



Village of Saranac Lake - Planning Department

39 Main St.
Saranac Lake, NY 12983
Phone (518) 891-4150
www.saranaclakeny.gov

Instructions:

- A complete application must include a Site Plan with all information pertinent to the project(a site plan example is attached)
- Site Plan Review application fee - \$250.00
- SEQR - Short Environmental assessment form, part 1(attached)
- WAF - Waterfront Assessment Form, section B(attached)
- Incomplete applications will not be placed on the Development Board agenda
- Site Plan regulations can be found at: <https://ecode360.com/31626635>

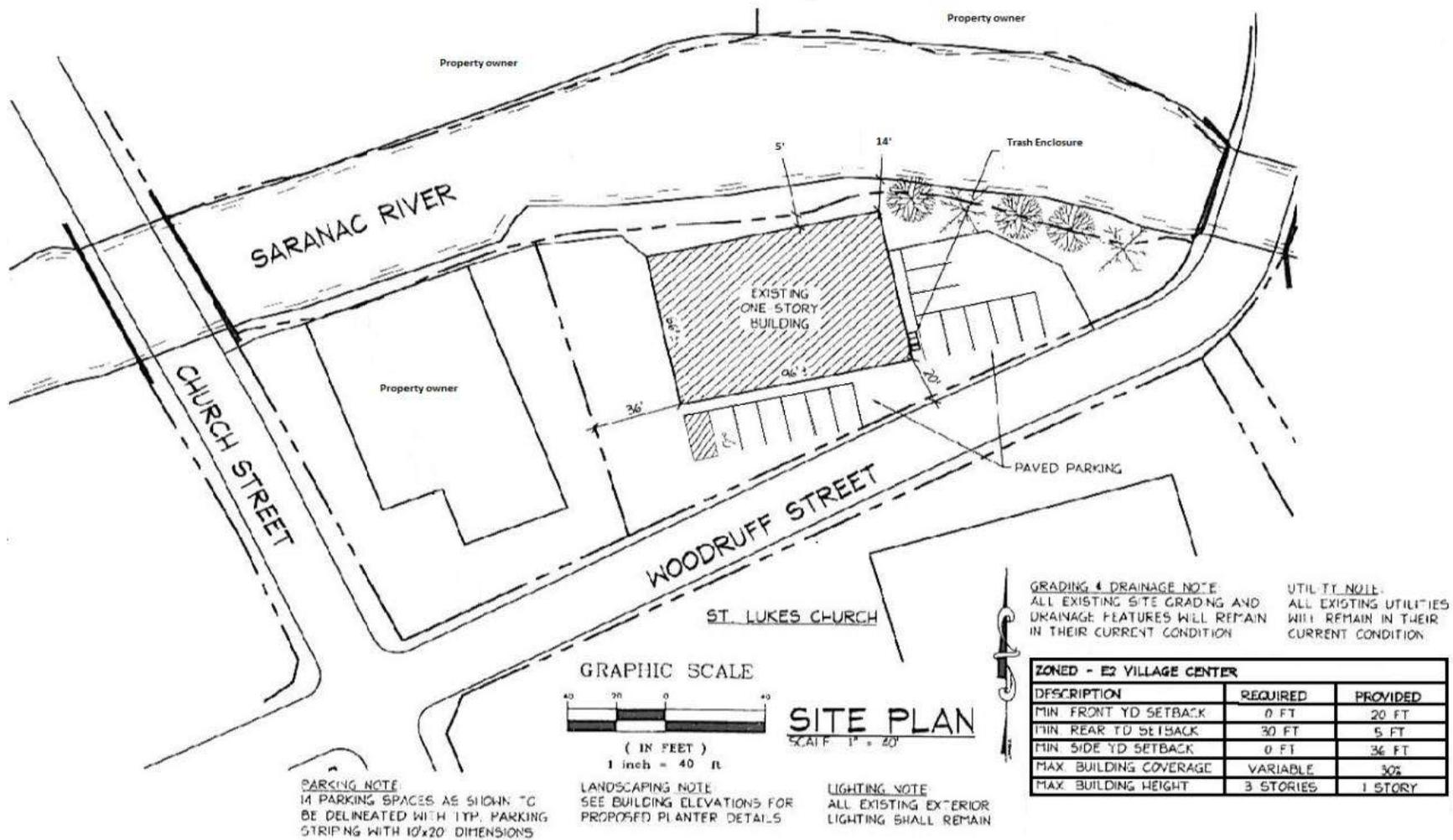
SITE PLAN REVIEW APPLICATION			
Project Address:		Tax Map #:	Zoning District
Property Owner Name:		Applicant Name (if different):	
Address:		Address:	
City:	State:	City:	State:
Phone:	Zip:	Phone:	Zip:
Email:		Email:	

Please provide a written description of the project with relevant details, e.g., days/hours of operation, proposed exterior changes.

