



**Adirondack  
Park Agency**

# **Barile Family LLC**

**P2020-0266**

**April 15, 2021**

# Presentation Overview

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

# Jurisdiction

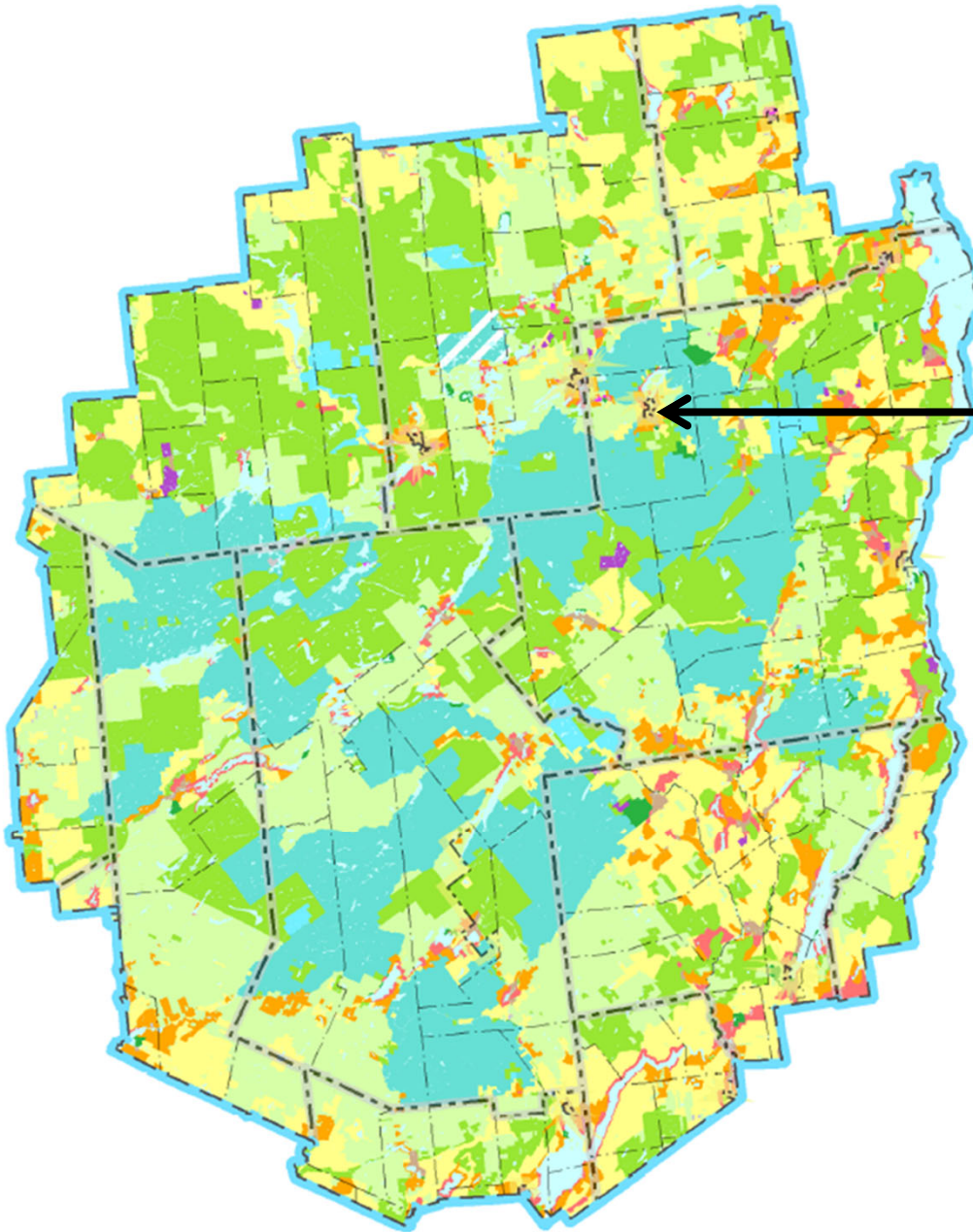
- APA Act § 809
  - Class A Regional Project
  - More than one hundred residential units
  - Structures greater than 40 feet
  - Hamlet
  
  - Class B Regional Project
  - Non-shoreline lot less than 40,000 SF
  - Moderate Intensity Use

