 2020; and
  - Sheet EP110.G, Lower Level Power – Area G, dated January 6, 2020.
- Three pages of lighting specifications prepared by the StressCrete Group (Lighting Specifications):
    - K8-5 Chicago Sr. – LED (2 pages); and
    - Approval/Mfg. Dwg. for Lake Placid Village Electric dated May 1, 2018 and revised May 4, 2018 (1 page).
  - “Draft Stormwater Pollution Prevention Plan Prepared in accordance with NYS DEC General Permit GP-0-15-002 for: Olympic Center Improvements, prepared by The LA Group, PC, and dated November 26, 2019 (Stormwater Plan).
  - “Stormwater Pollution Prevention Plan (SWPPP) for Olympic Regional Development Authority Proposed Parking Structure,” prepared by QPK Design, LLP, and dated December 27, 2019 (Stormwater Plan).

A reduced-scale copy of Sheet L0100 Site Plan (Full) of the Olympic Center Site Plans and Sheet A.04 Exterior Elevations of the Parking Garage Plans is attached as part of this order for easy reference. The original, full-scale drawings, maps, plans, specifications, and reports 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.

10. The Agency notified all adjoining landowners and other parties and published a Notice of Complete Permit Application in the Environmental Notice Bulletin, as required by the Adirondack Park Agency Act. One comment letter was received, with concerns about the parking garage, including traffic, screening, and lighting.

11. On February 12, 2020, the NYS Olympic Regional Development Authority (ORDA) issued a Negative Declaration for the proposed action under the State Environmental Quality Review Act (SEQR). As lead agency, ORDA determined that the proposed action will not have a significant adverse environmental impact and a Draft Environmental Impact Statement will not be prepared.
12. Construction on property owned by the Lake Placid Central School District Requires review and approval by the State Education Department.
13. The NYS Department of Transportation did not recommend any improvements to the Main Street/Cummings Road intersection after their initial review of the project. NYSDOT will require Perm-33 for general work within the right-of-way and Perm-32 for utility connections within the right-of-way.
14. NYSDEC approval is required for extension of the municipal sewer line further up Cummings Road than what currently exists.
15. The Village of Lake Placid/Town of North Elba has received updates on the project but does not intend to review the project.
16. An adjoining property contains the Lake Placid Middle-High School that was determined to be eligible for inclusion on the National Register of Historic Places by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) in 2018. By letter dated December 16, 2019, the OPRHP determined that no historic properties will be impacted by the series of undertakings described in ORDA's submission to their office. OPRHP's finding is based on the understanding that the façade of the 1932 Arena will not be altered as part of this project.
17. The project will not involve any water bodies or wetlands.
18. Most bid packages, with the exception of Bid Package 8 for the Parking Garage, involve changes to existing structures and built environments.
19. The existing paved parking lot has an existing slope of 3 percent. The proposed parking garage will be located in substantially the same location and require disturbance of the steeper slopes surrounding the parking lot.
20. The potential for soil erosion and surface water impacts exist due to the limited involvement of steeper slopes in the area of the Parking Garage and leading down to the Oval, multiple phases of construction over multiple years, and physical ground disturbance. Two SWPPPs were prepared for the project – a separate SWPPP for the Parking Garage (December 2019) and a SWPPP for the remainder of the project site (November 2019). Both SWPPPs were prepared in accordance with NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002). Project SWPPPs include structural and vegetative measures to avoid impacts from soil erosion from all disturbed areas, including steep areas, and SWPPPs will be in place for all phases of project construction.

