

June 8, 2021

Via E-mail Only

Ms. Ariel Lynch
NYS Adirondack Park Agency
PO Box 99, 1133 NYS Route 86
Ray Brook, NY 12977

**Re: 2021-0090, ORDA Administration Building
Response to Public Comment E-mails (Randall & Finn)**

Dear Ms. Lynch:

Thank you for providing public comment e-mails from two nearby residences on Newman Road (Randall and Finn) on May 7. A map showing the locations of the Randall and Finn residences is attached. The following are the Applicant's responses to issues raised in those comment e-mails.

1. David Randall, June 4, 2021

Mr. Randall expressed concern that the proposed action would exacerbate current problems with hydrology in the area that he attributes to development of the Olympic Training Center, the new Lake Placid Health and Medical Center across Old Military Road and the USA Luge Building.

Response: Stormwater management for the Administration Building project was designed in accordance with NYSDEC standards contained in their New York State Stormwater Management Design Manual. As designed and once the project is constructed, the amount of water leaving the site will decrease from what currently occurs.

The project Notice of Intent demonstrates that the construction of the proposed Administration Building, coupled with the demolition of the proposed hospital building, will result in a net decrease in site impervious surfaces by 0.9 acres. This reduction in impervious surfaces reflects a trend towards more "natural" conditions on the site and will result in a net decrease in stormwater runoff generated from the site. The Stormwater Management Design Report contained in Attachment P of the project Notice of Intent documents the following decreases in site stormwater runoff leaving the site. The following table shows how both the rate of stormwater runoff and the volume of stormwater runoff leaving the site will decrease 20-30% as a result of the project.

Existing and Proposed Runoff Rates and Volumes from the ORDA Administration Building Site		
	10 Year Storm Event	100 Year Storm Event
Pre-Development Runoff Rate (cfs)	10.13	16.04
Post Development Runoff Rate (cfs)	7.98 (-21%)	12.73 (-21%)
Pre-Development Runoff Volume (ac-ft)	0.689	1.172
Post Development Runoff Volume (ac-ft)	0.480 (-30%)	0.863 (-26%)

2. Bryan and Pamela Finn, June 6, 2021

(a) Issue 1 Groundwater

The Finns expressed similar hydrology concerns resulting from additional building footprints and site improvements as Mr. Randall.

Response: See the previous response to Mr. Randall's similar concerns in the response above.

(b) Issue 2 Greenbelt/Buffer Zone

The Finns would like a greenbelt maintained between their residence and the site.

Response: There will be no site vegetation removal between the Finn's residence at 136 Newman Road and the existing gravel path that connects the Olympic Training Center and USA Luge that is shown on site plan sheet C-200. A greenbelt/buffer over 650 feet wide will remain between the Finn Residence and the proposed building.

(c) Issue 3 Noise and Traffic

The Finns suggest using Old Military Road for access.

Response: The project proposes to re-use the hospital driveway as the access point. The project Traffic Evaluation in Attachment L of the Notice of Intent documents how traffic levels associated with the new Administration Building will be less than when the hospital was in full operation and will also be less than when hospital services were relocated off the site and the hospital building were only being used for medical offices up until 2019.

(d) Issue 4 Structure Height and Size

The Finns question the need for the size of the proposed building and why no height variance is being sought from the Town of North Elba.

Response: The proposed building is sized as required to accommodate ORDA's administrative offices that are being displaced from the Olympic Center, including office, meeting, and support space for up to 71 employees. Every effort has been made to minimize the overall size and footprint of the building.

ORDA is not subject to local zoning, so no variance from the Town is required for the building height. The project Notice of Intent contains a letter from the Town of North Elba in Attachment G. The Town owns the property on which the project is proposed. The Town letter in Attachment G states that they are aware of ORDA's plans for the site and that they support the project.

Please contact me if you have any questions regarding this information.

Sincerely





Kevin J. Franke, Director of Environmental Services
kfranke@thelagroup.com

Enc.

cc. Robert Hammond
Kirk Bassarab
Emma Lamy
Gorge Green

Legend

-  Site Boundary
-  Village of Lake Placid Boundary

Bryan and Pamela Finn

David Randall

USA LUGE FACILITY

Summer Street

JOHNSON AVENUE
RESIDENTIAL
NEWMAN ROAD

CHURCH STREET
RESIDENTIAL

NYS Route 73

1/4 MILE

OLYMPIC TRAINING CENTER

LAKE PLACID HEALTH AND MEDICAL FITNESS CENTER

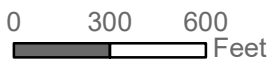
ELDERWOOD OF UIHLEIN AT LAKE PLACID

BEAR CUB ROAD

OLD MILITARY ROAD



1" = 600'



ORDA Administration Building

29 Church Street, Town of North Elba, Essex County, New York

Title

Nearby Land Use Map

Discover GIS Data NY, Orthoimagery/2017



The LA GROUP

Landscape Architecture & Engineering P.C.

People. Purpose. Place.

Project 2020008

Date June 2021