# 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



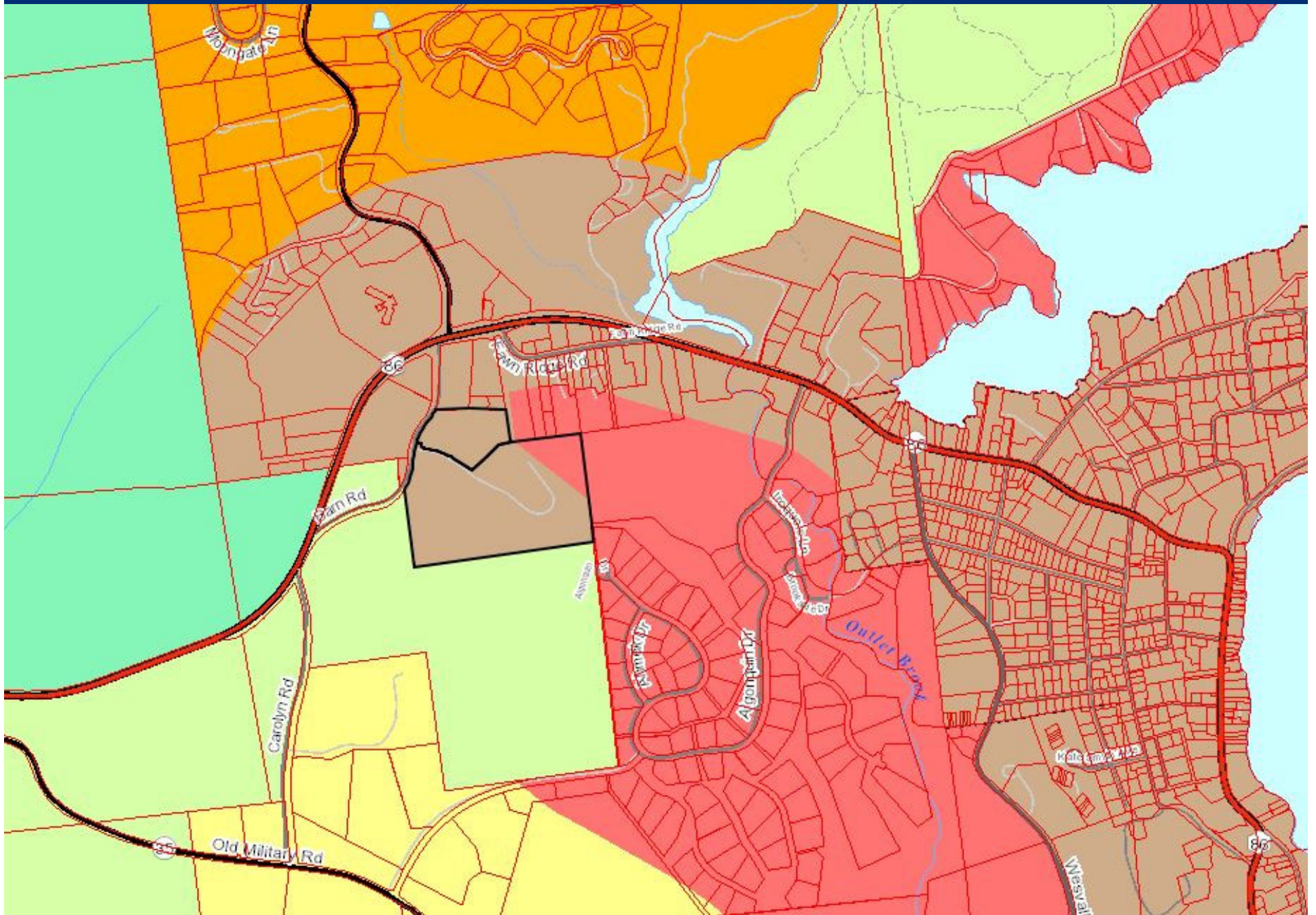
# Project Location



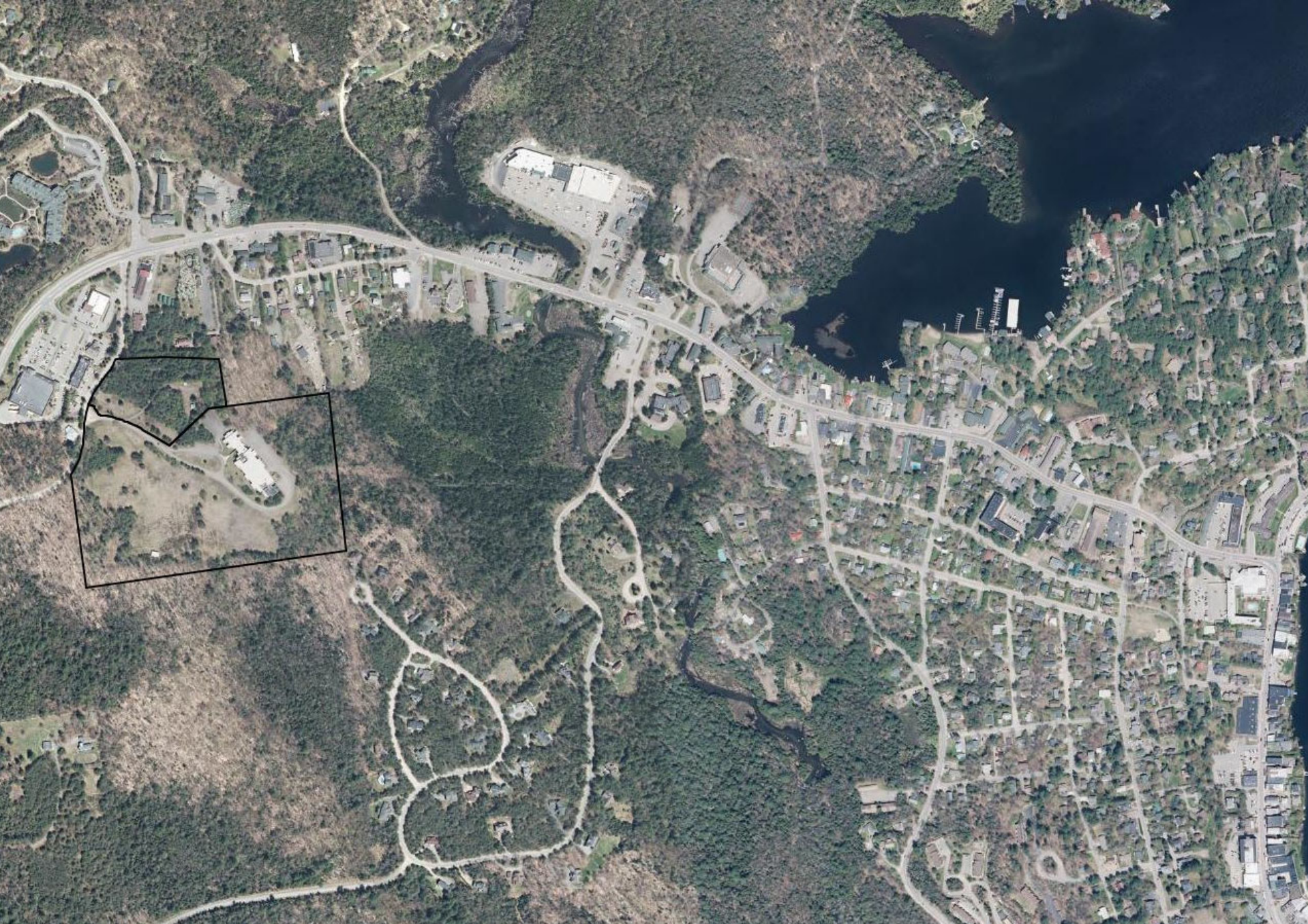
## Project Location

Town of North Elba  
Essex County









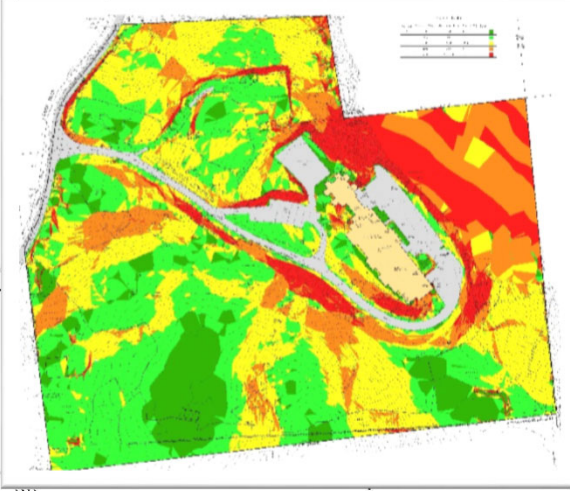


# Existing Conditions



**34.35 Acres**





LAKE PLACID CROFT, LLC  
Tax parcel 42.6-3-16.1

NEWFOUND CHURCH, LLC  
Tax parcel 42.6-3-16.2

THE PEOPLE OF THE  
STATE OF NEW YORK Tax  
parcel 42.10-1-59

