



**Adirondack
Park Agency**

NYS Olympic Regional Development Authority

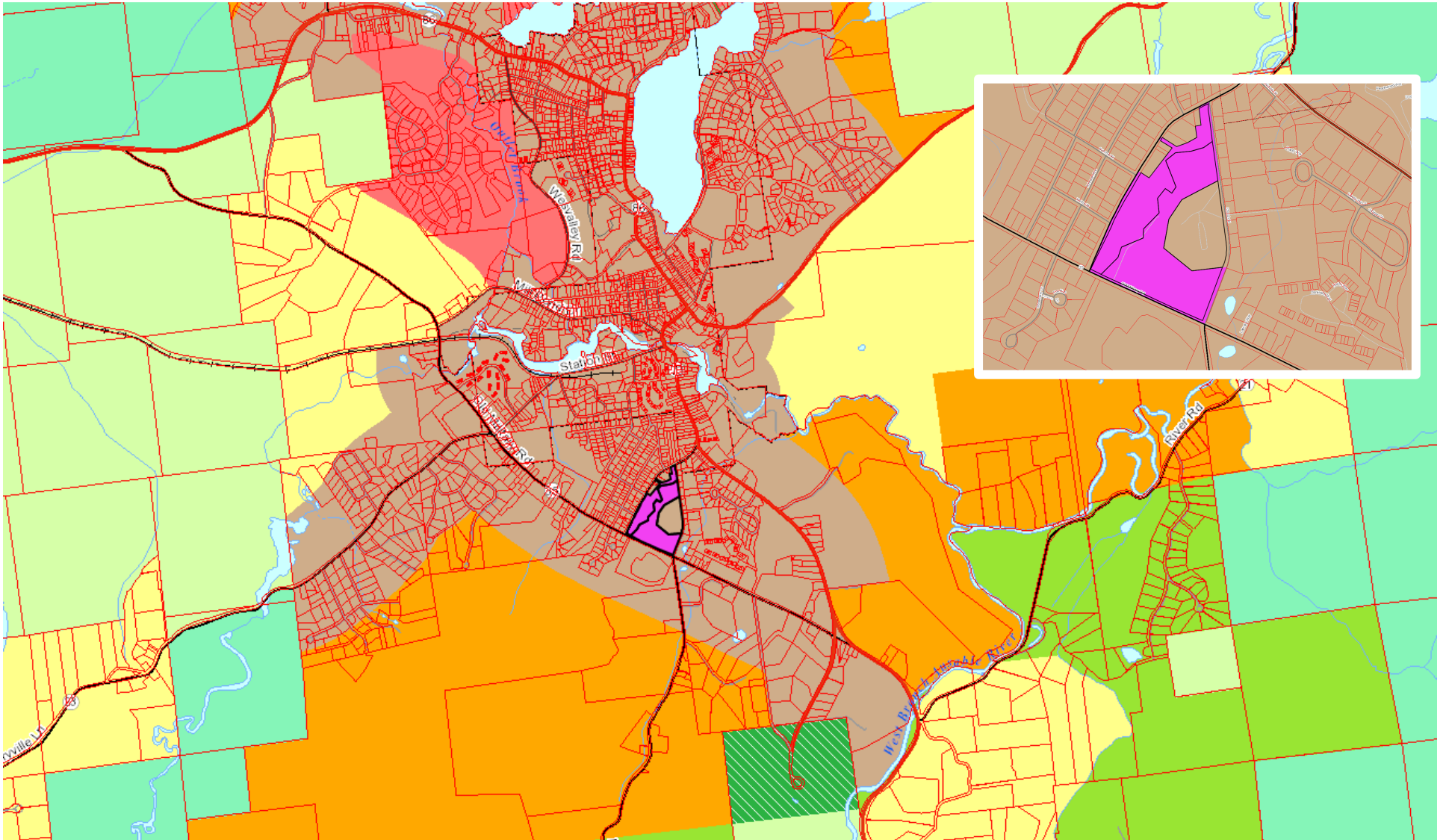
P2021-0090

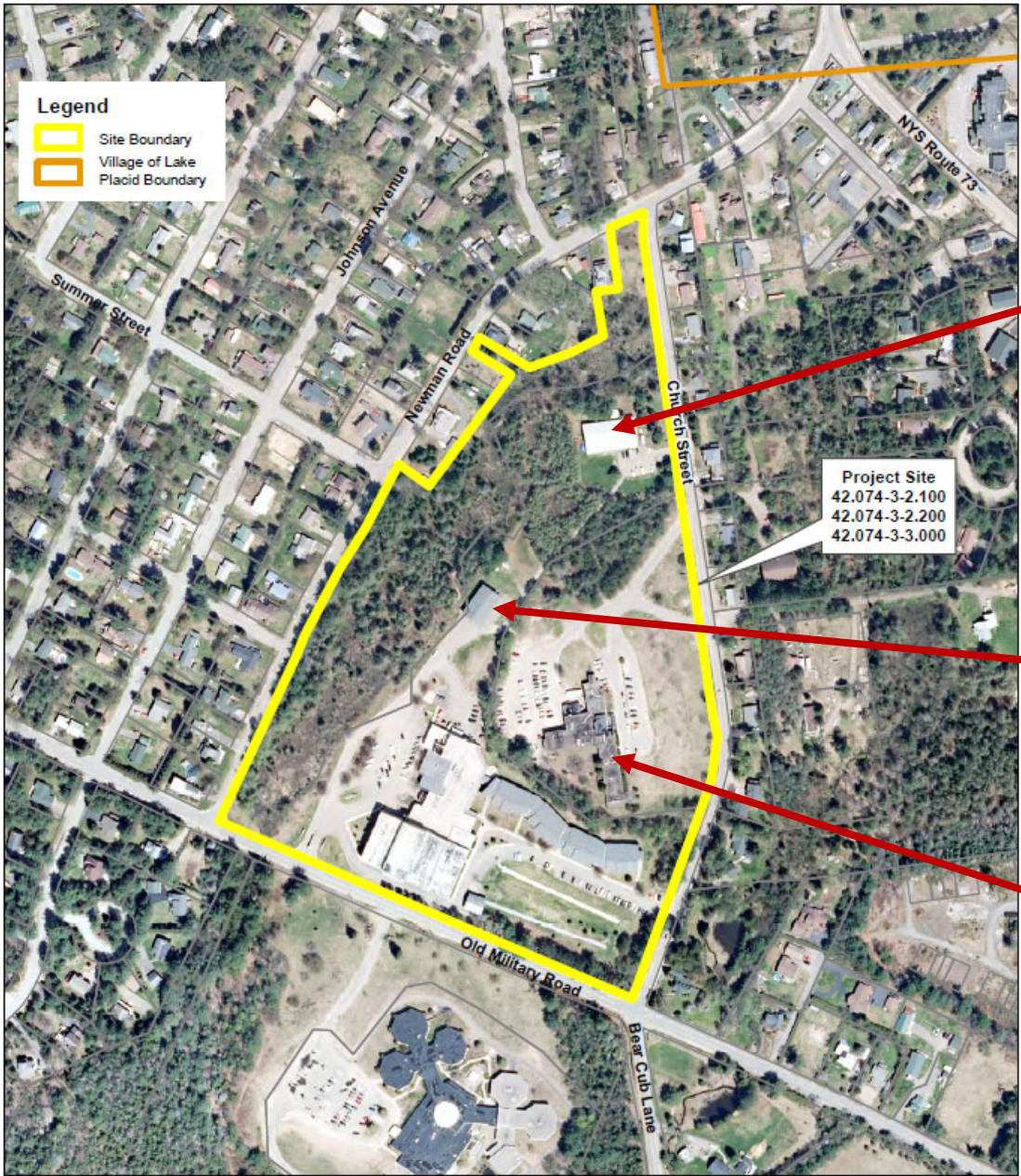
June 8, 2021

Jurisdiction

- APA Act § 814
 - New land use and development
 - Proposed by a State Agency (ORDA)

Project Site: North Elba, Essex County Hamlet and State Administrative land use areas





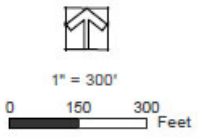
USA Luge



Garage



former Adirondack Medical Center



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

Title
Site Location Map
 Discover GIS Data NY, Orthomagey/2017

The LA GROUP
 Landscape Architecture Engineering P.C.
 People. Progress. Place.

