


THIS IS A TWO-SIDED DOCUMENT

 <p><b>Adirondack Park Agency</b></p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit <b>2023-0022</b></p>
<p>In the Matter of the Application of</p> <p><b>HIGH PEAKS CHURCH and ESSEX COUNTY INDUSTRIAL DEVELOPMENT AGENCY Permittees</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: April 20, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names:</p> <ol style="list-style-type: none"><li><b>1. High Peaks Church</b></li><li><b>2. Essex County Industrial Development Agency</b></li></ol>

**SUMMARY AND AUTHORIZATION**

This permit authorizes the expansion of a pre-existing church in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the Village of Saranac Lake, Essex County.

This authorization shall expire unless recorded in the Essex County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the County Clerk's Office. The Agency will consider the project in existence when the approved expanded structure has been constructed.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local.

### **PROJECT SITE**

The project site is a 5.42±-acre parcel of land located on Will Rogers Drive in the Village of Saranac Lake, Essex County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map and is identified as follows:

- Tax Map Section 32.296, Block 3, Parcel 1.100, described in a deed from The Bank of Lake Placid to North Country Christian Center Church, dated October 8, 1982, and recorded October 15, 1982 in the Essex County Clerk's Office at Book 774, Page 49; and
- Tax Map Section 32.296, Block 3, Parcel 5.000, described in a deed from Adirondack Alpine Associates, LLC to Essex County Industrial Development Agency, undated and recorded November 18, 1998 in the Essex County Clerk's Office at Book 1194, Page 142.

The project site is improved by the High Peaks Church, formerly known as the North Country Christian Center Church, constructed in 1965.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves the construction of an 8,134±-square-foot, one story addition to the pre-existing High Peaks Church building. The project includes site improvements for parking, building accessibility and safety.

The project is shown on the following maps, plans, and reports:

- Three sheets of plans titled "High Peaks Church New Sanctuary Project," prepared by Gary McCoola, Architect, dated August 31, 2022 (Architect Plans);
- Eight sheets of plans titled "High Peaks Church New Sanctuary," prepared by Daniel W. Ryan, P.E., dated August 31, 2022 (Engineered Plans);
- A one sheet plan titled "Topographic Survey showing a portion of certain lands of High Peaks Church," prepared by A.L.L. Land Surveying, dated May 2, 2018 (Survey Map); and
- A 233 page report titled "Stormwater Management Report and Stormwater Pollution Prevention Plan," prepared by Daniel W. Ryan, P.E., dated February 1, 2023 (SWPPP).

A reduced-scale copy of Page 3 of the Engineered Plans for the project is attached as a part of this permit for reference.

### **AGENCY JURISDICTION**

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to the expansion by more than 25% of any existing structure over 40 feet in height on Hamlet lands in the Adirondack Park.

**CONDITIONS**

**THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The project shall not be undertaken until this permit has been recorded in the Essex County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project, for as long as the expanded structure remains on the site. Copies of this permit and the Engineered Plans shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. This permit authorizes the construction of an expansion attached to the existing High Peaks Church in the location shown and as depicted on the Engineered Plans. Any change to the location, dimensions, or other aspect of the expansion shall require prior written Agency authorization.
5. All wastewater treatment infrastructure on the project site shall be connected to and served by the municipal wastewater treatment system.
6. The project shall be undertaken in compliance with the Stormwater Pollution Prevention Plan.
7. The project shall be undertaken in compliance with the Erosion and Sediment Control Plan.
8. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, 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.
10. Any new free-standing or building-mounted outdoor lights associated with the expanded structure on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward NYS Route 86 or adjoining property.
11. All signs associated with the expanded structure on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].

- 12. Between the limits of clearing shown on the Engineered Plans and NYS Route 86, 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.

**CONCLUSIONS OF LAW**

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Hamlet land use area;
- c. will be consistent with the overall intensity guidelines for the Hamlet land use area; and
- d. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic; recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project.

PERMIT issued this 20<sup>th</sup> day of April, 2023.