Narrative

Property Owner Signature(required): Gregory A. Mace Date: 12/15/2020

Applicant Signature(if different): Sean Kearney Date: 12/15/2020



Site Plan Checklist: This sample plan is for reference only. Your plan may require additional information

Property boundaries with setbacks; plotted to scale

Adjoining property owner names

Wetlands, floodplain and drainage pattern

Stormwater control infrastructure

Locations, use, and height of existing and proposed structures

Floor plan with use for each area

Location, width and name of adjacent streets

Location, width, purpose of easements

Parking/loading areas with spaces delineated

Site ingress/egress indicated

Areas of impervious surface

Cardinal direction

Topographic contour lines, existing and proposed

Existing vegetative cover and proposed landscaping

Signage

Exterior lighting

Utility locations



Village of Saranac Lake

Community Development Department
 3 Main Street
 Saranac Lake, NY 12983
 Phone (518) 891-0490
 Fax (518) 891-5928
www.saranaclakeny.gov

VILLAGE OF SARANAC LAKE WATERFRONT ASSESSMENT FORM (WAF)

Section A. Instructions

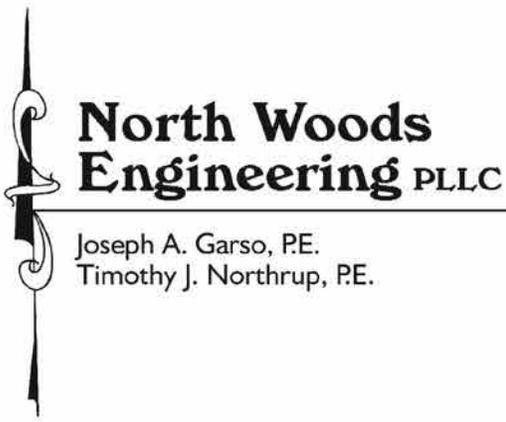
Instructions: Applicants or, in the case of direct actions, Village agencies, shall complete this WAF for proposed actions which are subject to the LWRP consistency review law. This assessment is intended to supplement other information used by a Village agency in making a determination of consistency with the Village's Local Waterfront Revitalization Program.

Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the Village of Saranac Lake Offices, 3 Main Street, Saranac Lake, NY 12983 or online at www.saranaclakeny.gov. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the waterfront area.

If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the actions should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

SECTION B. Description of Site and Proposed Action

1. Name of applicant:	
2. Mailing address:	3. Telephone Number:
4. Location of action:	5. Tax Map # (s):
6. Size of site:	7. Present land use(s):
8. Present zoning classification:	9. Percentage of site which contains slopes of 15% or greater:
10. Type of action (check appropriate response) <input type="checkbox"/> Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) <input type="checkbox"/> Financial assistance (e.g. grant, loan, subsidy) <input type="checkbox"/> Permit, approval, license, certification <input type="checkbox"/> Agency undertaking action:	
11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, Waterbody Name: _____ Waterbody Size(in acres): _____	
12. Describe nature and extent of action:	
13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations):	
14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, which State or Federal Agency?	



North Woods Engineering PLLC

Joseph A. Garso, P.E.
Timothy J. Northrup, P.E.

12 July 2022

Ms. Jamie Konkoski, AICP
Village of Saranac Lake
39 Main St, 2nd Floor
Saranac Lake, NY 12983

Subject: Saranac Lofts Project Submission
120 Broadway, Saranac Lake

Dear Ms. Konkoski,

On behalf of Parkview Development, we are pleased to provide the following submission to the Development Board for their consideration at the August meeting.

Overall

Parkview Development proposes to construct two buildings on the property at 120 Broadway, which is the current location of Adirondack Tire. The larger of the two buildings, known as the “Loft”, will be for workforce housing. It is proposed to be four stories tall, and contain a total of 63 residential units. It will be located in the large clearing to the northeast of the lot.

The second building, is proposed to be a three story, mixed-use building. It is proposed to have shared office space on the lower (street) level and three apartments on the second floor, three apartments on the third floor and one apartment on the walkout basement, for a total of 7 units. This building is known as the “Carry”. It will be located closer to Broadway.

There will be a property transfer from the Saranac Lake Rescue Squad to “square off” the back of the property, which is currently a large radius.

Further, the entrance off of Broadway will be re-constructed, partially on lands of 120 Broadway, and partially in a right-of-way. This entrance will be two-way for the Rescue Squad and users of the Carry. The parking lot of the Lofts will leave the site via a proposed drive to Depot Street.