Project 2020008
 Date 04/6/2021

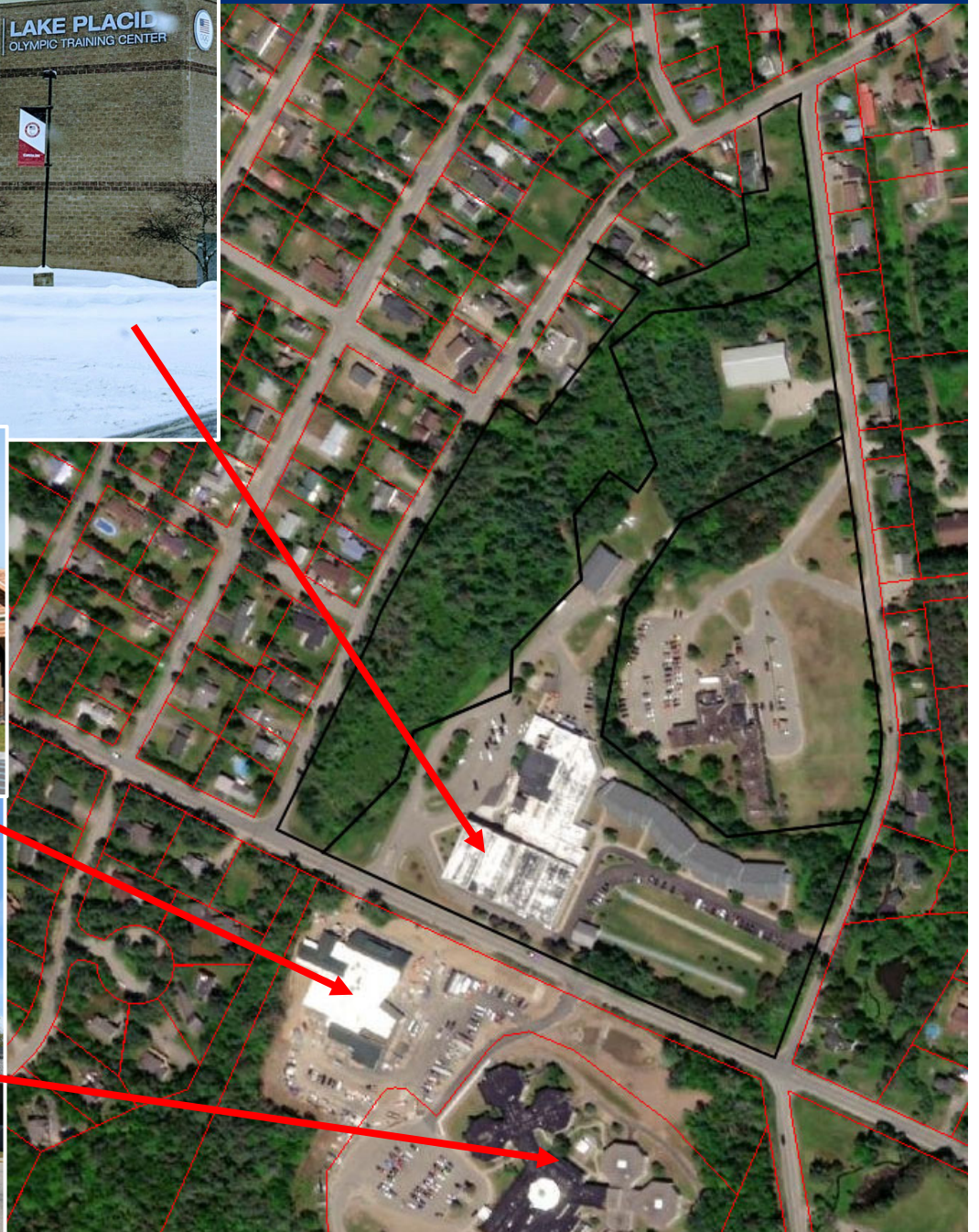
Olympic and Paralympic Training Center



Health and Medical Fitness Center



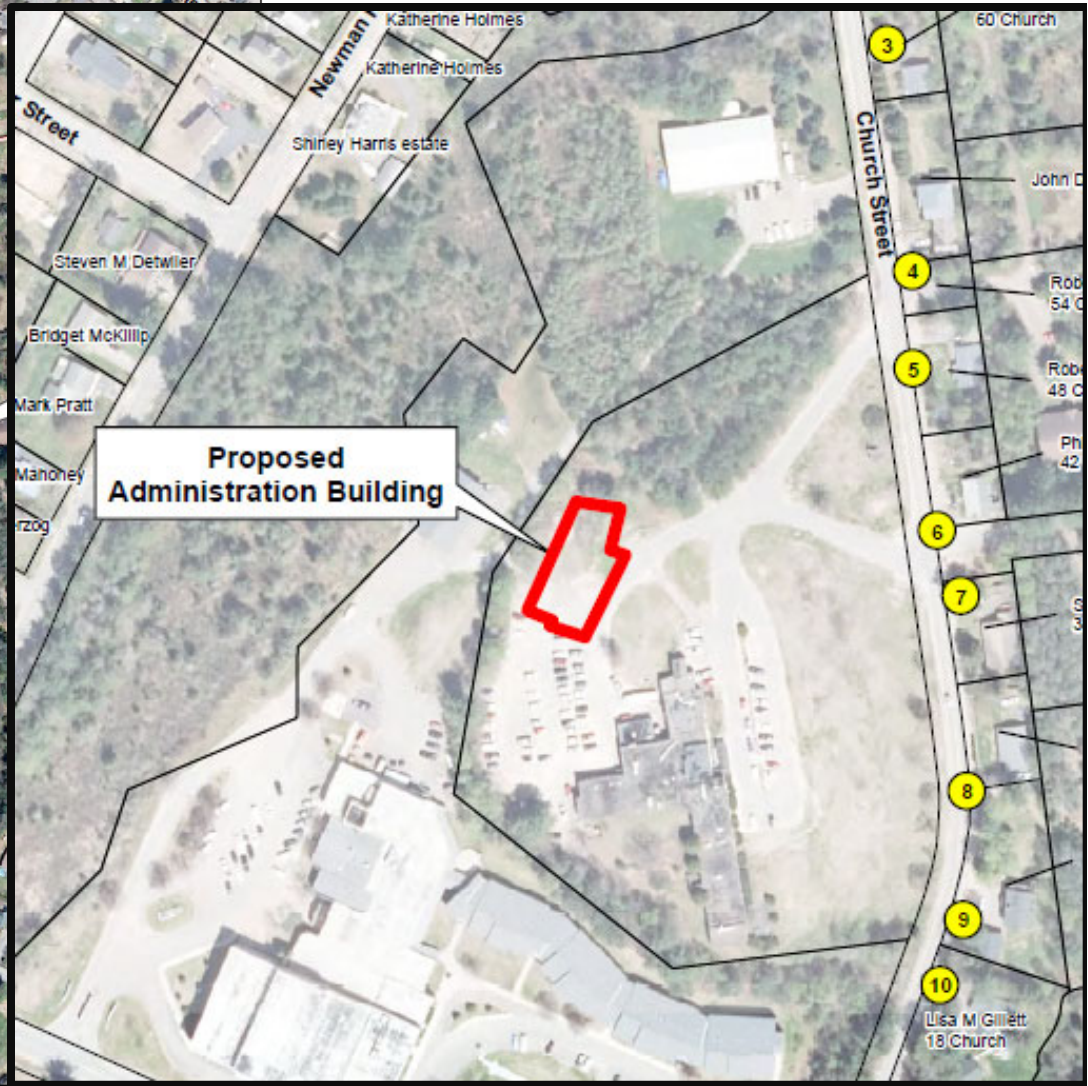
Elderwood of Uihlein



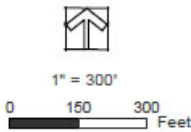


Legend

- Site Boundary
- Village of Lake Placid Boundary



Proposed Administration Building



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

Title
Site Location Map
 Discover GIS Data NY, Orthomagey/2017

The LA GROUP
 Landscape Architectural Engineering P.C.
 People. Progress. Place.