THE PEOPLE OF THE  
STATE OF NEW YORK Tax  
parcel 42.10-1-59

PAWN RIDGE, LLC Tax  
parcel 42.10-1-2

PAWN RIDGE ASSOC LP IN  
Tax parcel 42.10-1-3

PAUL P. LAMPA  
LEW E. SEACUM  
parcel 42.10-1









04.08.2021 13:13









04.08.2021 13:16





04.08.2021 13:20



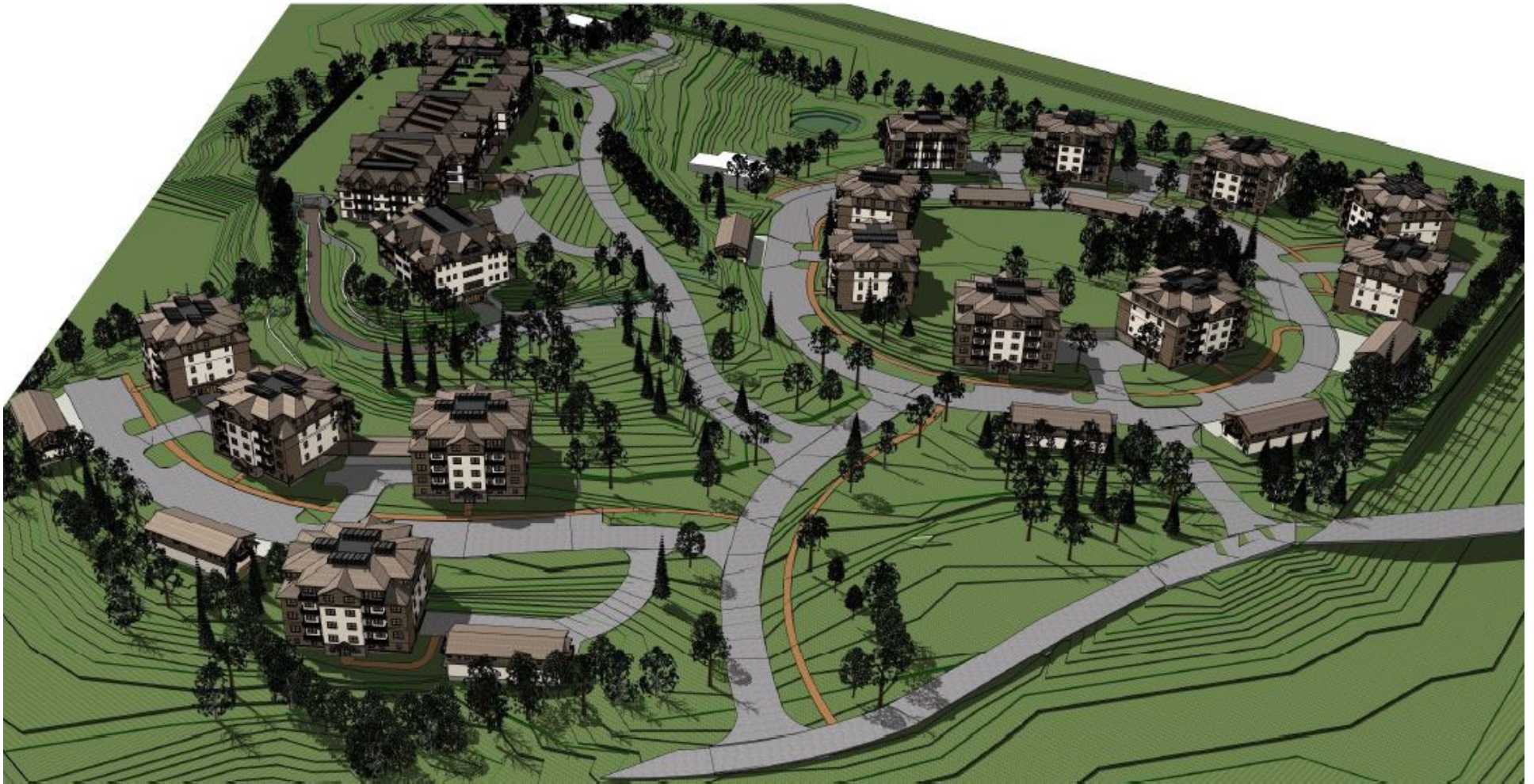


04.08.2021 13:23

# Proposed Project



# 3D Rendering









## Lodge Building

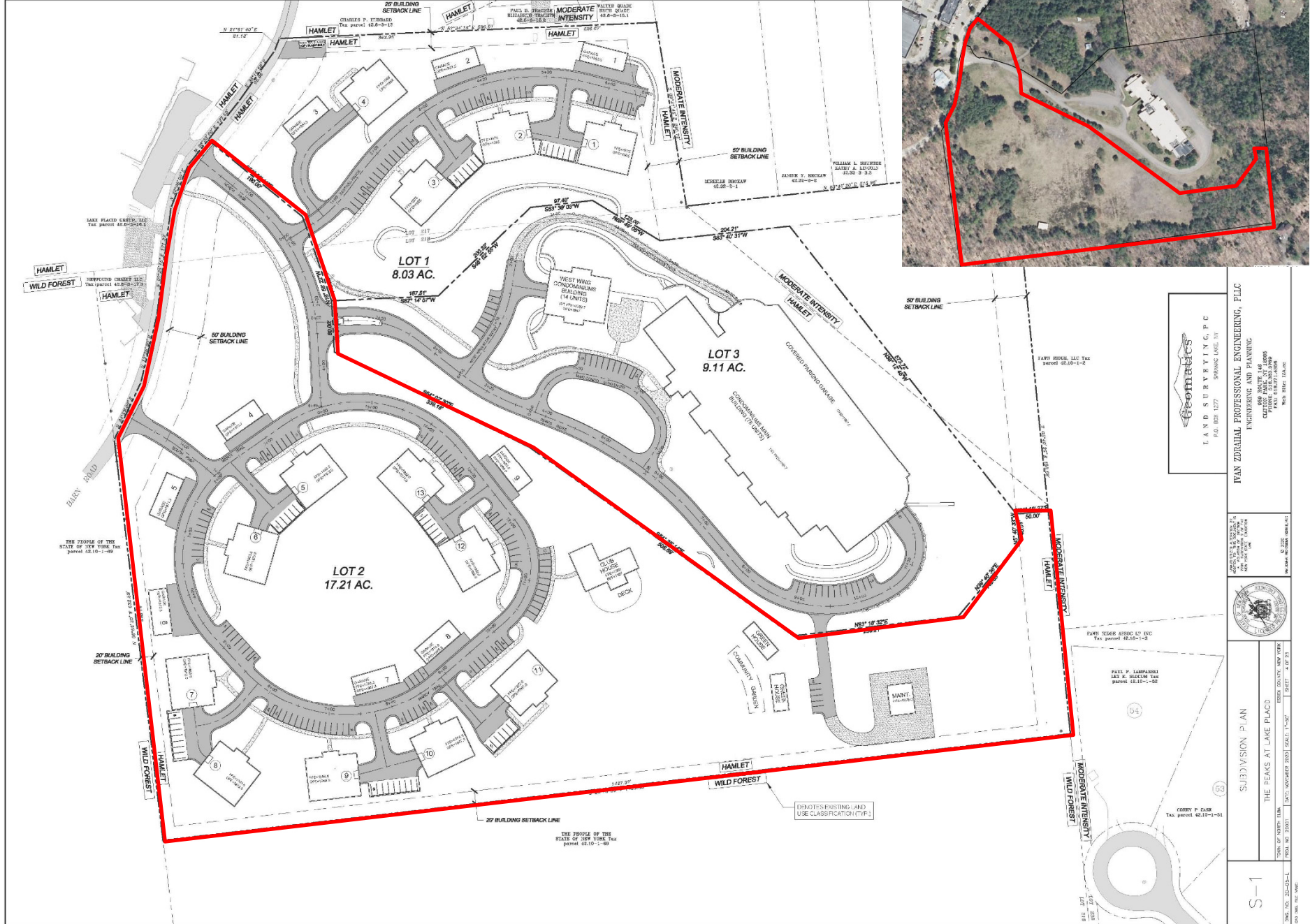


- 5,576 Square Feet
- 58 - 62 feet in Height
- 19 Units
- 14 Garage Parking Spaces

## Garage Building



- 2,160 Square Feet
- 25 - 35 feet in Height
- 2 Units
- 6 Garage Parking Spaces



**Geometrics**  
 LAND SURVEYING, P.C.  
 5 SPANGLER LANE, 3RD FLOOR  
 SUITE 100  
 WILSON, NY 12598  
 (518) 537-1100  
 www.geometrics.com

**IVAN ZDRHAL, PROFESSIONAL ENGINEERING, PLLC**  
 ENGINEERING AND PLANNING  
 609 ROUTE 148  
 SUITE 100  
 WILSON, NY 12598  
 (518) 537-1100  
 www.ivanzdrhal.com

