Village of Saranac Lake

Community Development Department

39 Main Street, Suite 9 Saranac Lake, NY 12983-2294
Phone: (518) 891 – 4150
Fax: (518) 891 – 1324
Web Site: www.saranaclakeny.gov

DEVELOPMENT BOARD
MEETING AGENDA 5:00PM
TUESDAY, APRIL 14, 2026
This meeting will be held in the Village Board Room and may be viewed through ZOOM
Enter at the side door of the building, 39 Main Street

https://us02web.zoom.us/j/5184919884?pwd=Nk5ISVZQNjgvbS9tbitMZG93M2xZUT09
Meeting ID: 518 491 9884
Passcode: 704556

A. Approval of Minutes
- February 3, 2026
- March 3, 2026

B. Application of: Kirk and Libby Sullivan, Special Use Permit for an Un-Hosted Short-Term Rental, 24 Mills Road.

Public Hearing
For the application of Kirk and Libby Sullivan, Special Use Permit for an Un-Hosted Short-Term Rental, 24 Mills Road.

Board Action
Application of Kirk and Libby Sullivan, Special Use Permit for an Un-Hosted Short-Term Rental, 24 Mills Road.

C. Application of: Whispering Hearth, Special Use Permit for an Un-Hosted Short-Term Rental, 10 Harbor Hill, Saranac Lake, NY 12983.

Public Hearing
For the application of Whispering Hearth, Special Use Permit for an Un-Hosted Short-Term Rental, 10 Harbor Hill, Saranac Lake, NY 12983.

Board Action
Application of Whispering Hearth, Special Use Permit for an Un-Hosted Short-Term Rental, 10 Harbor Hill, Saranac Lake, NY 12983.

D. Application of: James Duncan, Special Use Permit for an Un-Hosted Short-Term Rental, 12 Prescot Place, Saranac Lake, NY 12983.

Public Hearing

For the application of James Duncan, Special Use Permit for Un-Hosted Short-Term Rental, 12 Prescot Place, Saranac Lake, NY 12983.

Board Action

Application of James Duncan, Special Use Permit for Un-Hosted Short-Term Rental, 12 Prescot Place, Saranac Lake, NY 12983.

E. Application of: PLAY ADK, Site Plan Approval, 55 Depot Street, Saranac Lake, NY 12983. (Tax Map Parcel #447.69-1-13). (Site Plan Review has been postponed until future date.)

Public Hearing

PLAY ADK, Site Plan Approval, 55 Depot Street, Saranac Lake, NY 12983. (Tax Map Parcel #447.69-1-13).

Board Action

PLAY ADK, Site Plan Approval, 55 Depot Street, Saranac Lake, NY 12983. (Tax Map Parcel #447.69-1-13).

F. Application of: Doug Fralick, Site Plan Review, Saranac NY 12983. Tax Map Parcel #32.29-1-30.200

Public Hearing

Doug Fralick, Site Plan Review, Saranac NY 12983. Tax Map Parcel #32.29-1-30.200

Board Action

Doug Fralick, Site Plan Review, Saranac NY 12983. Tax Map Parcel #32.29-1-30.200

G. OLD BUSINESS

H. NEW BUSINESS

- **Unhosted STR Appeal To Development Board**
- **E Code Demonstration**

I. ADJOURNMENT

Village of Saranac Lake

Community Development Department

39 Main Street, Suite 9 Saranac Lake, NY 12983-2294
Phone: (518) 891 - 4150
Fax: (518) 891 - 1324
Web Site: www.saranaclakeny.gov

APPLICATION #: DB2026-06
Major ☐ Minor ☑

DATE RECEIVED: 3/10/26

DATE PAID: _____

SPECIAL USE PERMIT APPLICATION REQUIREMENTS

Incomplete application forms, site plans, or SEQR forms (when applicable) will not be accepted. If you have questions when filing out the application, please contact the Community Development Department.

1. **Pre-application Conference** – Before filing a formal application, an informal pre-submission conference with the Director is recommended to discuss the nature of the proposed use and to determine the specific information that will need to be submitted.

2. **Mandatory staff review submission:**
   - **A. Submit one electronic copy of the following:**
     - ■ **Special Use Permit Application Form, signed**
     - ☐ **Site Plan Review Checklist**
     - ☐ **Site Plan Drawings/Maps,** for new construction: include Elevation Drawings
     - ☐ **Environmental Assessment Form –** complete Part 1 (check with Director on whether to complete the Full or Short form)
     - ☐ **Waterfront Assessment Form (WAF) -** complete Section 1 only
     - ☐ Drawing of proposed sign(s) (if applicable)
     - ☐ **For Pre-Existing STR application:** submit proof of operation as of January 31, 2023[1]
   - **B. Application fee of $300.00.** Make check payable to Village of Saranac Lake.