Project 2020008
 Date 04/6/2021



29,000 square feet of floor space // 9,620±-sq-ft footprint

JMZ
Architects & Planners

190 Glen Street | P.O. Box 725
Glens Falls, NY 12001

518-793-0786
JMZarchitects.com



ADMIN. BUILDING EXTERIOR RENDERING

Project
OLYMPIC REGIONAL DEVELOPMENT
AUTHORITY
ADMIN. BUILDING
25 CHURCH STREET
NORTHFELDA, NEW YORK

No.	Description	Date

Date: 04/01/21	JMZ Project No. 1829
Checked By: DVG	

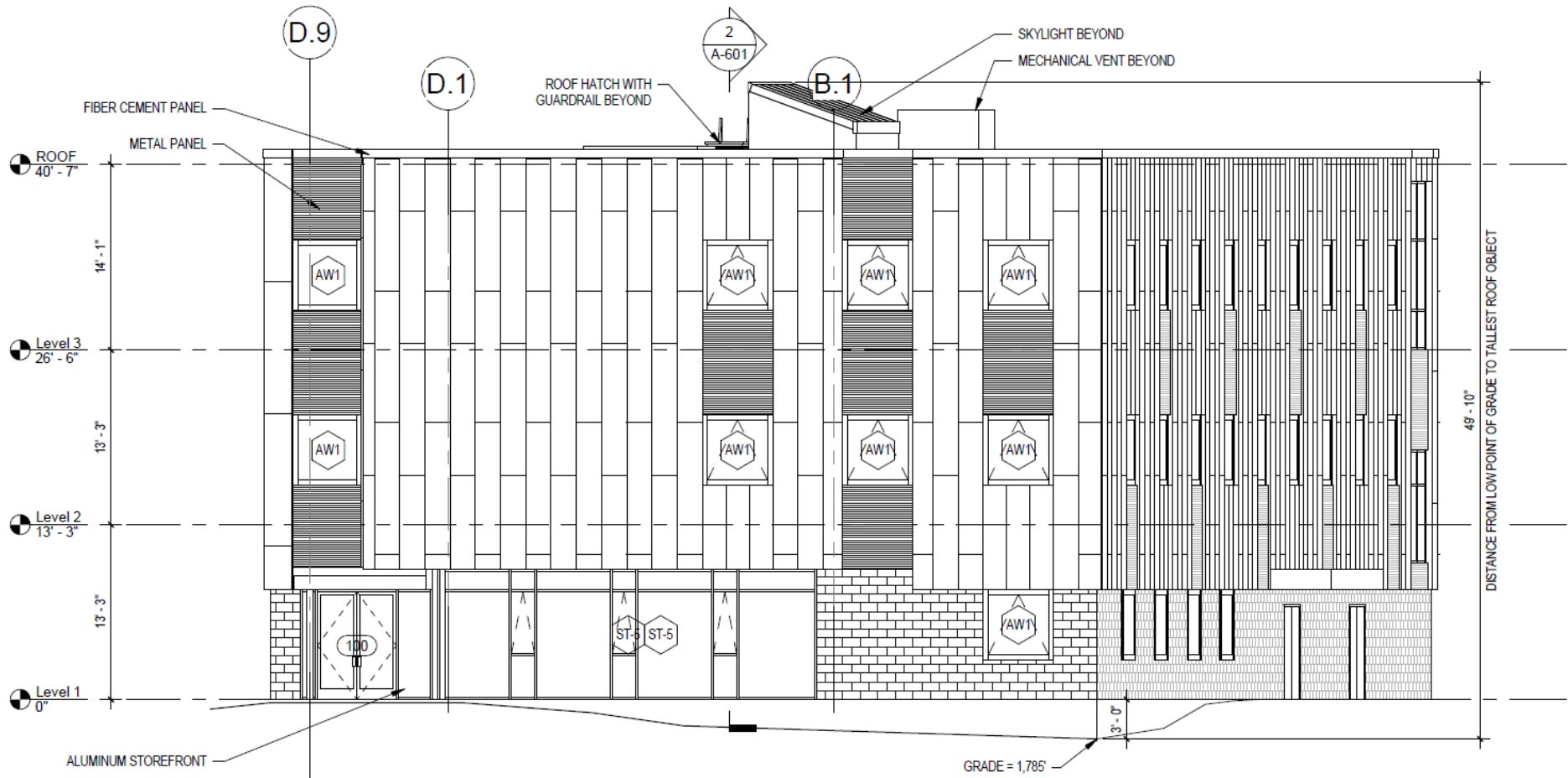
EXTERIOR RENDERING - FIGURE 3

PR-3

Building Height

44 ft 9 in to top of roof

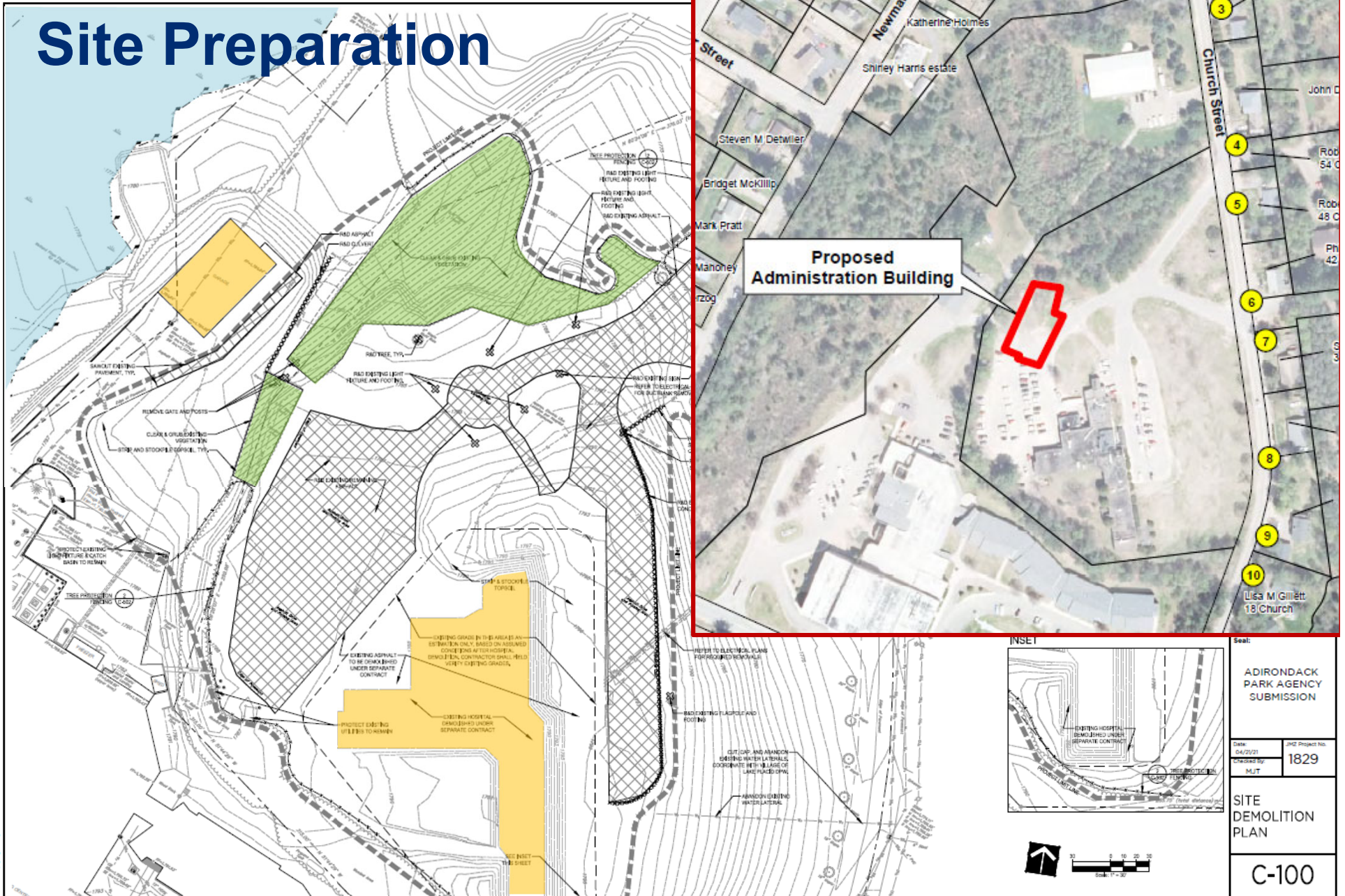
49 ft 10 in to top of skylight ← overall height