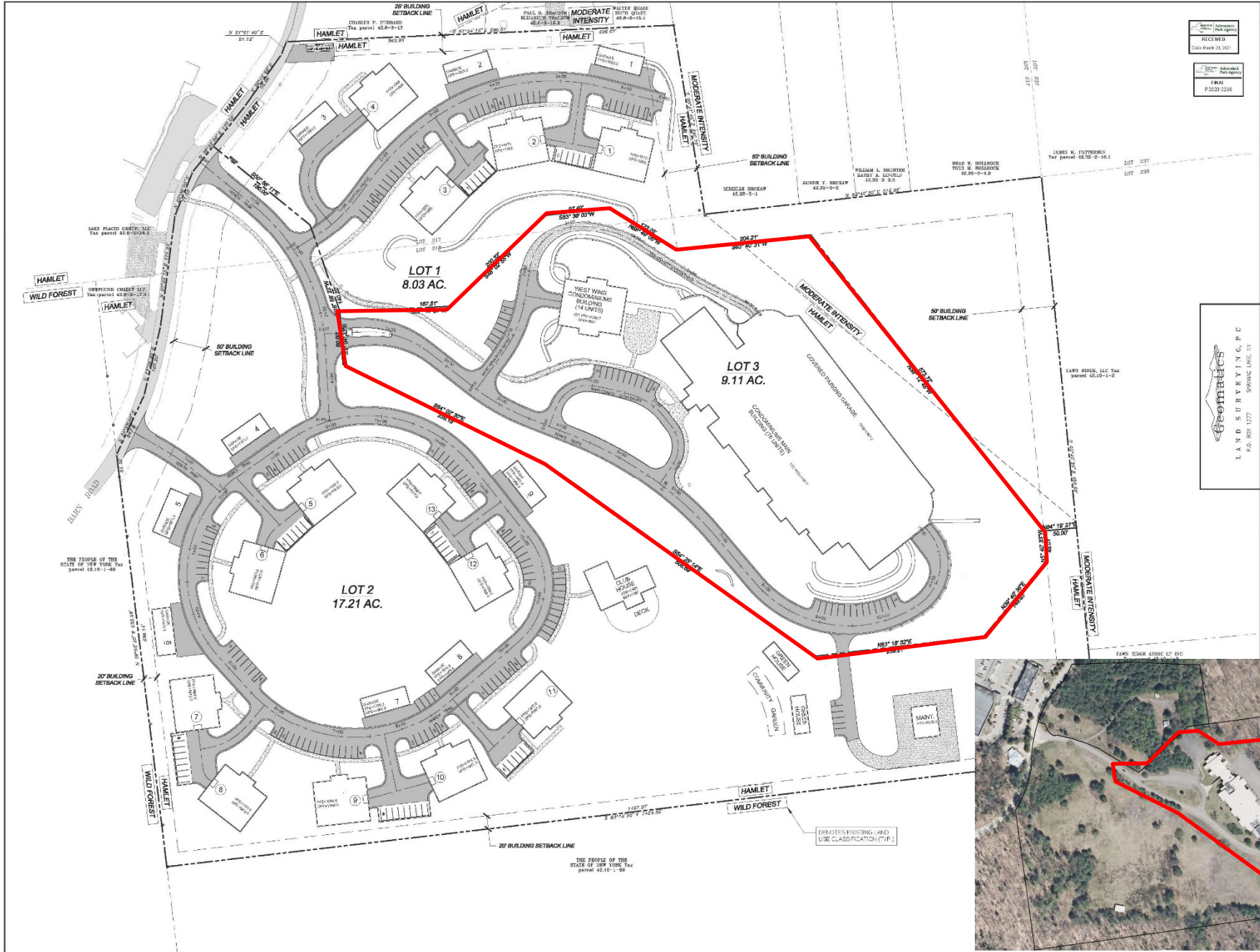


**SUBDIVISION PLAN**  
 THE PEAKS AT LAKE PLACID

DATE: 07/10/2025  
 SCALE: 1"=50'  
 SHEET: 1 OF 2

S-1





Project Address: [ ]  
 City: [ ]  
 State: [ ]  
 Date: [ ]

Project Address: [ ]  
 City: [ ]  
 State: [ ]  
 Date: [ ]

DATE	BY	DESCRIPTION
10/16/15	[ ]	PRELIMINARY PLAN
	[ ]	
	[ ]	
	[ ]	
	[ ]	



**Geomatics**  
 LAND SURVEYING, P.C.  
 P.O. BOX 1277  
 SPRING LAKE, NY 11781

**Ivan Zorabai Professional Engineering, PLLC**  
 ENGINEERING AND PLANNING  
 689 ROUTE 148  
 FARMINGVILLE, NY 11737  
 TEL: 631.271.8300  
 FAX: 631.271.8300  
 WWW.IZPE.COM

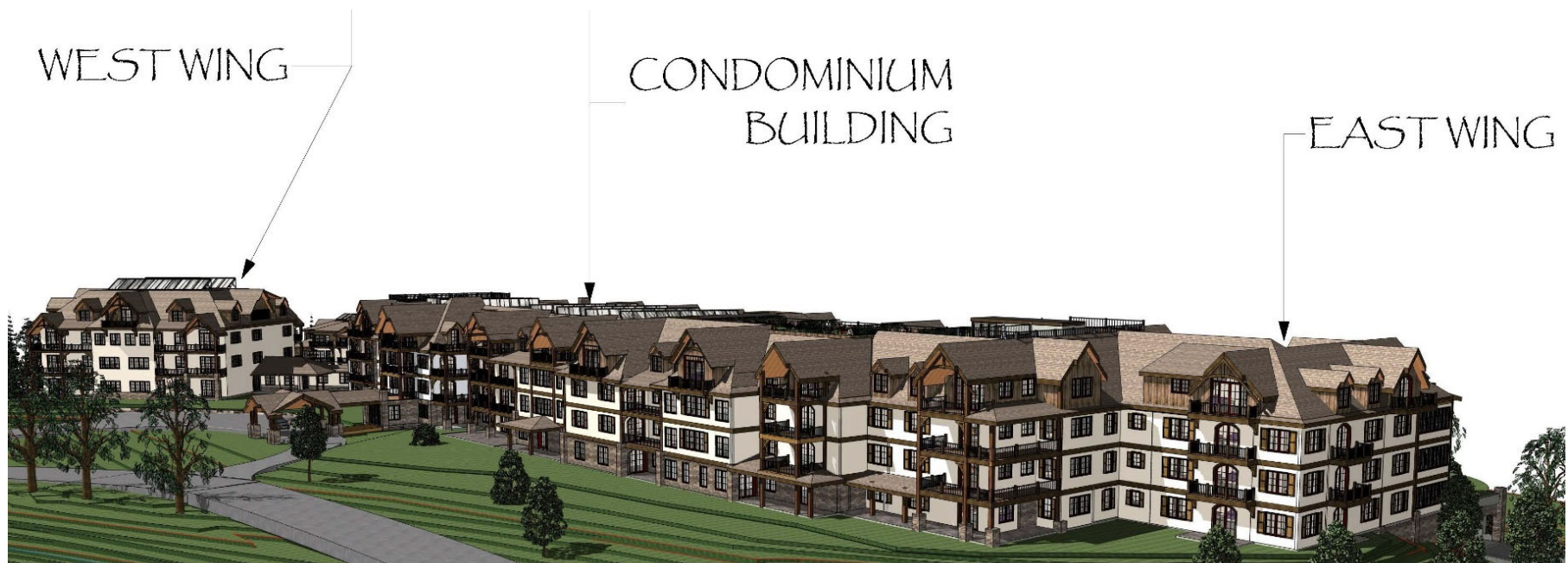
APPROVED BY THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS  
 STATE OF NEW YORK  
 EXPIRES: 12/31/16



THE PEOPLE OF THE  
 STATE OF NEW YORK, Tax  
 parcel 42.10-1-09

SHOWS EXISTING AND  
 USE CLASSIFICATION (TYP.)