21. The project site is in a developed Hamlet land use area in the Village of Lake Placid. The tax parcels containing the project site also include the Lake Placid Middle-High School and Central School District offices and the Lake Placid Conference Center. The area north of the project site contains the Lake Placid Crowne Plaza Resort. The area east of the project site is primarily commercial, with retail stores, restaurants, service stations, motels, offices, etc. The area south of the project site is primarily residential. The area west of the project site is School District property (containing a youth center) and forested commercial land.
22. The project site is accessed from Main Street and Cummings Road. Anticipated traffic at full operation during the busiest season is 300 cars/trucks and 30 buses per day during peak period. The project is not expected to result in any substantial increase in traffic above present levels.
23. Re-location of the current maintenance building to within the new parking garage will require relocation of some petroleum storage tanks. All petroleum storage will continue to meet NYS requirements under ORDA's Petroleum Bulk Storage Registration of the Olympic Center (Site No. 5-600521) administered by NYSDEC. New tanks will meet current standards for leak prevention and leak detection.
24. The existing Olympic Center is served by municipal water and sewer. A letter dated December 20, 2019 from the Village of Lake Placid DPW Superintendent confirms that "the village has adequate capacity to service the project."
25. The new parking garage will be visible from the immediate vicinity (portions of Cummings Road, School Street, and Main Street) and two more distant locations (from 1.9 miles away from the North Elba Horse Show Grounds and from 3.4 miles away on Adirondack Loj Road). Potential visual impacts of the new parking garage were assessed in a "Visual Impact Assessment for Olympic Center Modernization Project New Parking Garage Structure," prepared by The LA Group, and dated November 2019. Based on the Visual Impact Assessment and Agency review of the proposal, the development will not have undue adverse visual impacts on the resources of the area or of the region, provided the development occurs as depicted and described on the Project Plans and as conditioned herein.
26. 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. The project shall be undertaken in compliance with the information and all Project Plans submitted to the Adirondack Park Agency and cited herein. Any change to the Project Plans, other than revisions to interior spaces, shall require prior written Agency authorization.
  - b. 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.
- c. Prior to start of construction of bid packages 1 (USA Arena), 4 (Link Building), 7 (Oval improvements), and 8 (Parking Garage), the permittee shall provide the Agency with final renderings of exterior improvements, including materials, colors, and landscaping, and receive written Agency authorization.
  - d. Prior to start of construction of bid package 7 (Oval improvements), the permittee shall provide the Agency with written acknowledgement and consent of the Lake Placid Central School District for the work at the Speedskating Oval on lands owned by the District.
  - e. There shall be no alteration to the façade of the 1932 Arena without prior written Agency authorization.
  - f. Lighting for Bid Packages 1 (USA Arena) and 8 (Parking Garage) shall comply with the Project Plans. Any change to this lighting shall require prior written Agency authorization. Installation of lighting for other bid packages requires submittal of a Lighting Plan and prior written Agency authorization.
  - g. All proposed trees, shrubs, and vegetation depicted on the Project Plans shall be planted no later than the first spring or fall planting season after final grading related to each bid package. Trees and shrubs that do not survive shall be replaced annually until established in a healthy growing condition.
  - h. All wastewater treatment infrastructure on the project site shall be connected to and served by the municipal wastewater treatment system.
  - i. The project shall be undertaken in compliance with the Stormwater Plans. Any SWPPP must include applicable requirements in NYSDEC SPDES current General Permit for Stormwater Discharges from Construction Activity included in GP-0-20-001.

Now therefore, upon all of the foregoing and under authority delegated to the Deputy Director, Regulatory Programs, it is ordered that these findings be reported to the NYS Olympic Regional Development Authority.



ORDER issued this      day  
of                              , 2020.

ADIRONDACK PARK AGENCY

BY: \_\_\_\_\_  
Robert J. Lore  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the      day of                              in the year 2020, 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.

\_\_\_\_\_  
Notary Public



ADIRONDACK REGIONAL DEVELOPMENT AUTHORITY

ORDA SKATING CENTER

CANNON DESIGN

The LA Group

Parklander Engineers & Architects LLP

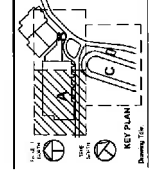
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Watts Architecture & Engineering

Enconus Group

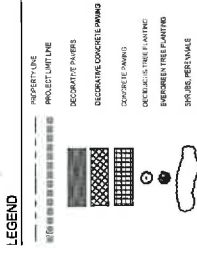
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APA SUBMISSION