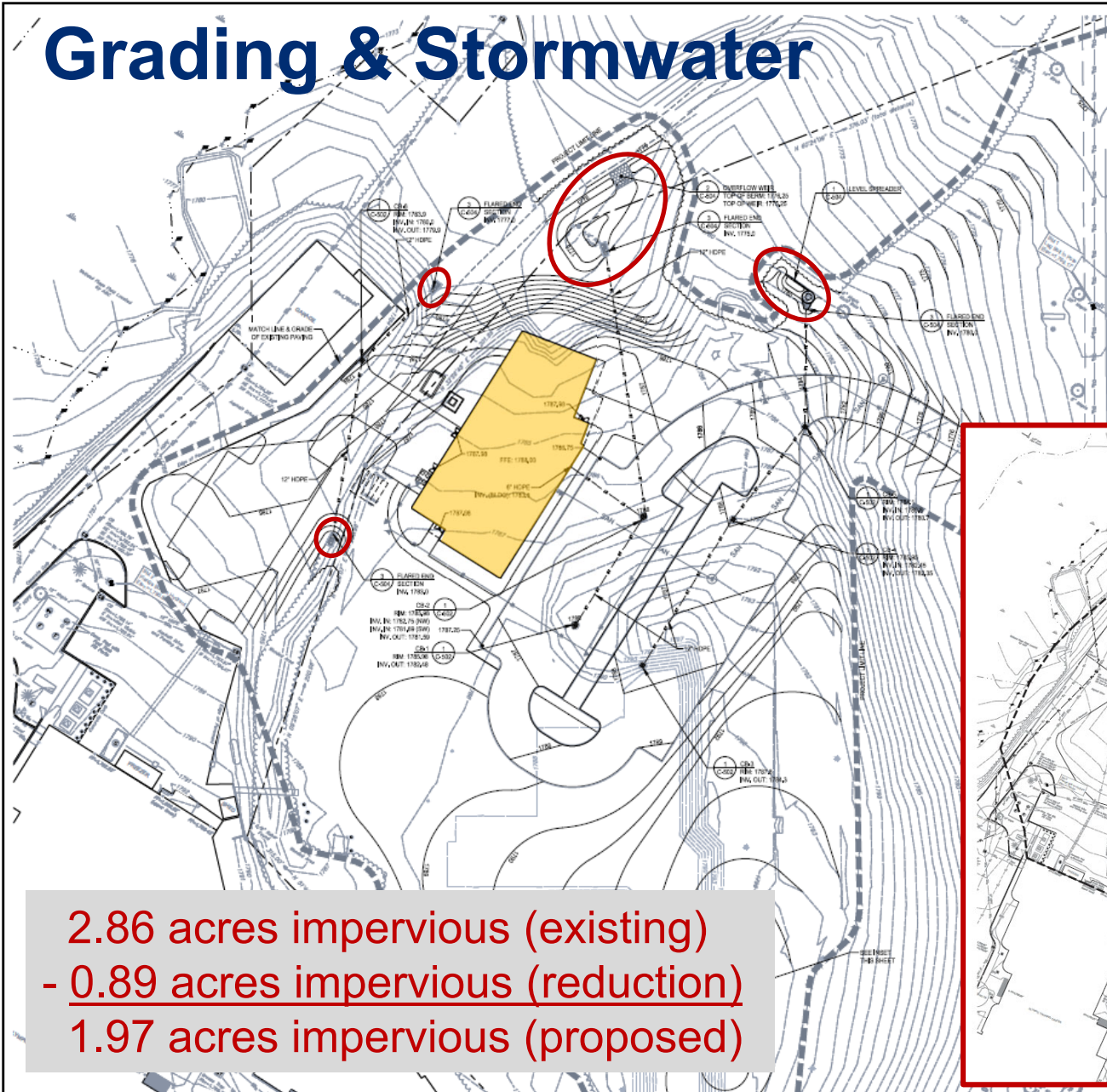
③ NORTH ELEVATION
1/8" = 1'-0"

North Elevation

Site Preparation



Grading & Stormwater



The LA GROUP
 40 Long Alley
 Saratoga Springs, NY 12866
 518-587-8100
 www.thelagroup.com

Stormwater Pollution Prevention Plan
 Prepared in accordance with NYS DEC General Permit GP-0-20-001

for:
ORDA Administrative Building Project

Owner/Operator(s):
 NYS Olympic Regional Development Authority
 2634 Main Street
 Lake Placid, NY 12946

SWPPP Contact(s):
 The LA Group, PC
 40 Long Alley