ADIRONDACK PARK AGENCY

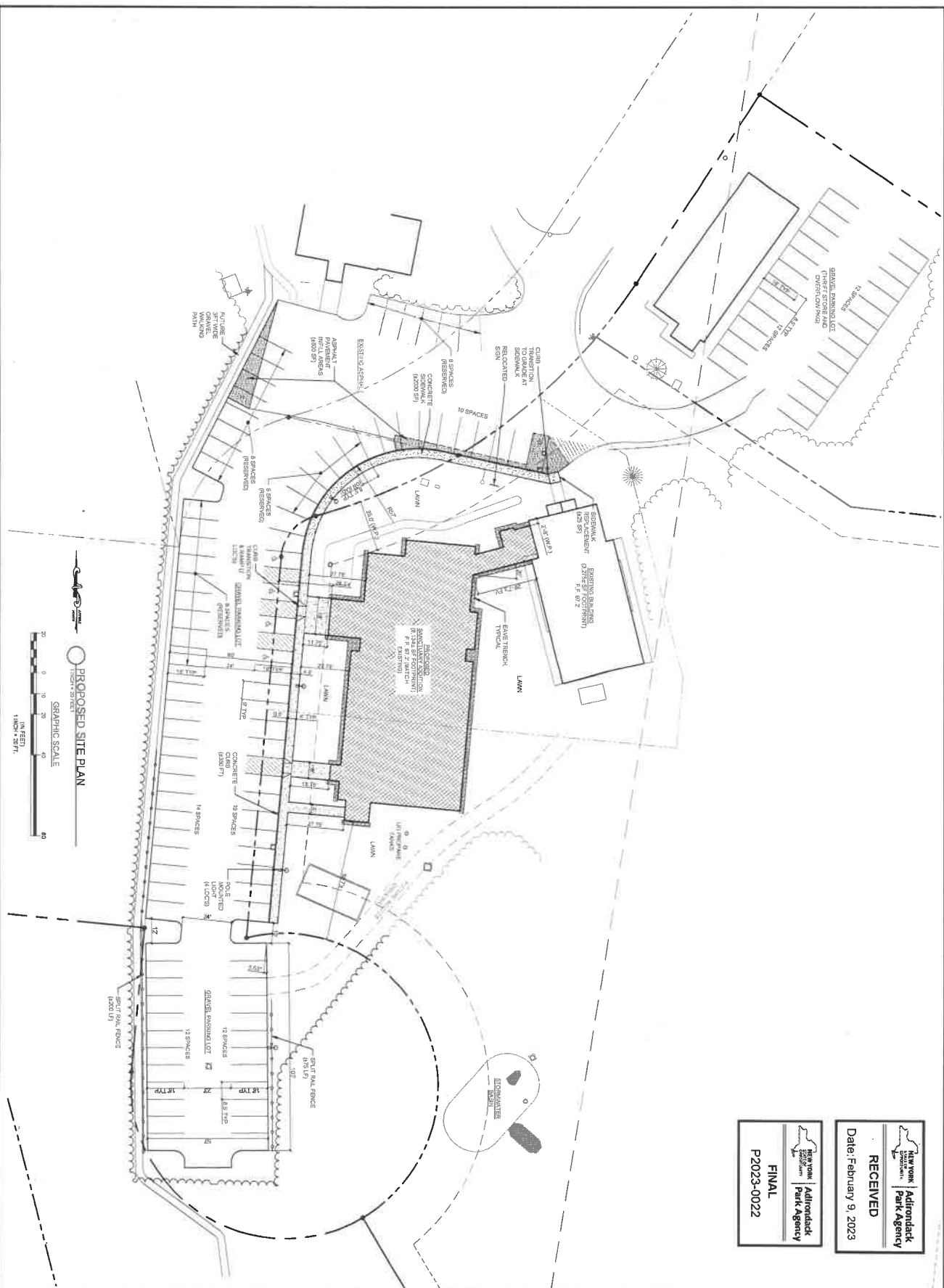
BY:   
David J. Plante, AICP CEP  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 20<sup>th</sup> day of April in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared David J. Plante, 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.

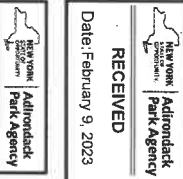
Stephanie L. Petith  
Notary Public, State of New York  
Reg. No. 01PE6279890  
Qualified in Franklin County  
Commission Expires April 15, 2025

  
Notary Public



**RECEIVED**  
Date: February 9, 2023

**FINAL**  
P2023-0022



**High Peaks Church  
New Sanctuary Project**

97 Will Rogers Drive  
Saranac Lake, NY 12983

**Gary McCool, Architect**  
3 Broad Street - 3rd floor  
Genee Park, NY 12801  
McCool, Architect  
mccoolg\_architect@gmail.com

**DANIEL W. RYAN P.E.**  
Licensed Professional Engineer  
613.688.6188  
dave@danryan.com  
97 Will Rogers Drive  
Saranac Lake, NY 12983  
1/14/23  
New York State  
Professional Engineer

**FOR REVIEW**

**PROFESSIONAL SEAL:**