



**Adirondack
Park Agency**

Regan Development, LLC

P2020-0163

February 10, 2021

Presentation Overview

- Jurisdiction
- Conclusions of Law
- Project Location
- Existing Conditions
- Proposed Project
- Public Comment & Review by Others
- Staff Recommendation
- Questions

Jurisdiction

- APA Act § 809
 - Class A Regional Project
 - Greater than 40 feet in height

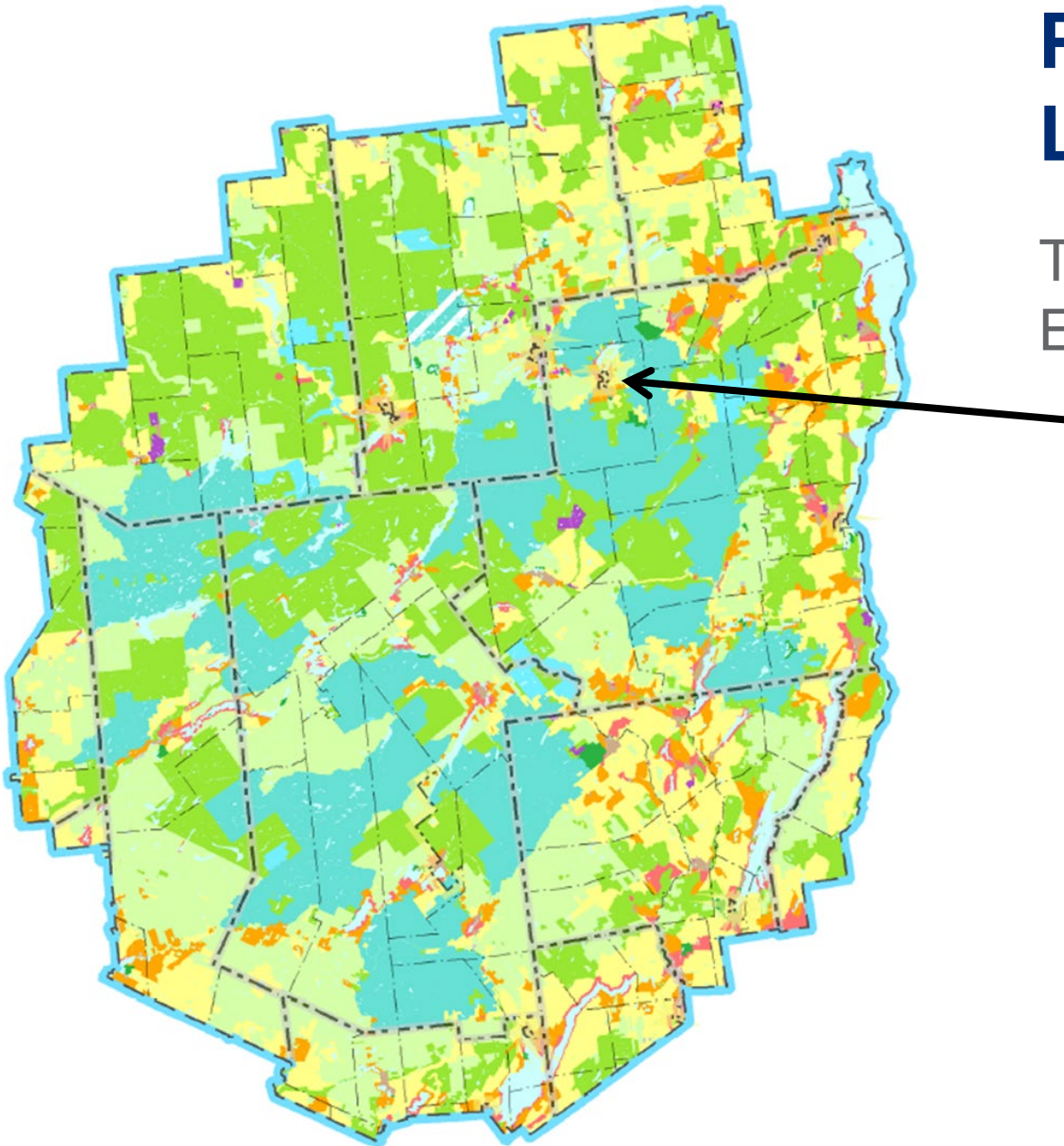