 Saratoga Springs, NY 12866
 1-518-587-8100
 1-518-587-8180

SWPPP Preparation Date:
 April 9, 2021

RECEIVED
 Date: April 22, 2021

JMZ
 architects | planners

190 Glen Street 110 G, Box 725
 Glens Falls, NY 12081
 518-793-0780 | JMZarchitects.com

Project
 OLYMPIC REGIONAL DEVELOPMENT AUTHORITY
ADMIN. BUILDING

29 CHURCH STREET
 NORTH ELBA, NEW YORK

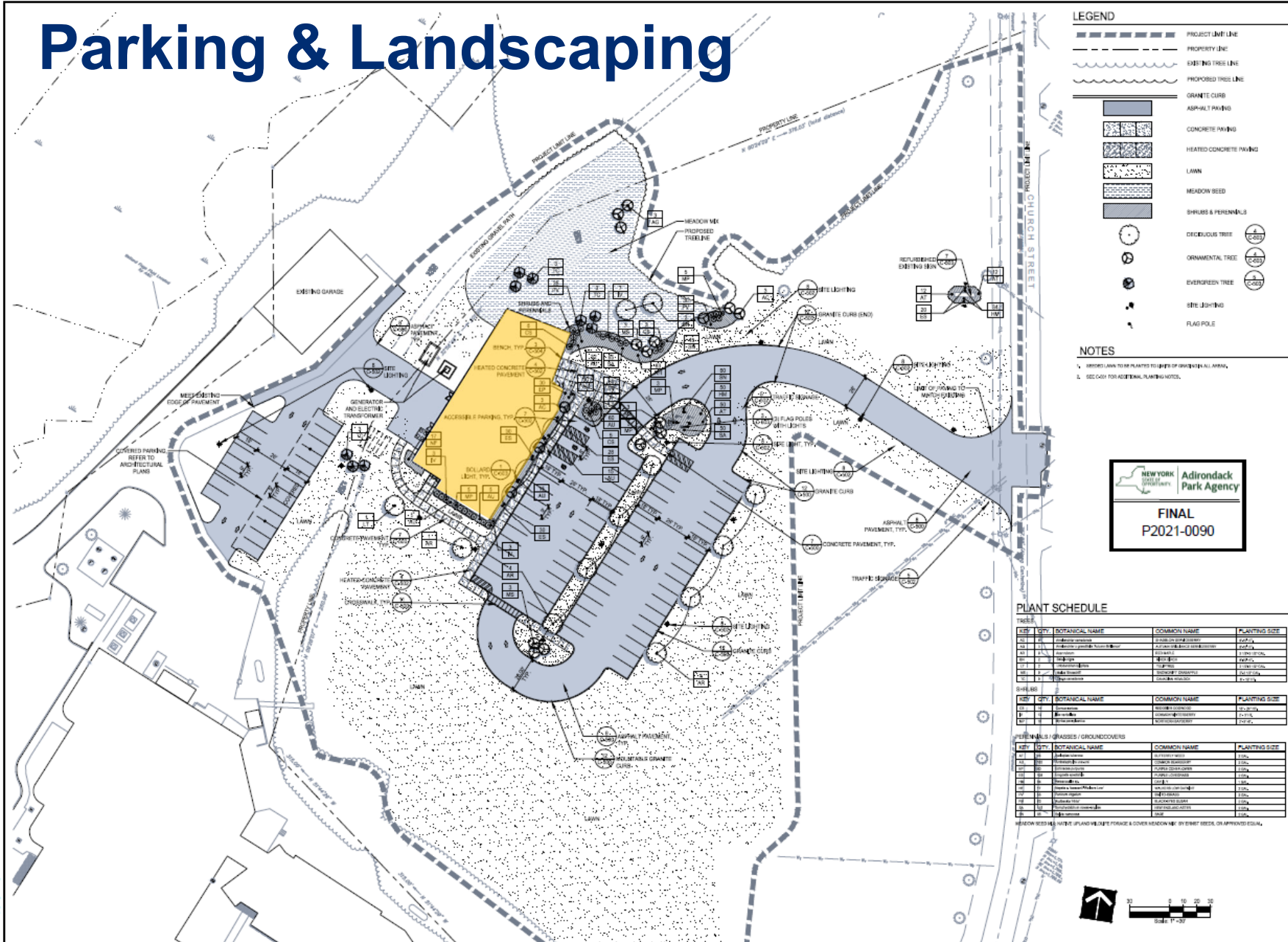
P.E. Engineer:
 Matten Engineering, LLC
 500 Federal Street, Suite 400
 Troy, New York 12182
 1-518-324-0393
 matteneng@verizon.com