3. **Final submission for review by the Development Board:**
   - **A. Submit one hard copy + one digital copy of the application packet. Site Plan to be at a scale that is suitable for the proposed development relative to its size and is sufficiently legible for the required review to occur. Digital copy should be sent to comdevassist1@saranaclakeny.gov.**
     - ■ **Special Use Permit Application Form, signed**
     - ☐ **Site Plan Review Checklist**
     - ☐ **Site Plan Drawings/Maps,** for New construction: include Elevation Drawings
     - ☐ **Environmental Assessment Form –** complete Part 1
     - ☐ **Waterfront Assessment Form (WAF) -** complete Section 1 only
     - ☐ **Drawing of proposed sign(s)** (if applicable)

The application shall be accompanied by the information listed above. The Community Development Director may require additional submission materials if determined appropriate for the nature and scale of the proposed project. The pre-application conference may be used to determine the application requirements. The information above should be emailed and brought to the Village of Saranac Lake at least three weeks prior to the scheduled Development Board meeting in order to be placed on the agenda. The Board meets on the first Tuesday of each month at 5:00pm in the Village Board Room, 39 Main St., Saranac Lake, NY 12983

[1] Acceptable documentation includes: 1. A Franklin or Essex County Certificate of Authority to collect occupancy tax.
2. Proof of operation as a STR between January 31, 2022, and January 31, 2023.

SPECIAL USE PERMIT APPLICATION

Applicant Information	
Applicant Name	Libby Sullivan
Applicant Address	338 Kiwassa Road, Saranac Lake, NY 12983
Mailing Address, If Different	
Applicant Email	libbycb@gmail.com
Applicant Phone	518-524-7069

If Different from Project Applicant	
Property Owner Name	
Property Owner Address	
Mailing Address, If Different	
Property Owner Email	
Property Owner Phone	

Project Information

1. Project Address 24 Mills Ave. Saranac lake, NY 12983
2. Tax Map # 446.60-9-1
3. Zoning District G
4. Current Lot Size .192
5. Building square footage ☑ Existing ☐ Proposed
6. Property/Building use
   a. Present use of property, (i.e., commercial. residential, mixed, vacant): commercial/residential
   b. Proposed use of property: short term rental
   c. For mixed-use buildings:

Level	Current Use	Proposed Use
Basement	basement	basement
1st	commercial	commercial
2nd	vacant	short term rental
3rd	n/a	n/a

7. Will development be phased? ☑ NO ☐ YES If yes, explain in a narrative:

8. Please provide a written description of proposed structures and improvements. Include all of the following information that applies to the project:

- Describe primary and secondary uses
- Proposed interior changes
- Day/hours of operation
- Utilities- will you connect to existing utilities or install new?
- Anticipated number of residents, users, shoppers, employees, etc. as a result of this project
- Exterior features to be added/changed, (i.e., lighting fixtures, signage, decorative elements, doors, windows, siding, painting, etc.)
- For residential, mixed-use buildings, or STRs, include a number of dwelling units by size (efficiency/studio, one-bedroom, two-bedroom, three or more bedroom)
- Parking plan
- Proposed Landscaping
- Garbage storage
- Explain the need for managing stormwater and drainage facilities that will be utilized in preventing flooding and erosion

A vacant one bedroom apartment to be used as an STR for a couples or small families (2-4 people). There is one other residential unit in the building, which is a long term rental, so parking, garbage, utilities etc. already exist and will be unaffected. See floor plan attached.

9. State and federal permit or approvals needed, (i.e., SHPO, APA, DEC, DOT, or Other)

   No other state or federal approvals are necessary.

10.

If you are operating a new business at the project location, provide the following information	
Name of Business	N/A
Hours of Operation	N/A

In granting or denying special use permits, the Development Board shall take into consideration the scale of the proposed project and the need to maintain the historic, close-knit building pattern in the Village and compatibility among adjoining land uses. If the applicant proves the proposed project meets the review criteria, they are entitled to the Special Use Permit. Conversely, if the applicant fails to address or satisfy any one or part of the review criteria then they are not entitled to the Special Use Permit.

Criteria to be addressed:

11. Explain how the proposed use will not have a substantial or undue adverse effect upon adjacent property, traffic conditions, parking, and other matters affecting the public health, safety and general welfare. Does the project include buffers or screening from neighboring properties and public roads?

    This is a commercial neighborhood and therefore the STR proposed use will not have a substantial or undue adverse effect upon adjacent property, traffic conditions, parking, etc.