Conclusions of Law

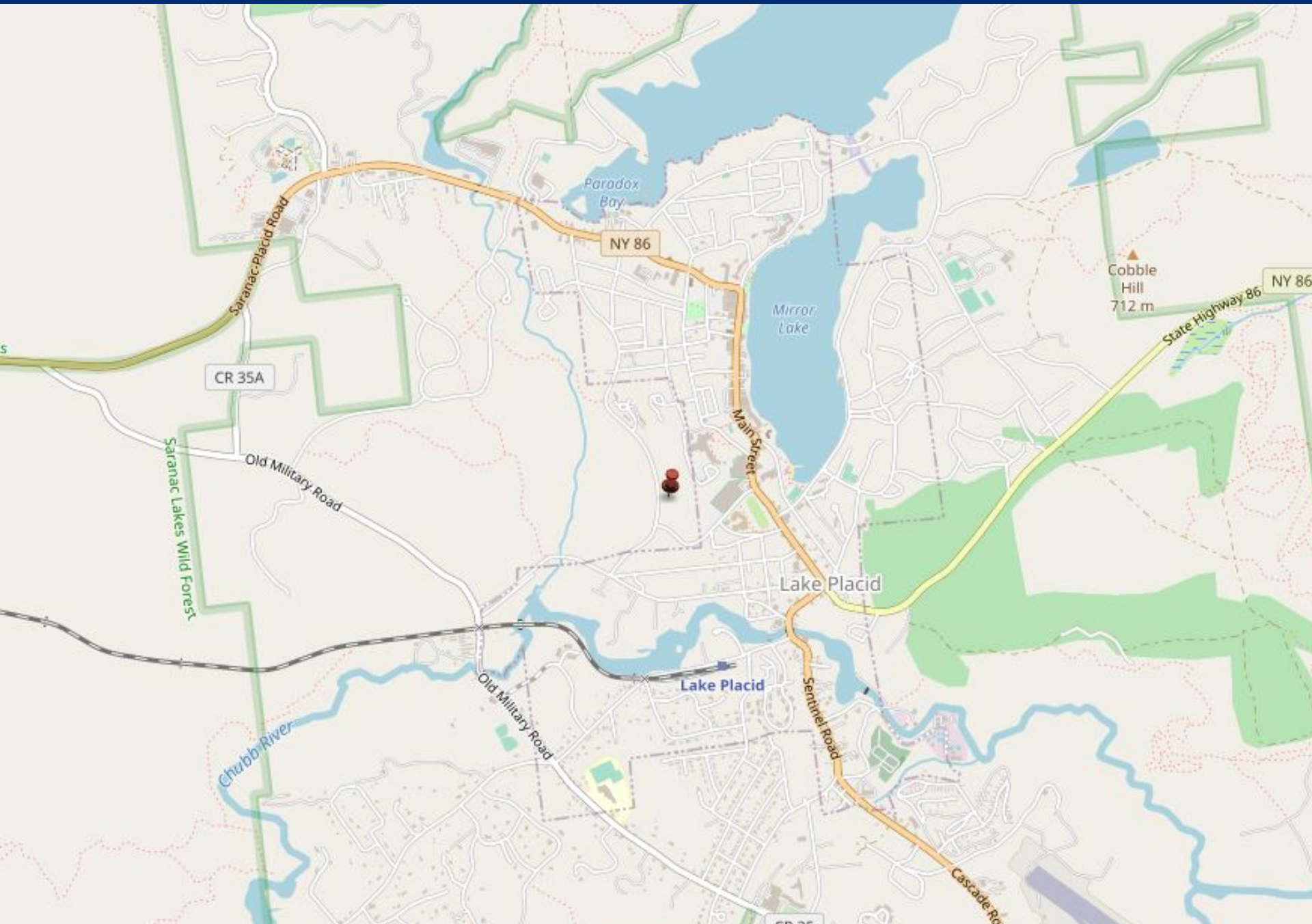
- Development authorized:
 - Consistent with land use and development plan
 - Compatible with character description and purposes policies, and objectives of each land use area
 - Consistent with overall intensity guidelines
 - Complies with shoreline restrictions
 - No undue adverse impact on resources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