# Redevelopment and New Construction



## West Wing

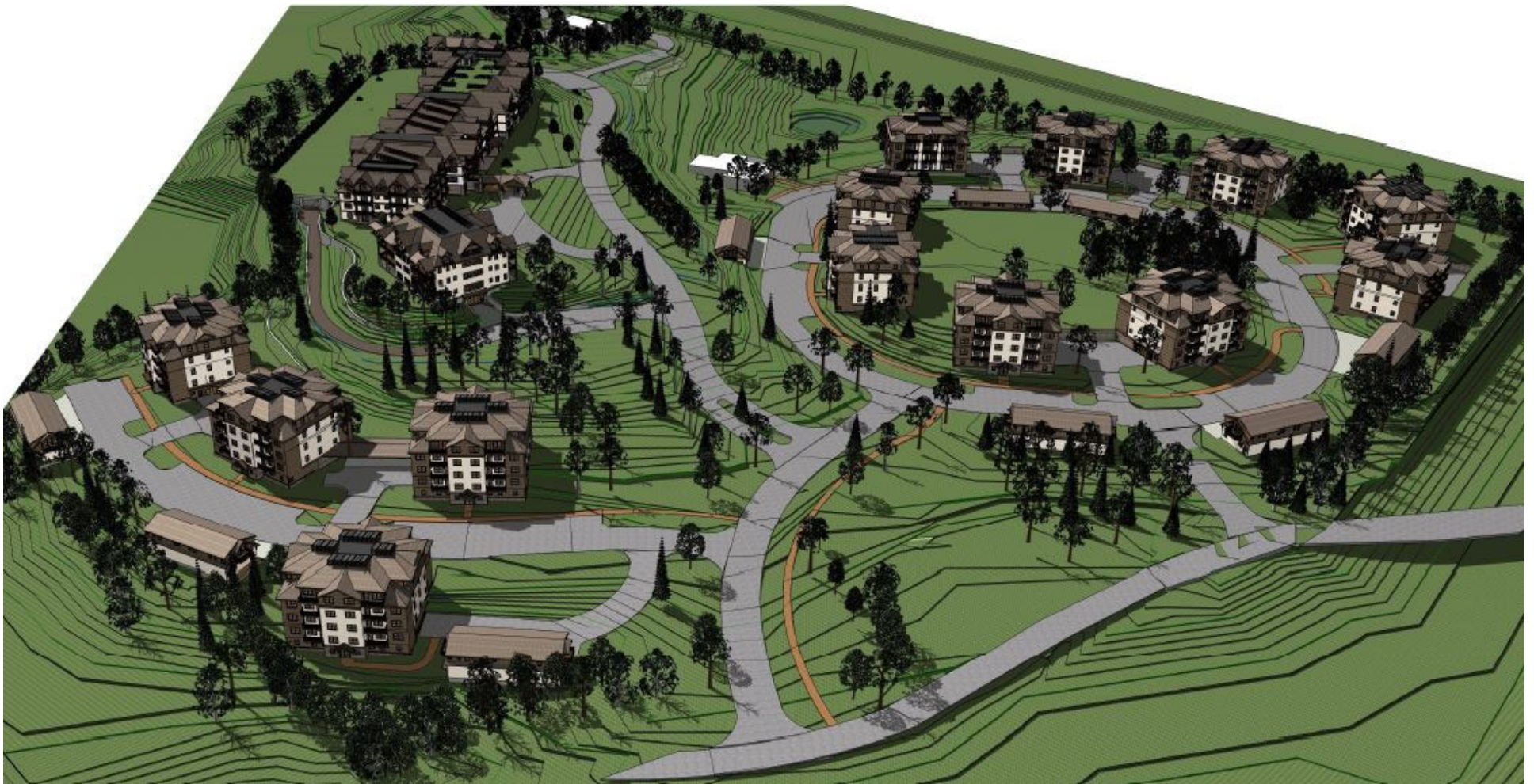
- 6,720 Square Feet
- 62 feet in Height
- 14 Units
- 16 Garage Parking Spaces