Structural Engineer:
 Schuler River Associates, PC
 452 Glen Street, 1st Fl., Suite 7
 Glens Falls, NY 12034



2.86 acres impervious (existing)
 - 0.89 acres impervious (reduction)
 1.97 acres impervious (proposed)

Parking & Landscaping



LEGEND

- PROJECT LIMIT LINE
- PROPERTY LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- GRANITE CURB
- ASPHALT PAVING
- CONCRETE PAVING
- HEATED CONCRETE PAVING
- LAWN
- MEADOW BED
- SHRUBS & PERENNIALS
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SITE LIGHTING
- FLAG POLE

NOTES

1. SYMBOLS LINK TO BE PLANTED TO LIGHTS OR ORNAMENTAL LARVA.
2. SEE CAD FOR ADDITIONAL PLUMBING NOTES.

NEW YORK STATE
 Adirondack Park Agency
FINAL
 P2021-0090

PLANT SCHEDULE

REF.	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE
01	20	Juniperus communis	Common Juniper	2 1/2" x 2 1/2"
02	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
03	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
04	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
05	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
06	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
07	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
08	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
09	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
10	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
11	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
12	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
13	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
14	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
15	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
16	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
17	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
18	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
19	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"
20	10	Thuja occidentalis	Eastern White Cedar	2 1/2" x 2 1/2"

JMZ
 ARCHITECTS & ENGINEERS

300 Glen Street P.O. Box 725
 Glens Falls, NY 12031
 518-763-0786 | Jmzarchitects.com

Project
 OLYMPIC REGIONAL DEVELOPMENT
 ALTIACHOUT
ADMIN. BUILDING

29 CHURCH STREET
 NORTH ELBA, NEW YORK

H.E.P. Engineer:
 Hutton Engineering, LLC
 500 Federal Street, Suite 400
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 Tel: 518-230-4393
 huttoneng@huttoneng.com

Structural Engineer:
 Schuler Means Associates, PC
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 Glensbury, NY 12024
 Tel: 518-763-0437
 schulerm@schulerm.com

Landscape Architect:
 The A Group
 40 Longsight
 Saratoga Springs, New York 12866
 Tel: 518-455-8150
 theagroup.com

Estimator:
 Troop Park, LLC
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 troop@troop.com

Interior Designer:
 Robert Design Services, LLC
 235 Broadway, Suite 20
 Saratoga Springs, New York 12866
 Tel: 518-455-0337
 rds@rds.com

Revisions

No.	Description	Date

Seal:

ADIRONDACK PARK AGENCY SUBMISSION

Date: 04/20/21 JMD Project No: 1829
 Checked By: MJT

SITE PLANTING & MATERIALS PLAN

C-200

Water, Sewer, Traffic & Lighting

- Municipal water and sewer
 - Adequate capacity confirmed
- Traffic
 - Similar to prior hospital use
 - At peak: 52 vehicles in AM and 33 vehicles in PM
- Exterior Lighting
 - 14 light posts & 7 bollard lights: downward-facing and shielded
 - Flagpole and sign lights: upward-facing, focused