Project Location

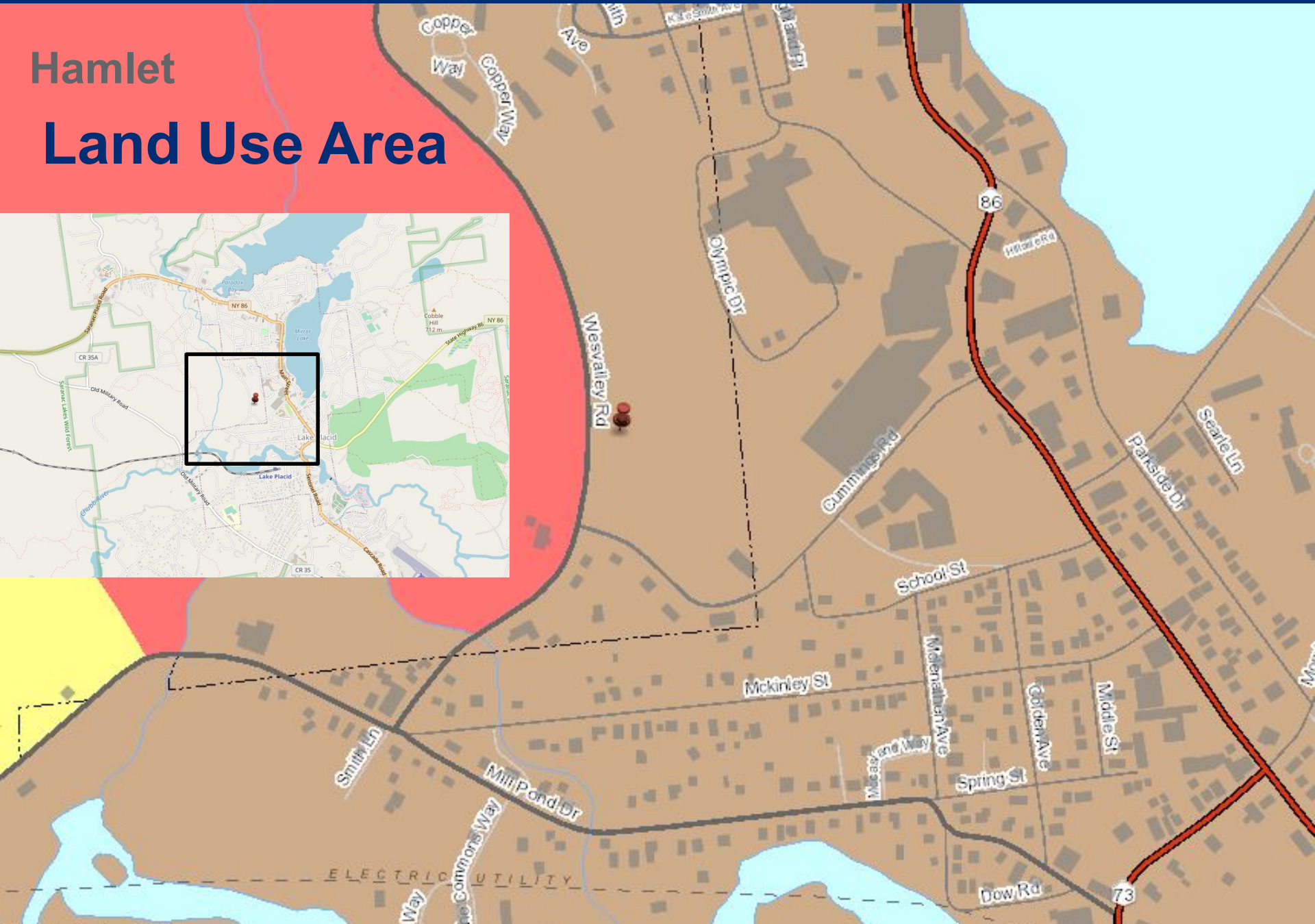
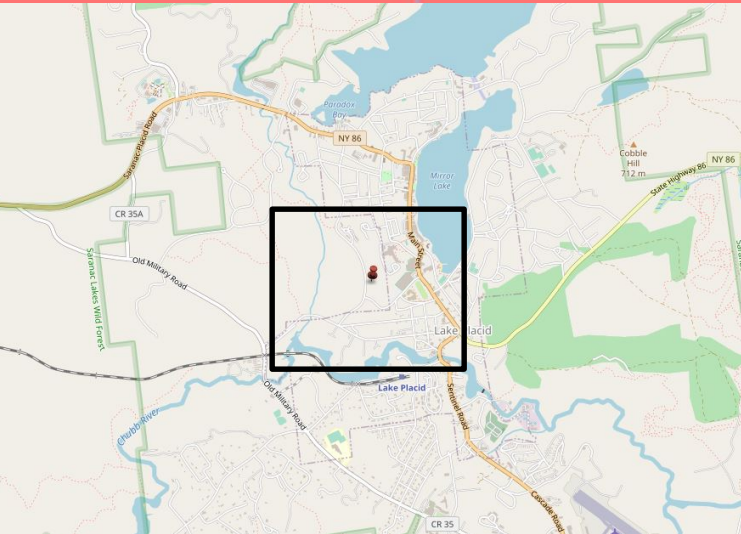
Project Location