12. Provide evidence and information which demonstrates that the proposed use will not substantially impact the nature and character of the surrounding neighborhood.

    This is a commercial neighborhood and therefore the STR proposed use will not impact the nature and character of the surrounding neighborhood.

13. Provide information which demonstrates that the proposed use will be adequately served by storm drainage structures, water, sanitary sewers, off-street parking, access to public roads to handle projected traffic volumes, fire and police protection, and solid waste disposal, and any other services that may be relevant to your project.

    The proposed STR use will be adequately served by storm drainage structures water, sanitary sewer, etc.

14. Explain how the project safely accommodates bicycle and pedestrian travel to/from the site. Explain how the project will impact pedestrian safety, either positively or negatively.

The project safety accommodates bicycle and pedestrian travel as it is located next to the rail trail.

15. Is the property suitable for the proposed project considering the lot size, location, topography, vegetation, soils and hydrology?

The property is suitable for the proposed project, considering size, location, topography, vegetation, soil and hydrology.

16. How will your project avoid the loss, destruction, or damage to any natural, historic, and scenic resources of the village through design, layout of structures, provision of buffer areas, and operation of the proposed use?

The project will not damage any natural or historic or scenic resources.

17. Is the project consistent with the village goal of concentrating retail uses in villages, avoiding strip commercial development, and locating nonresidential uses that are incompatible with residential use on well-buffered properties?

The project is consistent with the Village goal of concentrating retail use in villages.

18. Will the proposed use result in excessive noise, dust, odors, solid waste, or glare, create any other nuisances, or result in the introduction of invasive species?

The proposed use will not result in excessive noise, dust, odor, solid waste or glare, or create any other nuisances.

19. Explain why your proposed use will not be more objectionable than would development of uses that are permitted by right (allowed uses that do not require a special use permit)? Consider the environmental, social and economic impacts of traffic, noise, dust, odors, solid waste, glare or any other nuisances.

The proposed use of a short term rental at this location will not change any of the impacts that already exist in the property. In other words, this mixed-use property already functions as a commercial and residential building, which will not change with the addition of a short term rental unit.

20. Is the project located within a historic building? ☑ NO ☑ YES
historic district? ☑ NO ☐ YES

To check if your property falls within a historic district or is on the National Register, visit the Cultural Resource Information System (CRIS) website and use the mapping tool: cris.parks.ny.gov

21. Please list any professionals who will be assisting you with your application

Name	Company	Profession	Phone	Email

Applicant's Signature _____ **Date** 3/10/26

Property Owner's Signature _____ **Date** 3/10/26

For Office Use Only - Essex County Referral Property is located within 500 feet of:	Y	N
Property located in Essex County	☑	☐
Municipal boundary (village or town)	☐	☑
County or State Parks	☑	☐
County or State Roads	☑	☐
County or State Facilities	☑	☐

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. **The applicant or project sponsor is responsible for the completion of Part 1.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Short Term Rental

Project Location (describe, and attach a location map):
24 Mills Ave., Saranac Lake, NY 12983

Brief Description of Proposed Action:
Short term rental

Name of Applicant or Sponsor:	Telephone: 518-524-7069
Libby Sullivan	E-Mail: libbycb@gmail.com

Address:
338 Kiwassa Road

City/PO:	State:	Zip Code:
Saranac Lake	NY	12983

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? .192 acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	✔	☐
b. Consistent with the adopted comprehensive plan?	☐	✔	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✔
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify: _____	✔	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✔	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	✔
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	✔
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____	✔	☐
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water: _____	☐	✔
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment: _____	☐	✔
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES
	✔	☐
b. Is the proposed action located in an archeological sensitive area?	✔	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES
	✔	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	✔	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✔	☐
16. Is the project site located in the 100 year flood plain?	✔	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		
a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	✔	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		
If Yes, briefly describe: ☐ NO ☐ YES		
_____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Libby Sullivan Date: 3/10/26

Signature: Libby Sullivan

PRINT FORM

Village of Saranac Lake
Community Development Department
39 Main St.
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, 39 Main St., Second Floor, 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: Libby Sullivan

2. Mailing address: 338 Kiwassa Road

3. Telephone Number: 518-524-7069

4. Location of action: 24 Mills Ave., Saranac Lake, NY 12983

5. Tax Map # (s): 446.60-9-1

6. Size of site: .192

7. Present land use(s): Commercial + Residential

8. Present zoning classification: G

9. Percentage of site which contains slopes of 15% or greater: N/A

10. Type of action (check appropriate response)
- ☐ Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction)
- ☐ Financial assistance (e.g. grant, loan, subsidy)
- ☑ Permit, approval, license, certification
- ☐ Agency undertaking action:

11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area?
- ☑ No
- ☐ Yes If yes, Waterbody Name: Waterbody Size(in acres):

12. Describe nature and extent of action: Short Term Rental

13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations):
n/a

14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency?
- ☑ No
- ☐ Yes If yes, which State or Federal Agency?