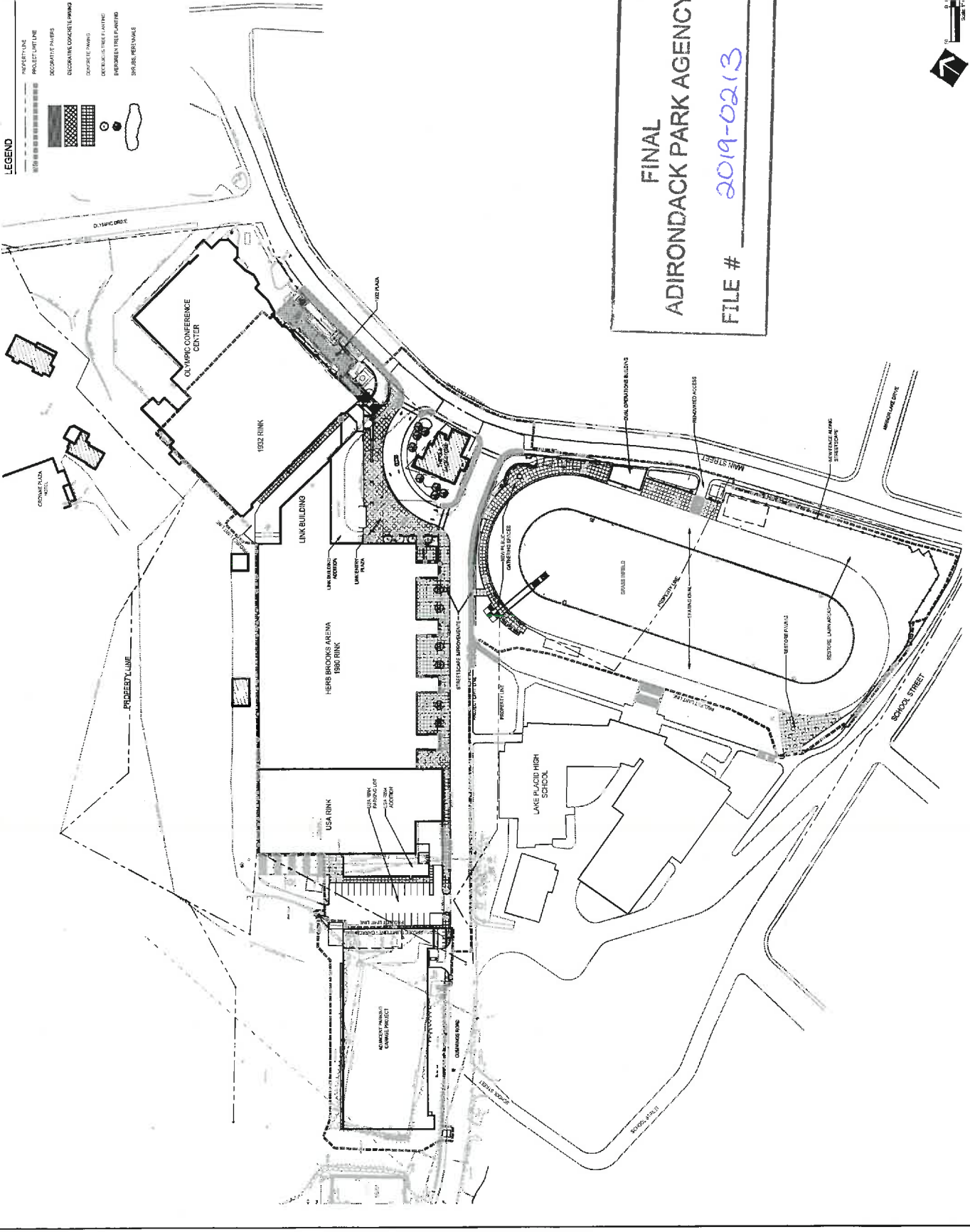


SITE PLAN (FULL)

