


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 www.apa.ny.gov</p>	<p>APA Permit 2023-0174</p>
<p>In the Matter of the Application of</p> <p>ST. AGNES PARISH Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: November 9, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names</p> <p>1. St. Agnes Parish</p>

SUMMARY AND AUTHORIZATION

This permit authorizes an increase in the overall height of the existing St. Agnes Church in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the Town of North Elba, 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 Essex County Clerk's Office. The Agency will consider the project in existence when the approved 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 0.60±-acre parcel of land located on Saranac Avenue in the Town of North Elba, Essex County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 42.142, Block 6, Parcel 1.000, and is described in a deed from James Shea to Saint Agnes Church, Lake Placid, dated June 9, 1904, and recorded July 5, 1904 in the Essex County Clerk's Office Liber 1209, Page 47.

The project site is improved by the St. Agnes Church, constructed in 1924. The existing church steeple contains a telecommunications antenna as authorized by Agency Permit 2009-0078.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a 14-foot, 5-inch-tall addition to an existing 63-foot-tall church steeple. The addition will include a 7-foot, 10-inch-tall mounted cross and result in an overall steeple height of 85 feet, 3 inches.

The project is shown on the following maps, plans, and reports (Project Plans):

- A one-sheet plan titled "Site Sketch Plan," prepared by Architectural & Engineering Design Associates, P.C., dated August 3, 2023 (Site Plan);
- A two-sheet plan titled "Exterior Elevations," prepared by Architectural & Engineering Design Associates, P.C., July 6, 2023; and
- A one-sheet plan titled "Visual Impact Plan," prepared by Architectural & Engineering Design Associates, P.C., July 6, 2023.

A reduced-scale copy of the Site Plan 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 construction of any structure in excess of 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 addition remains on the site. Copies of this permit and Project 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, Freshwater Wetlands Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. All conditions in Permit 2009-0078 remain in full force and effect.
5. This permit authorizes the construction of an addition to the existing St. Agnes Church tower in the location shown and as depicted on the Site Plan. Any change to the location, dimensions, or other aspect of the shall require prior written Agency authorization.
6. Any new free-standing or building-mounted outdoor lights associated with the addition to the existing Church tower 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 Mirror Lake, Saranac Ave, or adjoining property.


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;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- e. 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.

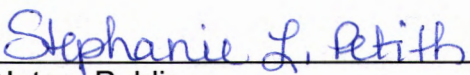
PERMIT issued this 9th day
of November, 2023.

ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

On the 9th day of November 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.


Notary Public

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

NEW YORK STATE
RECEIVED
 Adirondack Park Agency
 Date: September 7, 2023

FINAL
 PROJ: 23-0174

HATCH LEGEND
 NEW STEEPLE COVERAGE



SITE PLAN
 SCALE: 1" = 40'



LOCATION PLAN
 SCALE: 1" = 250'

ZONED: GC CATERWAY CORRIDOR DISTRICT

DESCRIPTION	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA	6,712 SF	426,112 SF	126,112 SF
MIN. LOT WIDTH	70 FT	209 FT	209 FT
MAX. IMPERVIOUS AREA	20%	43%	43%
MIN. FRONT YD. SETBACK (SEE NOTE 2)	35 FT	40 FT	40 FT
MIN. SIDE YD. SETBACK (ONE/TOTAL)	10 FT / 25 FT	N/A	N/A
MIN. REAR YD. SETBACK	15 FT	41 FT	41 FT
MAX. BLDG. HEIGHT (SEE NOTE 3)	35 FT	43 FT	43 FT

USE BASED PER ZONING ORDINANCE SECTION 2. PLACE OF WORSHIP, REQUIRES REVIEW BOARD APPROVAL.

PARCEL NOTES:

- (1) DENOTES PRE-EXISTING, NON-CONFORMING ATTRIBUTES OF THE EXISTING BUILDING & AND SITE ATTRIBUTES.
- MINIMUM FRONT YARD SETBACK TO BE BASED UPON THE AVERAGE FRONT YARD OF PLOTS WITHIN 50 FEET OF THE PROPOSED SITE.
- SECTION 10 OF THE TOWN OF NORTH ELMA, VILLAGE OF LAKE PLACID PLANNING AND ZONING CODE DEFINES BUILDING HEIGHT TO NOT INCLUDE CHIMNEYS, SPIRES, OR TOWERS IF OCCUPYING LESS THAN 10% OF THE ROOF AREA OF THE BUILDING.
 - TOTAL BUILDING ROOF AREA = 27,284 SQ. FT.
 - TOWER AREA = 423 SQ. FT. = 1.5% OF TOTAL ROOF AREA

PARCEL OWNER:
 ST. AGNES PARISH & ROMAN CATHOLIC CHURCH
 169 HILLCREST AVENUE
 LAKE PLACID, NY 12946

FLOORPLAN NOTE:
 FLOOR PLANS OF THE PROPERTY ARE WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP 8361992002A, EFFECTIVE 1/15/1974.

APPLICANT:
 ST. AGNES PARISH
 169 HILLCREST AVENUE
 LAKE PLACID, NY 12946

PROPOSED PROJECT:
 CONSTRUCTION OF A NEW STEEPLE TO THE EXISTING TOWER OF ST. AGNES CHURCH.

PROJECT PARCEL:
 TAX MAP ID: 42-142-6-1.000

PLAN REFERENCE NOTE:
 THIS PLAN IS INTENDED FOR GENERAL REPRESENTATION OF THE EXISTING CONDITIONS AND CONCEPTUAL SITE IMPROVEMENTS AND SHALL NOT BE CONSIDERED AS A PERMIT OR FIELD SURVEY. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORICAL, PROPERTY INFORMATION AND CASUAL FIELD OBSERVATIONS.

PROJECT TITLE
SAINT AGNES PARISH
STEEPLE CONSTRUCTION
TAX PARCEL: 42.142-6-1.000
 7238 SARAK AVENUE, LAKE PLACID, ESSEX COUNTY, NY

DATE: 09-07-2023
SCALE: 1" = 40'
PROJECT NO.: 2023

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