SECTION C. Waterfront Assessment (To be completed by reviewing agency)

	YES	NO
1. Will the proposed action have a significant effect upon:		
(a) Commercial or recreational use of fish and wildlife resources	☐	☑
(b) Scenic quality of the waterfront environment?	☐	☑
(c) Development of future, or existing water dependent uses?	☐	☑
(d) Stability of the shoreline?	☐	☑
(e) Surface or groundwater quality?	☐	☑
(f) Existing or potential public recreation opportunities?	☐	☑
(g) Structures, sites or districts of historic, archeological or cultural significance to the Village, State or nation?	☐	☑
2. Will the proposed action involve or result in any of the following:	YES	NO
(a) Physical alteration of land along the shoreline, land under water or coastal waters?	☐	☑
(b) Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	☐	☑
(c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the waterfront area?	☐	☑
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	☐	☑
(e) Mining, excavation, filling or dredging?	☐	☑
(f) Reduction of existing or potential public access to or along the shore?	☐	☑
(g) Sale or change in use of publicity-owned lands located on the shoreline or under water?	☐	☑
(h) Development within designated flood hazard area?	☐	☑
(i) Development on a natural feature that provides protection against flooding or erosion?	☐	☑
(j) Diminished surface or groundwater quality?	☐	☑
(k) Removal of ground cover from the site?	☐	☑
3. Project:	YES	NO
(a) If a project is to be located adjacent to shore:		
(1) Will water-related recreation be provided?	☐	☑
(2) Will public access to the shoreline be provided?	☐	☑
(3) Does the project require a waterfront site?	☐	☑
(4) Will it supplant a recreational or maritime use?	☐	☑
(5) Do essential public services and facilities presently exist at or near the site?	☐	☑
(6) Is it located in a flood prone area	☐	☑
(7) Is it located in an area of high erosion	☐	☑
(b) If the project site is publicly owned:		
(1) Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?	☑	☐
(2) If located in the foreshore, will access to those and adjacent lands be provided?	☐	☑
(3) Will it involve the siting and construction of major energy facilities?	☐	☑
(4) Will it involve the discharge of effluents from major steam electric generating and industrial facilities into a waterway	☐	☑
(c) Is the project site presently used by the community as an open space or recreation area?	☐	☑
(d) Does the present site offer or include scenic views or vistas known to be important to the community?	☐	☑
(e) Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?	☐	☑
(f) Will the project involve any waste discharges?	☐	☑
(g) Does the project involve surface or subsurface liquid waste disposal?	☐	☑
(h) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous material?	☐	☑
(i) Does the project involve shipment or storage of petroleum products?	☐	☑
(j) Does the project involve discharge of toxics, hazardous substances or other pollutants?	☐	☑
(k) Will the project affect any area designated as a freshwater wetland?	☐	☑
(l) Will the project alter drainage flow, patterns or surface water runoff on or from the site	☐	☑
(m) Will best management practices be utilized to control storm water runoff into waterways?	☐	☑
(n) Will the project cause emissions which exceed Federal or State air quality standards or generate significant amounts of nitrates or sulfates?	☐	☑

SECTION D. Remarks or Additional Information

For questions answered "Yes" in Section C, explain methods you will undertake to reduce adverse effects. Review the LWRP to see if the project is consistent with each policy. List policies the project is not consistent with and explain all mitigating actions. Add any additional sheets necessary to complete this form.

SECTION E. Preparer Information

Preparer's Name (Please print): Katrina Glynn	
Title: Community Development Director	
Organization Name: Village of Saranac Lake Development Board	
Phone Number: 518-891-4150 x 235	
Signature: Katrina Glynn	Date: 03/10/2026

SECTION F. Determination of LWRP Consistency (To be completed by the Planning Board)

The Village of Saranac Lake Planning Board finds that the above referenced project is:

- ☐ consistent with LWRP policy standards and conditions.
- ☐ not consistent with LWRP policy standards and conditions and shall not be undertaken.