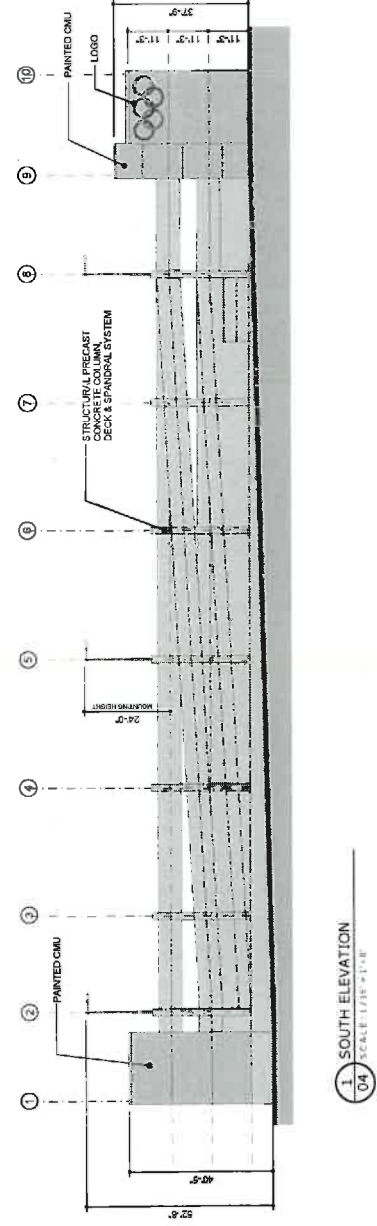
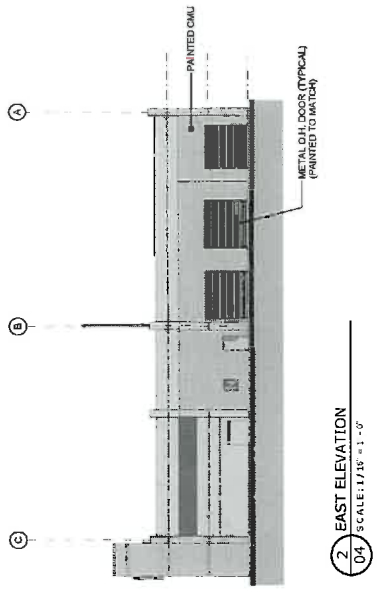
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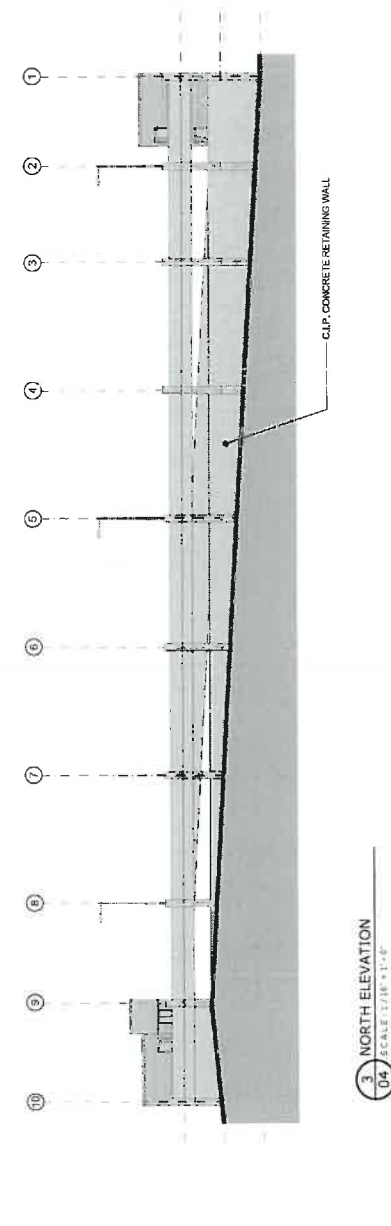
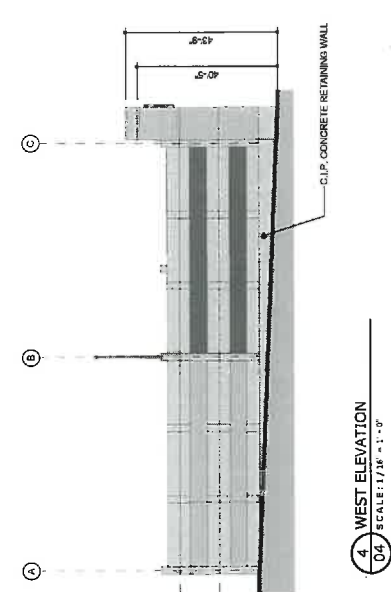


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2 EAST ELEVATION  
SCALE: 1/16" = 1'-0"

1 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

3 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

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