Town of North Elba
Essex County





Hamlet Land Use Area



Existing Conditions







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09.02.2020 12:22



09.02.2020 12:24





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09.02.2020 13:10

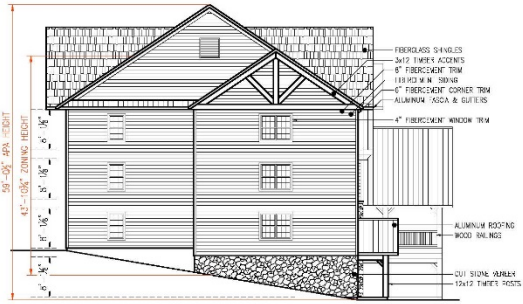


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Proposed Project



1 Rear (East) Elevation
 A3 Scale: 3/32"=1'-0"



2 South Side Elevation
 A3 Scale: 3/32"=1'-0"

Exterior Finishes:
 Cut Stone Veneer
 Hardie Fiber Cement Siding- 'Autumn Tan'
 Hardie Fiber Cement Trims- 'Timber Bark'
 Timber accents- match Timber Bark
 Wood railings- match Timber Bark
 Energy Star Single Hung Vinyl Windows- Tan
 GAF Fiberglass Shingle Roofing- 'Hunter Green'
 Aluminum Standing Seam Roofing- 'Hunter Green'