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348 Lake Street • Saranac Lake, NY 12983

Phone: 518-891-4975 • Facsimile: 518-891-4978 • www.north-woods-engineering.com
NYS Certified Service-Disabled Veteran-Owned Business

This project was submitted to the Development Board in March 2021, and received preliminary approval. This correspondence will discuss the site plan changes and the work accomplished to satisfy the conditions on the preliminary approval.

Changes Since Preliminary Submission

Since the preliminary submission, modifications occurred to the plans, primarily as a result of the review process by NYS Housing and Community Renewal (HCR). HCR requested a number of minor adjustments to the plans and some changes resulted from their requests. The summary of changes is:

- The Lofts building footprint became slightly smaller, from 17,490 square feet to 17,005 square feet
- The Lofts building was shifted toward the east to provide 15' setback from the western property lines
- A small playground was added
- The electric transformer was relocated to the north side of the building
- Parking in the main lot was changed to angled parking due to space constraints after the building shift
- Underground propane was removed
- Electric vehicle charging stations were added, one for each lot
- The dumpster enclosure was shifted slightly, and became slightly smaller
- Parking lot lighting was changed to solar powered
- Outside seating by the northeast entrance doors was added

There were no changes to the height or exterior of the building. There were no changes to the SWPPP.

Stormwater

The disturbed area will essentially be the entire site, which is slightly larger than 1 acre. We have gone through the stormwater calculation and found that permeable pavement is fully acceptable for meeting stormwater requirements. A full Stormwater Pollution Prevention Plan (SWPPP) was prepared and submitted to the Adirondack Park Agency for their review.

Landscaping

Please find a complete landscaping plan as part of this submission.

Site Access

Current site access to the rear of the existing commercial business is by an existing paved drive that the current owner has a right-of-way over. It is proposed to have a new 24' wide driveway from Broadway to the rear of the Carry building. The driveway will be substantially regraded from the current 15.5% grade to a 3% landing grade at the street intersection, which will transition to a 11% grade to the lower level. Details of the drive and associated grading are included in the plan package.

From the large parking lot by the Loft building, there is proposed an exit-only paved driveway onto Depot Street.

Sight distance from the Broadway drive is in excess of 410' to the south and in excess of 400' to the north. According to the Highway Design Manual, Appendix 5C, passenger cars require 290' for a right turn from stop (view south), and 335' for a left turn from stop (view north).

Pedestrian access is required from the street to the building. This access is provided with a sidewalk from Broadway, along the Carry building, to the Loft building and its parking area.

Bicycles will be accommodated with a room dedicated for bicycle storage in the Loft building. A bicycle rack will be provided at the rear of the Carry building.

Parking

Parking is provided in two separate areas: 3 spaces behind the Carry, with one being accessible; and an outside parking area near the Loft, with 24 spaces, 6 of which are accessible. There is a total of 27 spaces, 7 of which are ADA accessible.

There are also two adjacent public parking areas: parking along Depot Street and the Village lot directly to the north of the site. The Depot parking area has 19 paved spots, 5 ADA, and 21 gravel parking spots. The gravel spots are not plowed during the winter. The Village lot has at least 29 gravel parking spots.

Utilities

We have coordinated with the VSL DPW on water and sewer connections for both buildings. They have requested that we connect to the existing water main on Depot Street and extend service to both buildings from there. Sewer connection will be to the main that bisects the property. The DPW has requested a saddle type connection to the main. We are aware that existing power poles guy wires will require relocation and we will initiate discussions with National Grid.

Permitting

In addition to site plan approval and obtaining a Village Building Permit, we understand that the following permits are required:

- Class A Regional Permit from the Adirondack Park Agency due to proposed building height. We have received our permit for the height, and have provided your office with a copy.
- Stormwater Pollution Prevention Plan preparation and SPDES permit from the NYS Department of Environmental Conservation. The Notice of Intent is not filed until shortly before ground disturbance will start.
- Water and sewer tapping permit with the Village of Saranac Lake. Similar to the last item, this permit will not be requested until a contractor is identified.
- Determination of No Impact from the State Historic Preservation Office with NYS Office of Parks, Recreation and Historic Preservation. We have attached the finding of no adverse impact.
- SEQR Determination. Since the project received an APA Class A Regional Permit, it is considered a Type II action under SEQR, and environmental review is not required.

As always, we appreciate your efforts. Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph A. Garso". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Joseph A. Garso, PE

Attachments

CC. Sean Kearney, Parkview Development
Devan Korn, APA (w/out attach)