post

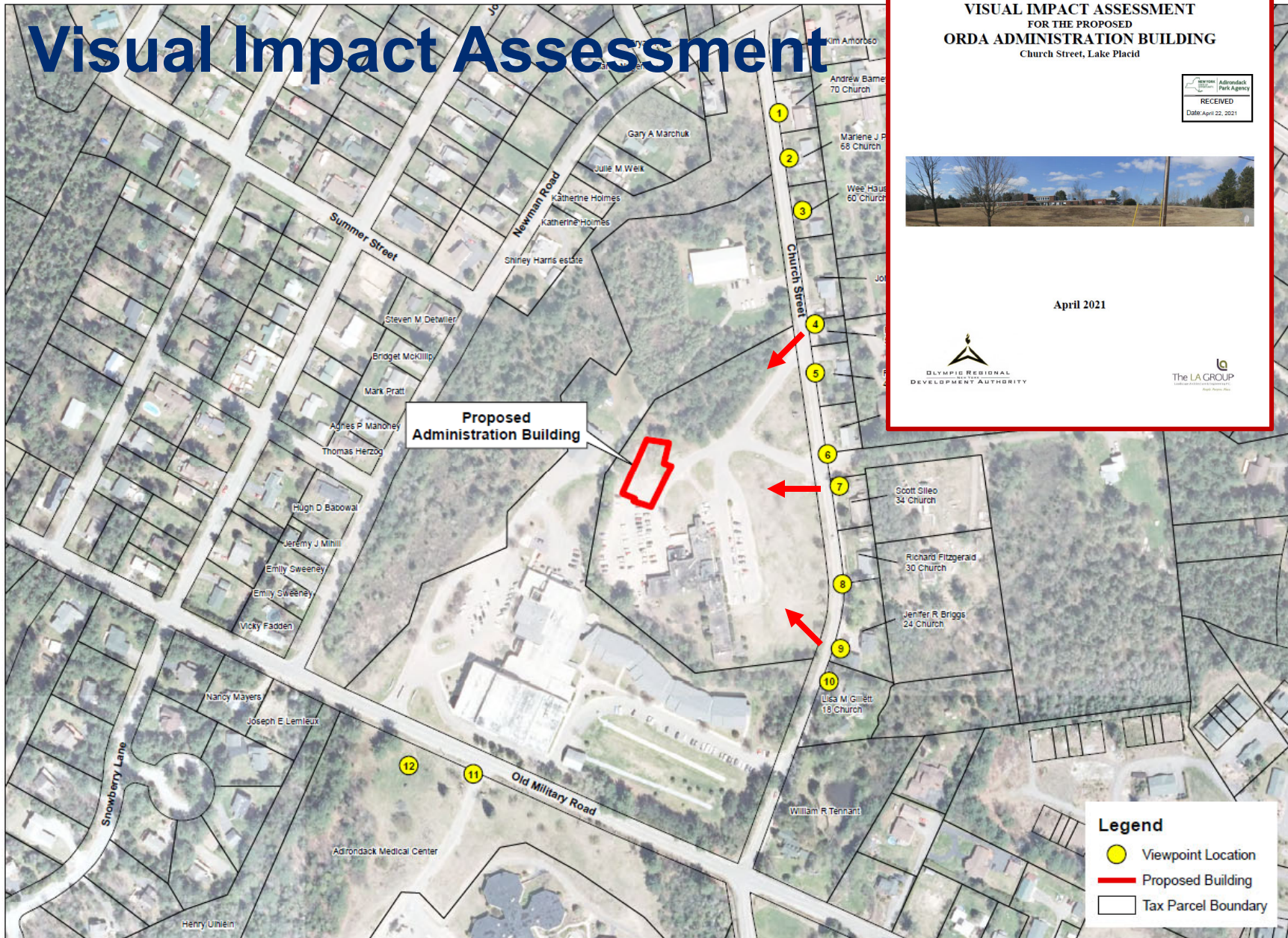


bollard



flag

Visual Impact Assessment



**VISUAL IMPACT ASSESSMENT
FOR THE PROPOSED
ORDA ADMINISTRATION BUILDING**
Church Street, Lake Placid

Seamus J. Adornato
Town of Lake Placid
RECEIVED
Date: April 22, 2021



April 2021



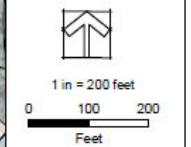
The LA GROUP
Landscape Architecture & Environmental Planning
Plym, Plover, Plac

40 Long Alley
Saratoga Springs
New York 12055
p: 518/587-8100
f: 518/587-0180
www.thelagroup.com

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Prepared for:
OLYMPIC REGIONAL DEVELOPMENT AUTHORITY

Project Title
Olympic Regional Development Authority Administration Building



Project: 2020008
Date: 04/03/2021

Drawing Title
Local Viewpoints Map

Legend

- Viewpoint Location
- Proposed Building
- Tax Parcel Boundary



Existing



Proposed



Existing



Proposed



Existing



Proposed

Public Comment

- Public Notice
- 2 Comment Letters, concerns
 - stormwater and groundwater
 - residential character
 - traffic



Review by Others

- ORDA
 - SEQRA Negative Declaration
- Town/Village
 - Receiving updates, do not intend to review
- OPRHP
 - No historic properties impacted

Draft Permit Conditions

- Follow Project Plans: Site, Building, Stormwater
 - Changes (other than interior) require Agency review
- Exterior building materials/colors – as depicted
- Invasive species spread prevention (standard)
- Lighting – follow plans
- No tree/shrub/woody veg removal outside project limit line
- Plant trees, shrubs, vegetation as proposed
- Connect with municipal wastewater / water
- Follow Stormwater Plans



**Adirondack
Park Agency**

NYS Olympic Regional Development Authority

P2021-0090

June 8, 2021