_____

Print Name of Planning Board Chair

_____ _____

Signature of Planning Board Chair Date

window

window

window

Living Area

Kitchen area

range

dish washer

window

sink

door

Bathroom

Fridge

door

Bedroom
1 queen bed
~10' x 11'

closet

window

door


United States • NY • Franklin Co. • Saranac Lake
Suburban Propane
32
Mills Ave
Woods & Waters
Sara-Placid Sled &
Spoke: Electric...
24 Mills Ave, Saranac
Lake, NY 12983
High Peaks
Wine & Spirits
245
251
20
50 ft

#2 un-hosted

Village of Saranac Lake

Community Development Department

39 Main Street, Suite 9 Saranac Lake, NY 12983-2294
Phone: (518) 891 - 4150
Fax: (518) 891 - 1324
Web Site: www.saranaclakeny.gov

APPLICATION #: D82026-07
Major ☐ Minor ☑
DATE RECEIVED: 3/10/26
DATE PAID: 3/10/26

SPECIAL USE PERMIT APPLICATION REQUIREMENTS

Incomplete application forms, site plans, or SEQR forms (when applicable) will not be accepted. If you have questions when filing out the application, please contact the Community Development Department.

1. **Pre-application Conference** – Before filing a formal application, an informal pre-submission conference with the Director is recommended to discuss the nature of the proposed use and to determine the specific information that will need to be submitted.

2. **Mandatory staff review submission:**
   - A. **Submit one electronic copy of the following:**
     - ☐ **Special Use Permit Application Form, signed**
     - ☐ **Site Plan Review Checklist**
     - ☐ **Site Plan Drawings/Maps,** for new construction: include Elevation Drawings
     - ☐ **Environmental Assessment Form –** complete Part 1 (check with Director on whether to complete the Full or Short form)
     - ☐ **Waterfront Assessment Form (WAF) -** complete Section 1 only
     - ☐ Drawing of proposed sign(s) (if applicable)
     - ☐ **For Pre-Existing STR application:** submit proof of operation as of January 31, 2023[1]
   - B. **Application fee of $300.00.** Make check payable to Village of Saranac Lake.

3. **Final submission for review by the Development Board:**
   - A. **Submit one hard copy + one digital copy of the application packet. Site Plan to be at a scale that is suitable for the proposed development relative to its size and is sufficiently legible for the required review to occur. Digital copy should be sent to comdevassist1@saranaclakeny.gov.**
     - ☐ **Special Use Permit Application Form, signed**
     - ☐ **Site Plan Review Checklist**
     - ☐ **Site Plan Drawings/Maps,** for New construction: include Elevation Drawings
     - ☐ **Environmental Assessment Form –** complete Part 1
     - ☐ **Waterfront Assessment Form (WAF) -** complete Section 1 only
     - ☐ **Drawing of proposed sign(s)** (if applicable)

The application shall be accompanied by the information listed above. The Community Development Director may require additional submission materials if determined appropriate for the nature and scale of the proposed project. The pre-application conference may be used to determine the application requirements. The information above should be emailed and brought to the Village of Saranac Lake at least three weeks prior to the scheduled Development Board meeting in order to be placed on the agenda. The Board meets on the first Tuesday of each month at 5:00pm in the Village Board Room, 39 Main St., Saranac Lake, NY 12983

[1] Acceptable documentation includes: 1. A Franklin or Essex County Certificate of Authority to collect occupancy tax.
2. Proof of operation as a STR between January 31, 2022, and January 31, 2023.

SPECIAL USE PERMIT APPLICATION

Applicant Information	
Applicant Name	Sun-Young Lee
Applicant Address	10 Harbor Hill Ln., Saranac Lake NY 12953
Mailing Address, If Different	3 Orlando Avenue, Ardsley NY 10502
Applicant Email	whisperinghearth@gmail.com
Applicant Phone	631 903 5072

If Different from Project Applicant	
Property Owner Name	
Property Owner Address	
Mailing Address, If Different	
Property Owner Email	
Property Owner Phone	

Project Information

1. Project Address 10 Harbor Hill Ln., Saranac Lake NY 12953
2. Tax Map # 32.246-1-2.100
3. Zoning District K2
4. Current Lot Size 0.22 ACRES
5. Building square footage 2545 ☒ Existing ☐ Proposed
6. Property/Building use
   a. Present use of property, (i.e., commercial. residential, mixed, vacant): unhosted short term rental
   b. Proposed use of property: unhosted Short Term rental/ primary residence
   c. For mixed-use buildings:

Level	Current Use	Proposed Use
Basement		
1st		
2nd		
3rd		

7. Will development be phased? ☒ NO ☐ YES If yes, explain in a narrative:

8. Please provide a written description of proposed structures and improvements. Include all of the following information that applies to the project:

- Describe primary and secondary uses
- Proposed interior changes
- Day/hours of operation
- Utilities- will you connect to existing utilities or install new?
- Anticipated number of residents, users, shoppers, employees, etc. as a result of this project
- Exterior features to be added/changed, (i.e., lighting fixtures, signage, decorative elements, doors, windows, siding, painting, etc.)
- For residential, mixed-use buildings, or STRs, include a number of dwelling units by size (efficiency/studio, one-bedroom, two-bedroom, three or more bedroom)
- Parking plan
- Proposed Landscaping
- Garbage storage
- Explain the need for managing stormwater and drainage facilities that will be utilized in preventing flooding and erosion

The primary use of the property will be our primary residence with a unhosted short-term rental (STR) for visiting tourists and seasonal guests.

