


STAFF DRAFT NOT APPROVED BY AGENCY
THIS IS A TWO-SIDED DOCUMENT

 <p>NEW YORK STATE OF OPPORTUNITY.</p> <p>Adirondack Park Agency</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 2021-0090</p>
<p>In the Matter of a Proposal by</p> <p>NEW YORK STATE OLYMPIC REGIONAL DEVELOPMENT AUTHORITY</p> <p>Subject to Section 814 of the Adirondack Park Agency Act</p>	<p>Date Issued: XXXX</p>

On April 22, 2021, the Adirondack Park Agency (Agency) received a Notice of Intent, completed on May 18, 2021, for new land use and development associated with construction of an Administrative Building within the Adirondack Park. The Adirondack Park 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 28.97±-acre parcel of land located on Church Street and Old Military Road in the Town of North Elba, Essex County on lands classified Hamlet and State Administrative on the Adirondack Park Land Use and Development Plan Map. It is identified on the Town of North Elba tax map as Section 42.74, Block 36, Parcel 2.100; Section 42.74, Block 3, Parcel 2.200; and Section 42.74, Block 3, Parcel 3.000. Parcel 2.100 is described in a deed from Adirondack Medical Center d/b/a Adirondack Health (successor to Placid Memorial Hospital, Inc.) to Town of North Elba dated October 7, 2019 and recorded October 15, 2019 in the Essex County Clerk's Office in Liber 1967 of Deeds at Page 54 as Instrument 2019-3786. Parcel 2.200 is described in a deed from Placid Memorial Hospital, Inc. to New York State Olympic Regional Development Authority dated February 26, 1988 and recorded March 9, 1988 in the Essex County Clerk's Office in Liber 906 of Deeds at Page 293. Parcel 3.000 is described in a deed from Placid Memorial Hospital, Inc. to New York State Olympic Regional Development Authority dated February 26, 1988 and recorded March 9, 1988 in the Essex County Clerk's Office in Liber 906 of Deeds at Page 297.
2. In a letter dated April 2, 2020 from the Supervisor of the Town of North Elba, the "Town acknowledges and supports ORDA's application to the APA for the Administration Offices Project on Town-owned land."

3. The project site is improved by the former Adirondack Medical Center (Lake Placid Hospital), United States Olympic and Paralympic Training Center and Dormitory, Olympic Winter Housing, and the USA Luge Facility. The former Adirondack Medical Center is planned to be demolished.
4. The Agency has issued the following determinations on this project site:
 - a. Permit 1987-0213 (SP87-6), issued November 16, 1987, authorized a three-lot subdivision (for conveyance of two lots to ORDA) and construction of the Olympic Training Center on one of the lots;
 - b. Permit and Order 1991-0105, issued June 28, 1991, authorized a two-lot subdivision (for lease of a lot to the United States Luge Association) and construction of the USA Luge Facility. Permit and Order 1991-0105A, issued October 13, 2011, authorized a single-lane connector road; and
 - c. Jurisdictional Determination J2021-0254, issued April 7, 2021, confirmed that demolition and removal of the existing hospital building to an off-site landfill does not require a permit.
5. The project involves the construction of a new office building for Olympic Regional Development Authority (ORDA) employees with three floors totaling 29,000 square feet of floor space (approx. 9,620-sq-ft footprint). The building will measure 49 feet 10 inches in overall height, as measured from the lowest grade to the highest point on the structure, the top of a skylight. Excluding rooftop building components, the building will measure 40-44 feet 7-9 inches from the lowest finished grade to the rooftop. The project also involves related site improvements such as parking area construction, utility installation, exterior lighting, landscaping, and stormwater management.
6. The project is depicted on/in the following drawings, maps, plans, specifications, and reports (together the Project Plans):
 - Twelve-Sixteen sheets of plans titled “Olympic Regional Development Authority Admin. Building Adirondack Park Agency Submission,” prepared by JMZ Architects and Planners/The LA Group, dated April 21, 2021 (Site Plans). The three sheets in the VF series were prepared by Aubertine and Currier and last dated November 1, 2019. The twelve sheets in the C series were prepared by The LA Group and last dated April 21, 2021:
 - Cover Sheet;
 - VF101 to VF103 Topographic and Boundary Survey;
 - C-001 Notes;
 - C-100 Site Demolition Plan;
 - C-101 Erosion and Sediment Control Plan;
 - C-200 Site Planting and Materials Plan;
 - C-201 Site Photometrics Plan;
 - C-300 Grading and Drainage Plan;
 - C-400 Utility Plan; and
 - C-500 to C-504 Details;

- Nine sheets of plans titled “Olympic Regional Development Authority Admin. Building Adirondack Park Agency Submission,” prepared by JMZ Architects and Planners, dated as noted below (Building Plans):
 - Cover Sheet, April 8, 2021;
 - A-101 Level 1 Plan, April 8, 2021;
 - A-102 Level 2 Plan, April 8, 2021;
 - A-103 Level 3 Plan, April 8, 2021;
 - A-301 Roof Plan and Details, April 8, 2021;
 - A-401 Building Elevations, May 12, 2021;
 - A-402 Building Elevations, May 12, 2021;
 - A-501 Building Sections, April 8, 2021; and
 - PR-3 Exterior Rendering – Figure 3; April 1, 2021.
- a 149-page plan (including appendices) titled “Stormwater Pollution Prevention Plan, Prepared in accordance with NYSDEC General Permit GP-0-20-001, for ORDA Administrative Building Project,” prepared by The LA Group, PC, dated April 9, 2021 (Stormwater Plan).

A reduced-scale copy of C-300 (Grading and Drainage Plan) of the Site Plans and of A-401 (Building Elevations) of the Building 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.

7. 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. No comment letters were received.
8. The project will connect to municipal water and sewer. An April 20, 2020 letter from the DPW Superintendent confirmed that the Village’s water and sewer systems have adequate capacity to service the project.
9. A March 24, 2020 letter (20PR01998) from the NYS Office of Parks, Recreation and Historic Preservation found that “that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.”
10. The project will not involve any water bodies or wetlands. The closest wetland is a coniferous forested/shrub swamp with a value rating of “3” pursuant to 9 NYCRR Part 578. It is located on the west (far) side of an existing garage, greater than 65 feet from the project limit line.
11. The project as described herein, will be consistent with the provisions of the Adirondack Park 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 (i.e., Site Plans, Building Plans, and Stormwater Plan) 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. All exterior building materials and colors of the Administrative Building shall resemble those depicted in the Building Plans. Any substantive change to the exterior materials and colors shall require prior written Agency authorization.
- c. 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.
- d. All lighting associated with the Administrative Building on the project site shall comply with the Site Plans. Any change to this lighting shall require prior written Agency authorization.
- e. Outside of the Project Limit Line shown on the Site Plans, no trees, shrubs, or other woody stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
- f. All proposed trees, shrubs, and vegetation depicted on the Site Plans shall be planted no later than the first spring or fall planting season after final grading. Trees and shrubs that do not survive shall be replaced annually until established in a healthy growing condition.
- g. All wastewater treatment infrastructure on the project site shall be connected to and served by the municipal wastewater treatment system.
- h. 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 , 2021.

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 2021, 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