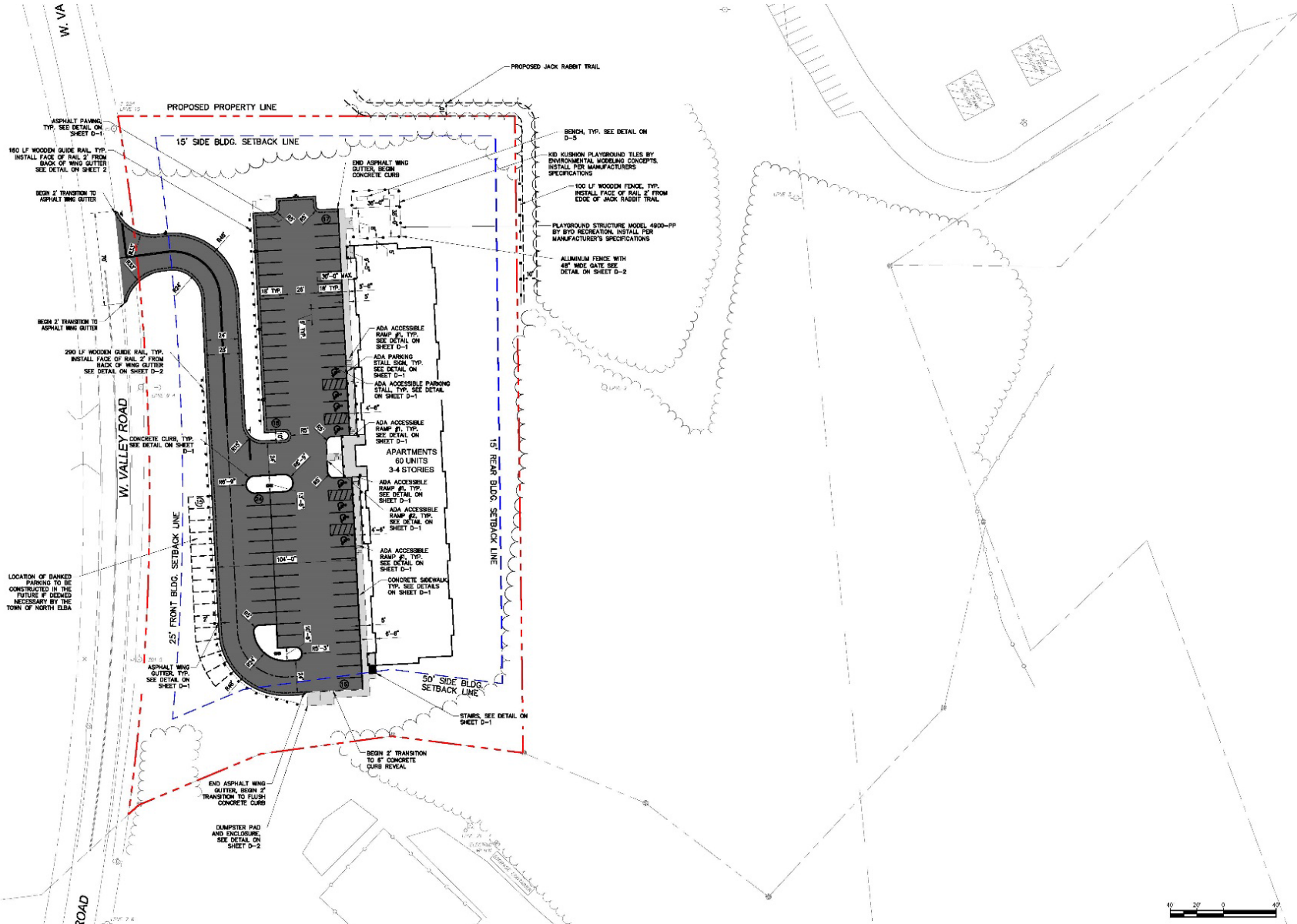


3 North Side Elevation
 A3 Scale: 3/32"=1'-0"



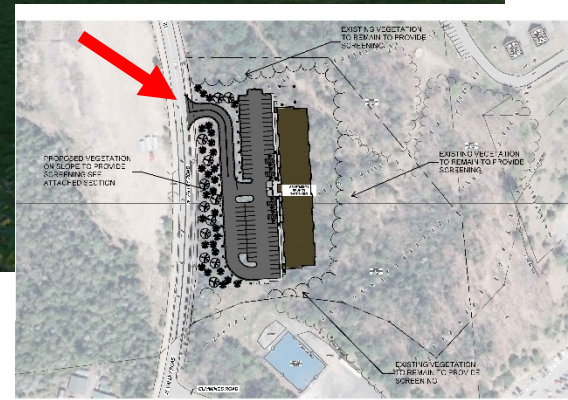
4 Front (West) Elevation
 A3 Scale: 3/32"=1'-0"