Minimal interior changes are planned. Any updates will focus on cosmetic improvements.

The STR will operate year-round, seven days a week when we are in residence.

Guest check-in and check-out will follow a typical schedule (check-in after 4 PM, check-out by 10 AM). Quiet hours will be enforced from 10 PM to 7 AM in alignment with local regulations.

The property will remain connected to existing municipal utilities (water, sewer, electric, and internet). No new utility installations are planned.

The anticipated occupancy will range from 2 to 8 guests per booking. No full-time employees will work onsite.

No exterior features will be added. The deck is scheduled to be stained.
Residence includes a 4 bedroom 3 bathroom unit
Parking will be in the parking area at the base of the driveway.

A secure, animal-resistant garbage storage area will be maintained on the property, with weekly curbside pickup service. Guests will be given clear instructions for proper waste disposal and recycling.

No changes to landscaping

No significant construction is planned that would alter current stormwater runoff.

9. State and federal permit or approvals needed, (i.e., SHPO, APA, DEC, DOT, or Other)

N/A

10.

If you are operating a new business at the project location, provide the following information	
Name of Business	Whispering Hearth, LLC
Hours of Operation	Office Hours are 9AM to 5PM EST (M - F)

In granting or denying special use permits, the Development Board shall take into consideration the scale of the proposed project and the need to maintain the historic, close-knit building pattern in the Village and compatibility among adjoining land uses. If the applicant proves the proposed project meets the review criteria, they are entitled to the Special Use Permit. Conversely, if the applicant fails to address or satisfy any one or part of the review criteria then they are not entitled to the Special Use Permit.

Criteria to be addressed:

11. Explain how the proposed use will not have a substantial or undue adverse effect upon adjacent property, traffic conditions, parking, and other matters affecting the public health, safety and general welfare. Does the project include buffers or screening from neighboring properties and public roads?

Guests will be required to follow strict house rules, including noise limits, quiet hours (10 PM to 7AM), and respectful use of outdoor areas. A local property manager/owner will be available to promptly respond to any issues that arise, ensuring accountability. The property provides on-site parking for all guests, eliminating the need for street parking and minimizing traffic disruption. Smoke and carbon monoxide detectors, fire extinguishers, and a first aid kit are maintained in accordance with safety standards. Waste will be managed through secured bins. The property has historically been used

12. Provide evidence and information which demonstrates that the proposed use will not substantially impact the nature and character of the surrounding neighborhood.

The proposed short-term rental (STR) use will maintain and respect the established residential character of the neighborhood. The property will continue to function as a single-family home, with no structural changes that would alter its appearance or footprint. The property has historically been used as a short term rental, and neighbors similarly used STR properties so there will be no significant changes to the use.

13. Provide information which demonstrates that the proposed use will be adequately served by storm drainage structures, water, sanitary sewers, off-street parking, access to public roads to handle projected traffic volumes, fire and police protection, and solid waste disposal, and any other services that may be relevant to your project.

The proposed short-term rental use will be fully supported by existing infrastructure and municipal services. The property is already functioning as a STR and requires no new systems or service expansions to accommodate occasional guest stays. Significant regrading over the past decade has prevented runoff. The solid waste disposal done by way of connected town run sewer lines, the water is also connected to town water. The Harbor Hill HOA ensures the road from Riverside drive is always in good usable condition and plowed during the winter months.

14. Explain how the project safely accommodates bicycle and pedestrian travel to/from the site. Explain how the project will impact pedestrian safety, either positively or negatively.

The proposed short-term rental (STR) will operate within an existing residential structure and will not involve any new construction or significant modifications that would impact bicycle or pedestrian safety. The property sits down a driveway that has clear access to Riverside Drive and therefore will have no interaction with pedestrial travel.

15. Is the property suitable for the proposed project considering the lot size, location, topography, vegetation, soils and hydrology?

Yes, the property is well-suited for continued use as a short-term rental. It is already operating as an STR under the current owners, demonstrating that the lot size, location, and physical characteristics are appropriate for this use.
The lot is level or gently sloped, allowing for safe and easy movement for guests and service providers.No known soil instability or drainage issues exist, and there is no development proposed that would disturb the land.Drainage is effectively managed through existing grading and systems, with no adverse impacts to surrounding lots.

