

# Adirondack Park Agency Headquarters Project

The New York State Adirondack Park Agency (APA), in partnership with the Village of Saranac Lake, is advancing plans for a new headquarters to replace the Agency's aging facility in Ray Brook. The preferred location—1–3 Main Street in downtown Saranac Lake—offers a unique opportunity for a state - local partnership that supports economic vitality, community revitalization, and long-term investment in the Village.

By locating the Agency in the heart of Saranac Lake, this project aligns a major State investment with the Village's long-standing efforts to strengthen downtown and support sustainable development within the Adirondack Park.

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## Project Overview

**Total Project Budget:** \$40 million

- \$30 million – renovation, new construction, and site improvements
- \$10 million – design, engineering, and project soft costs

### Scope:

- Renovation and adaptive reuse of two historic Main Street structures (~9,000 sq. ft.)
  - Construction of a new office building (~15,000 sq. ft.)
  - Development of 60–70 parking spaces and related site improvements
  - Integration with the Saranac River corridor and Village River Walk
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## Community and Regional Benefits

The project represents a long-term investment in the Village of Saranac Lake while strengthening the Agency's ability to serve the six-million-acre Adirondack Park and its 101 towns and villages.

### Strong State–Local Partnership

Demonstrates how state and local governments can collaborate on projects that strengthen Adirondack communities while advancing shared economic and environmental goals.

### **Downtown Revitalization**

Builds on Saranac Lake's ongoing downtown revitalization efforts and reinforces Main Street as a vibrant civic and economic center.

### **Year-Round Professional Employment**

Brings 50–60 stable professional jobs to the downtown core, supporting local businesses and economic activity.

### **Long-Term Community Anchor**

Establishes a stable institutional presence capable of supporting decades of economic activity and community vitality at a key Main Street location.

### **Historic Preservation**

Revitalizes prominent historic structures through adaptive reuse while introducing compatible new construction.

### **Environmental Improvements**

Enhances stormwater management and strengthens protection of the Saranac River corridor.

### **Expanded Public Waterfront Access**

Improves connections to the Village River Walk, public fishing areas, and a non-motorized boat launch.

### **Community Parking**

Provides additional evening and weekend parking to support community events such as Farmers Markets, Concerts in the Park, and Winter Carnival.

### **Community Meeting and Interpretive Space**

Includes flexible space that could be used by local organizations and serve as an interpretive space highlighting the Adirondack Park.

### **Smart Growth Development**

Consistent with the Adirondack Park Agency Act and smart growth principles encouraging investment within established hamlet centers.

# Transparency and Public Information

APA has prioritized transparency throughout the planning process and has posted project studies, materials, and updates on the Agency's website for public review.

## Available materials include:

- Project background and concept information
- Site planning and conceptual design materials
- Environmental and infrastructure considerations
- Project updates and supporting documents

The Agency remains committed to ongoing public communication and engagement as the project moves forward.

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## Next Steps

- Secure a long-term lease agreement with the Village of Saranac Lake
  - Complete the design phase in 2026
  - Hold a public information session prior to construction bidding
  - Construction bidding anticipated Summer 2026
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## Closing

The proposed APA headquarters represents a rare opportunity to align a significant State investment with the Village's vision for a vibrant and resilient downtown. Through collaboration between the New York State and the Village of Saranac Lake, this project would revitalize an important Main Street property, strengthen the local economy, and establish a long-term institutional presence that supports both the community and the broader Adirondack Park for decades to come.