## Main and East Wing

- 50,000 Square Feet
- 77 feet in Height
- 76 Units
- 34 Garage Parking Spaces

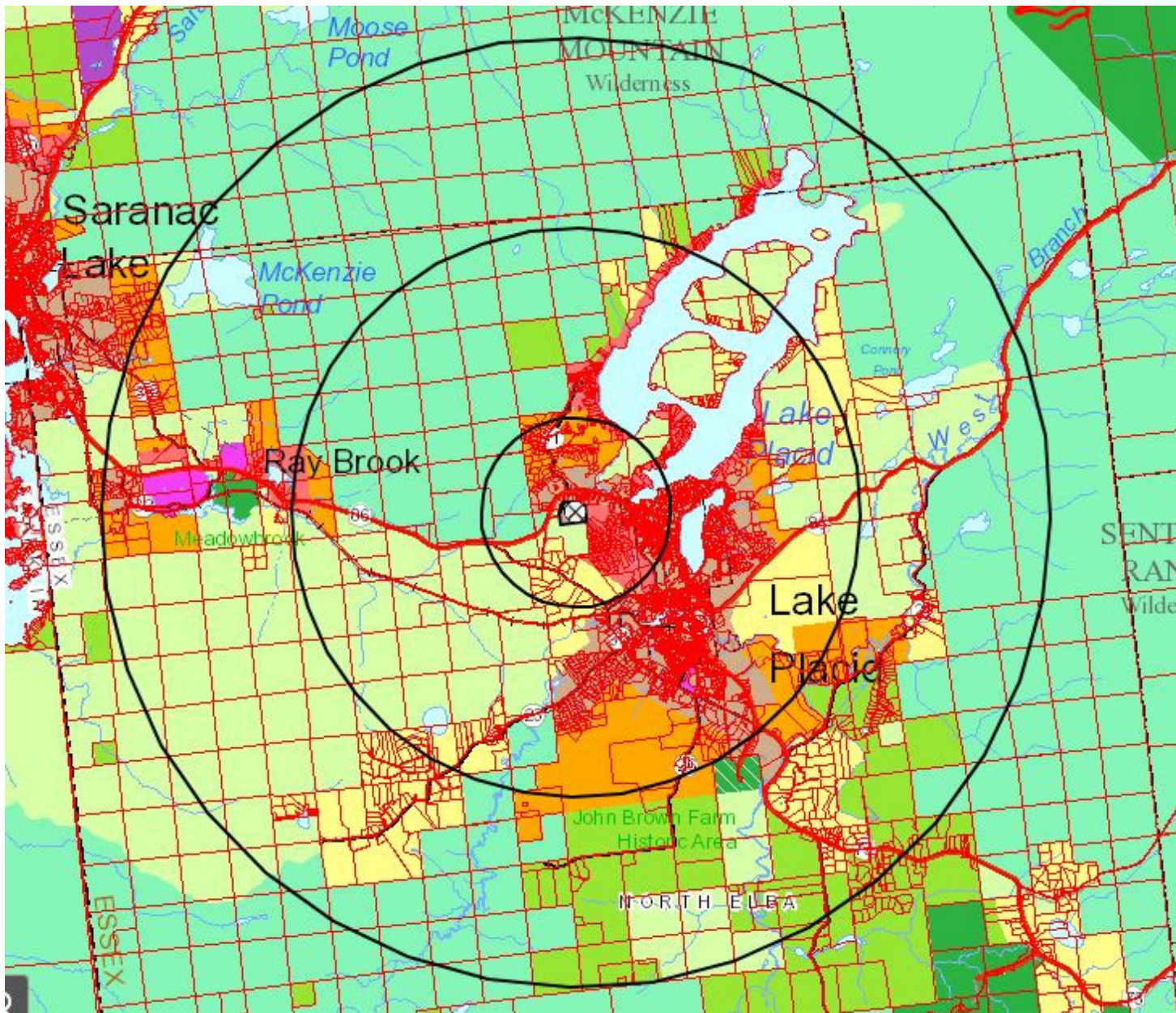


# 3D Rendering



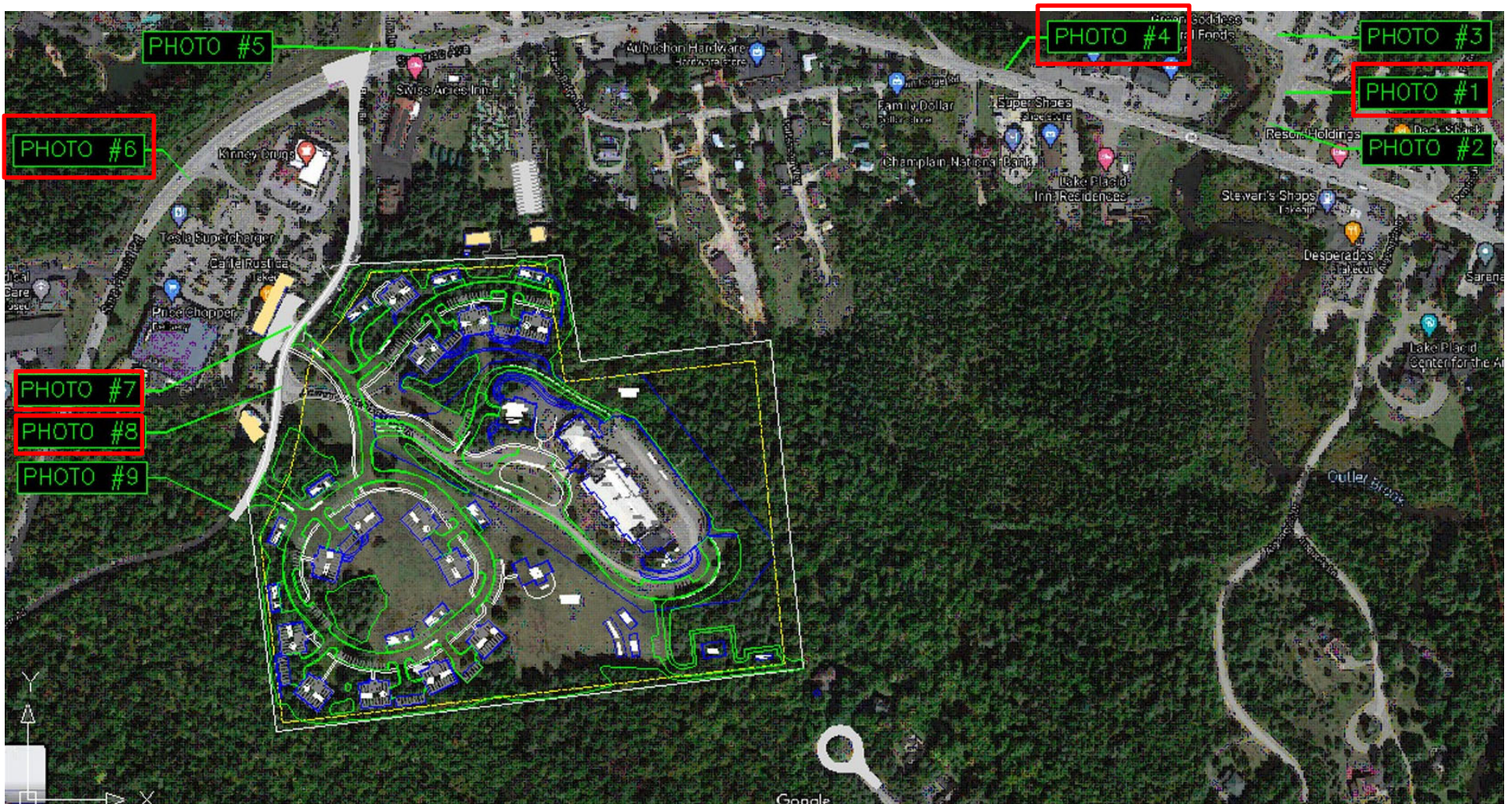
# Visual Analysis







# Photo Locations







**The Peaks at Lake Placid**

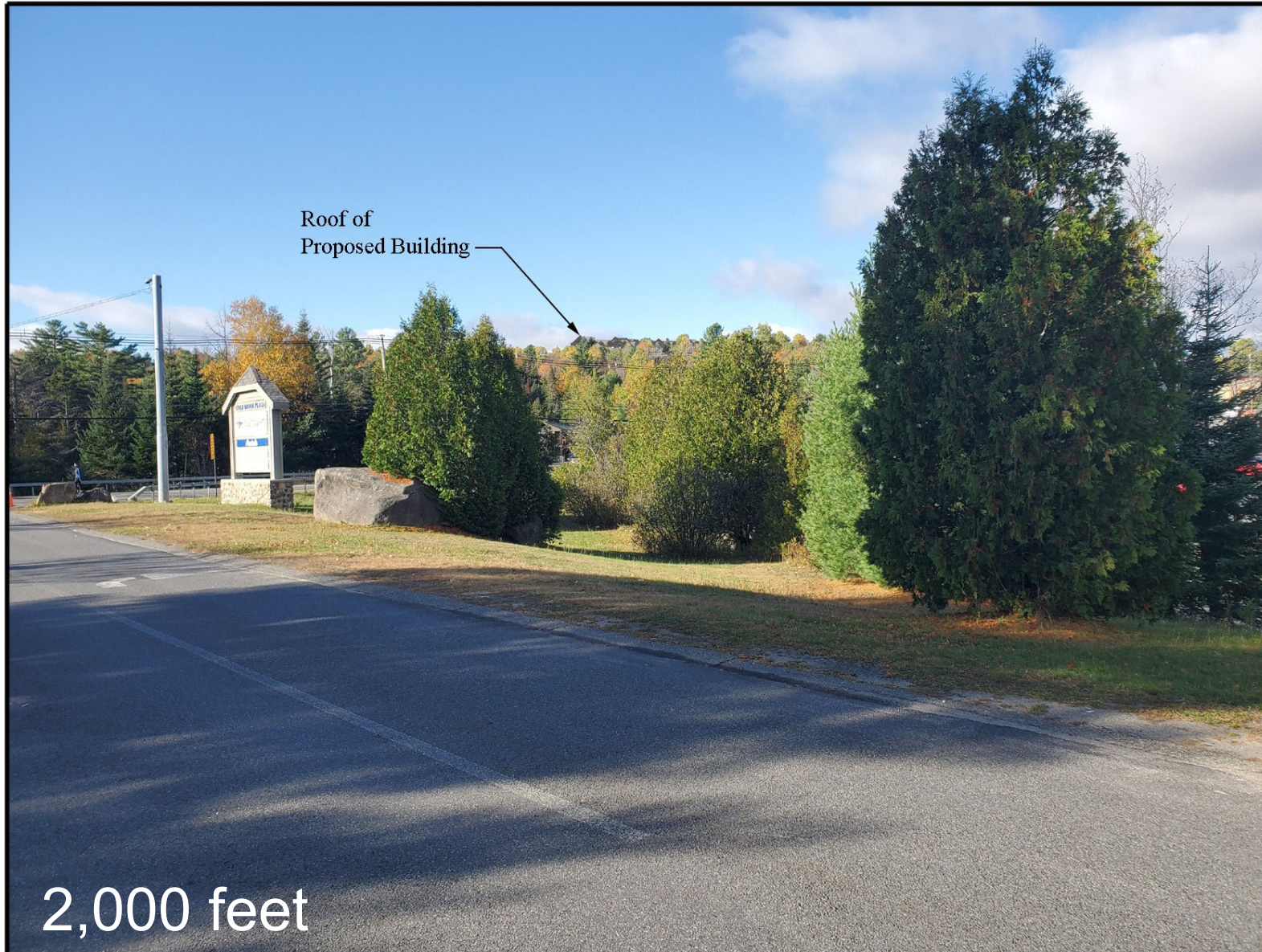
**Cold Brook Plaza - Existing Conditions - View #1**

Ivan Zdrahal Associates

December 7, 2020

2,000 feet





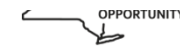
Roof of  
Proposed Building

## The Peaks at Lake Placid

Cold Brook Plaza - Proposed Conditions - View #1

Ivan Zdrahal Associates

December 7, 2020



OPPORTUNITY.

Park Agency





1,500 feet

**The Peaks at Lake Placid**  
**Saranac Ave & Daisy Way - Existing Conditions - View #4**

December 7, 2020

Ivan Zdrahal Associates





Roof of  
Proposed Buildings

1,500 feet

**The Peaks at Lake Placid**  
**Saranac Ave & Daisy Way - Proposed Conditions - View #4**

December 7, 2020

Ivan Zdrahal Associates





800 feet

**The Peaks at Lake Placid**  
**The Outpost - Existing Conditions - View #6**

December 7, 2020

Ivan Zdrahal Associates





# The Peaks at Lake Placid

## The Outpost - Proposed Conditions - View #6

Ivan Zdrahal Associates

December 7, 2020





**The Peaks at Lake Placid  
Barn Road- Existing Entrance - Existing Conditions-View #8**

December 7, 2020

Ivan Zdrahal Associates