16. How will your project avoid the loss, destruction, or damage to any natural, historic, and scenic resources of the village through design, layout of structures, provision of buffer areas, and operation of the proposed use?

The proposed short-term rental (STR) will avoid any loss, destruction, or damage to the natural, historic, and scenic resources of the village. The project involves no new construction or expansion, and the property will continue to be used as a single-family residence with occasional guest occupancy. The property is not a historic site,

17. Is the project consistent with the village goal of concentrating retail uses in villages, avoiding strip commercial development, and locating nonresidential uses that are incompatible with residential use on well-buffered properties?

Yes, the proposed short-term rental (STR) aligns with the village's land use goals. It maintains residential character while supporting tourism in a low-impact, compatible way. By offering lodging near village amenities, the STR encourages guests to support local shops and restaurants, concentrating activity in village centers. Guests are encouraged to walk or bike, enhancing nearby commercial areas without promoting strip development. Harbor Hill has historically supported transient rentals.

18. Will the proposed use result in excessive noise, dust, odors, solid waste, or glare, create any other nuisances, or result in the introduction of invasive species?

No, the proposed short-term rental (STR) will not create excessive noise, dust, odors, solid waste, glare, or other nuisances, nor introduce invasive species. Guests will be required to adhere to strict rules and we will be on site to enforce them.

19. Explain why your proposed use will not be more objectionable than would development of uses that are permitted by right (allowed uses that do not require a special use permit)? Consider the environmental, social and economic impacts of traffic, noise, dust, odors, solid waste, glare or any other nuisances.

The proposed short-term rental will have equal or less impact than many permitted-by-right uses, such as long-term rentals or home occupations. It generates minimal traffic, noise, or waste, and all activity will follow village rules for lighting, sanitation, and quiet hours. The use supports the local economy while maintaining the residential character of the neighborhood.

20. Is the project located within a historic building? ☐NO ☐YES
historic district? ☐NO ☐YES
To check if your property falls within a historic district or is on the National Register, visit the Cultural Resource Information System (CRIS) website and use the mapping tool: cris.parks.ny.gov

21. Please list any professionals who will be assisting you with your application

Name	Company	Profession	Phone	Email
Kelsey Cassidy	Merrill L. Thomas Inc.	Real	518-524-7373	kelseycassidy29@gmail.com

Applicant's Signature _____ **Date** 3/10/26

Property Owner's Signature _____ **Date**_____

For Office Use Only - Essex County Referral Property is located within 500 feet of:	Y	N
Property located in Essex County	☐	☐
Municipal boundary (village or town)	☐	☐
County or State Parks	☐	☐
County or State Roads	☐	☐
County or State Facilities	☐	☐

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Unhosted STR Permit

Project Location (describe, and attach a location map):
10 Harbor Hill Lane, Saranac Lake New York 12983

Brief Description of Proposed Action:
The proposed action is to obtain an unhosted short-term rental permit for the entire property. The property is currently operating as a grandfathered unhosted short-term rental, so the overall use of the property will remain largely unchanged.Previously, one of the units was used for our personal stays while the other unit operated as a short-term rental. Under the proposed permit, the entire property would be available for short-term rental use. We will continue to use the property personally and will only rent it on a short-term basis when we are not there. The short-term rental helps offset the expenses associated with maintaining the property.

Name of Applicant or Sponsor:	Telephone: 631 903 5072
Whispering Hearth LLC C/o Sun-Young Lee	E-Mail: whisperinghearth@gmail.com

Address:
10 Harbor Hill Lane

City/PO:	State:	Zip Code:
Saranac Lake	NY	12983

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? .22 acres
b. Total acreage to be physically disturbed? .10 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .39 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☑ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
Lake Flower		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☑ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐

	NO	YES
16. Is the project site located in the 100 year flood plain?	☑	☐

	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources?		
If Yes,		
a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		
If Yes, briefly describe: ☐ NO ☐ YES		
_____		

SECTION C. Waterfront Assessment (To be completed by reviewing agency)