Site Plan Map

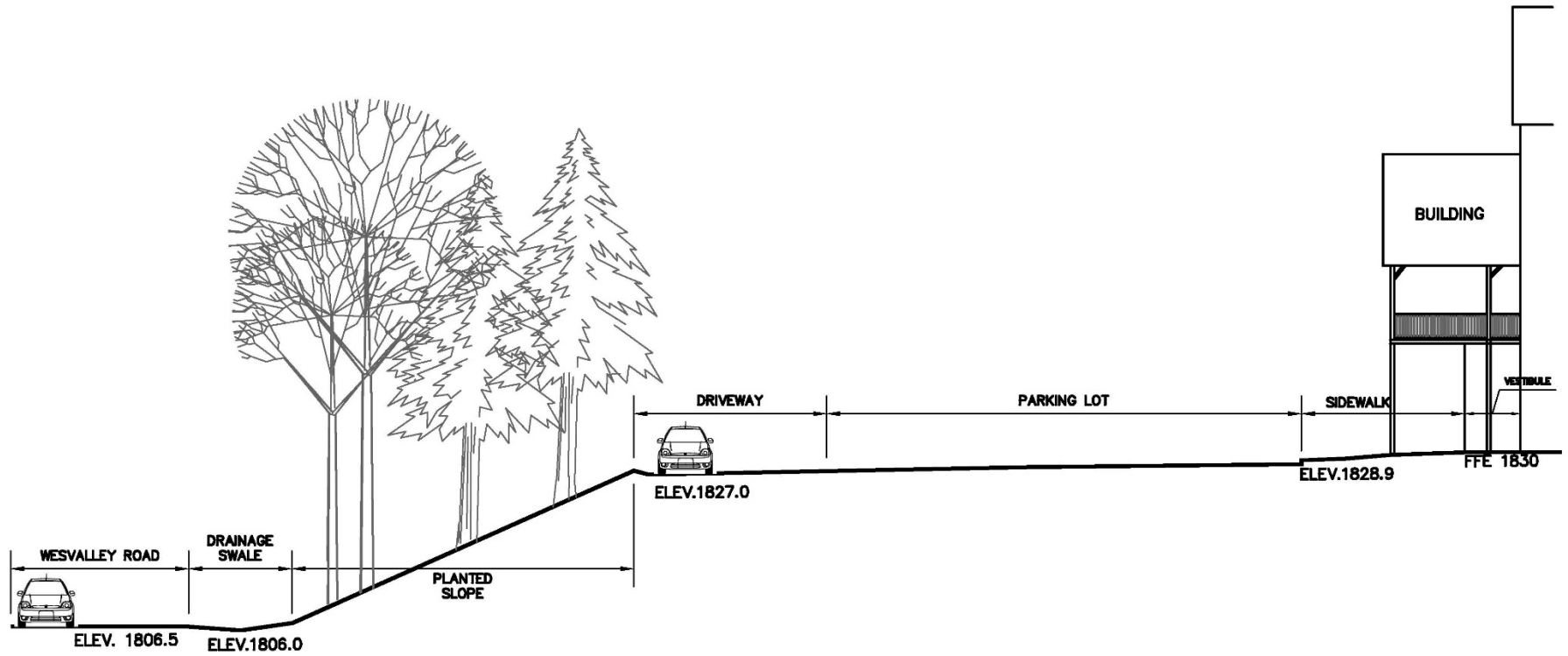




New York
STATE OF
PLANNING
Adirondack
Park Agency
FINAL
P2020-0163



VISUAL IMPACT ANALYSIS - PLAN VIEW
SCALE: 1"=10'



VISUAL IMPACT ANALYSIS - SECTION

SCALE: 1"=20'

Public Comment and Review by Others

Public Comment

- Public Notice
 - Adjoining Landowners
 - Town of North Elba and Essex County
 - Local Government Review Board
 - Environmental Notice Bulletin

- Two Comment Letters Received
 - Height, parking, traffic and building location

Review by Others

- Lake Placid Joint Review Board
 - Ongoing oversight
 - Rezoned the project site
 - Need for available housing

- NYS Department of Environmental Conservation
 - SPEDES
 - Sewer extension

Staff Recommendation: Approve with Conditions

Conclusions of Law

- Development authorized:
 - ✓ Consistent with land use and development plan
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Draft Permit Conditions

- Location & dimensions of authorized development
- Parking
- Building Color, Lighting and Signage
- Vegetation (removal and planting)
- Hours of operation during construction
- Invasive species control measures
- Wastewater
- Stormwater Management and Erosion Control



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