**The Peaks at Lake Placid  
Barn Road- Existing Entrance - Propsoed Conditions-View #8**

December 7, 2020

Ivan Zdrahal Associates





**Tree Peaks at Lake Placid  
North Entrance - Existing Conditions - View #7**

December 7, 2020







**The Peaks at Lake Placid  
Barn Road- North Entrance - Proposed Conditions - View #7**

December 7, 2020

Ivan Zdrahal Associates



# Public Comment and Review by Others



# Public Comment

- Public Notice
  - Public Notice Form
  - Environmental Notice Bulletin
  - Agency Website
  
- Comment Letters
  - Density
  - Size of Structures
  - Land use
  - Traffic



## Review by Others

- Town of North Elba Village of Lake Placid
  - Planned Development
  - Approved March 3, 2021
  
- NYS Department of Environmental Conservation
  - Sewer Extension, SWPPP
  
- NYS Department of Health
  - Water Supply
  
- NYS Office of Parks, Recreation and Historic Preservation



**Staff  
Recommendation:  
Approve with  
Conditions**



## 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



# Draft Permit Conditions

- Location & dimensions of construction and development
- Access and Parking
- Building color, Lighting and Signage
- Vegetation removal and management
- Construction Activities
- Wastewater connections
- Stormwater Management
- Erosion Control





**Adirondack  
Park Agency**

# **Barile Family LLC**

**P2020-0266**

**April 15, 2021**