	YES	NO
1. Will the proposed action have a significant effect upon:		
(a) Commercial or recreational use of fish and wildlife resources	☐	☐
(b) Scenic quality of the waterfront environment?	☐	☐
(c) Development of future, or existing water dependent uses?	☐	☐
(d) Stability of the shoreline?	☐	☐
(e) Surface or groundwater quality?	☐	☐
(f) Existing or potential public recreation opportunities?	☐	☐
(g) Structures, sites or districts of historic, archeological or cultural significance to the Village, State or nation?	☐	☐
2. Will the proposed action involve or result in any of the following:	YES	NO
(a) Physical alteration of land along the shoreline, land under water or coastal waters?	☐	☐
(b) Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	☐	☐
(c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the waterfront area?	☐	☐
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	☐	☐
(e) Mining, excavation, filling or dredging?	☐	☐
(f) Reduction of existing or potential public access to or along the shore?	☐	☐
(g) Sale or change in use of publicity-owned lands located on the shoreline or under water?	☐	☐
(h) Development within designated flood hazard area?	☐	☐
(i) Development on a natural feature that provides protection against flooding or erosion?	☐	☐
(j) Diminished surface or groundwater quality?	☐	☐
(k) Removal of ground cover from the site?	☐	☐
3. Project:	YES	NO
(a) If a project is to be located adjacent to shore:		
(1) Will water-related recreation be provided?	☐	☐
(2) Will public access to the shoreline be provided?	☐	☐
(3) Does the project require a waterfront site?	☐	☐
(4) Will it supplant a recreational or maritime use?	☐	☐
(5) Do essential public services and facilities presently exist at or near the site?	☐	☐
(6) Is it located in a flood prone area	☐	☐
(7) Is it located in an area of high erosion	☐	☐
(b) If the project site is publicly owned:		
(1) Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?	☐	☐
(2) If located in the foreshore, will access to those and adjacent lands be provided?	☐	☐
(3) Will it involve the siting and construction of major energy facilities?	☐	☐
(4) Will it involve the discharge of effluents from major steam electric generating and industrial facilities into a waterway	☐	☐
(c) Is the project site presently used by the community as an open space or recreation area?	☐	☐
(d) Does the present site offer or include scenic views or vistas known to be important to the community?	☐	☐
(e) Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?	☐	☐
(f) Will the project involve any waste discharges?	☐	☐
(g) Does the project involve surface or subsurface liquid waste disposal?	☐	☐
(h) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous material?	☐	☐
(i) Does the project involve shipment or storage of petroleum products?	☐	☐
(j) Does the project involve discharge of toxics, hazardous substances or other pollutants?	☐	☐
(k) Will the project affect any area designated as a freshwater wetland?	☐	☐
(l) Will the project alter drainage flow, patterns or surface water runoff on or from the site	☐	☐
(m) Will best management practices be utilized to control storm water runoff into waterways?	☐	☐
(n) Will the project cause emissions which exceed Federal or State air quality standards or generate significant amounts of nitrates or sulfates?	☐	☐

SECTION D. Remarks or Additional Information

For questions answered "Yes" in Section C, explain methods you will undertake to reduce adverse effects. Review the LWRP to see if the project is consistent with each policy. List policies the project is not consistent with and explain all mitigating actions. Add any additional sheets necessary to complete this form.

SECTION E. Preparer Information

Preparer's Name (Please print): Sun-Young Lee / Katrina Glynn

Title: ~~Manager~~ Owner

Organization Name: Whispering Hearth LLC

Phone Number: 631 903 5072

Signature: K. Glynn

Date: 3/10/26

SECTION F. Determination of LWRP Consistency (To be completed by the Planning Board)

The Village of Saranac Lake Planning Board finds that the above referenced project is:

- □ consistent with LWRP policy standards and conditions.
- □ not consistent with LWRP policy standards and conditions and shall not be undertaken.

Print Name of Planning Board Chair

Signature of Planning Board Chair

Date

Village of Saranac Lake
Community Development Department
39 Main St.
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, 39 Main St., Second Floor, 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: Sun-Young Lee

2. Mailing address: 3 Orlando Avenue, Ardsley NY 10502

3. Telephone Number: 6319035072

4. Location of action: 10 Harbor Hill Ln., Saracnac Lake NY 12983

5. Tax Map # (s): 32.246-1-2.100

6. Size of site: 0.39 Acres

7. Present land use(s): Residential

8. Present zoning classification: Residential

9. Percentage of site which contains slopes of 15% or greater: 0%

10. Type of action (check appropriate response)
- ☐ Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction)
- ☐ Financial assistance (e.g. grant, loan, subsidy)
- ☑ Permit, approval, license, certification
- ☐ Agency undertaking action:

11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area?
- ☐ No
- ☑ Yes If yes, Waterbody Name: Lake Flower Waterbody Size(in acres): 300 acres

12. Describe nature and extent of action: Guests will have access to the lake for kayaking and rowing boat.

13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations):
N/A

14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency?
- ☑ No
- ☐ Yes If yes, which State or Federal Agency?

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Sun-Young Lee Date: 3/10/26

Signature: _____

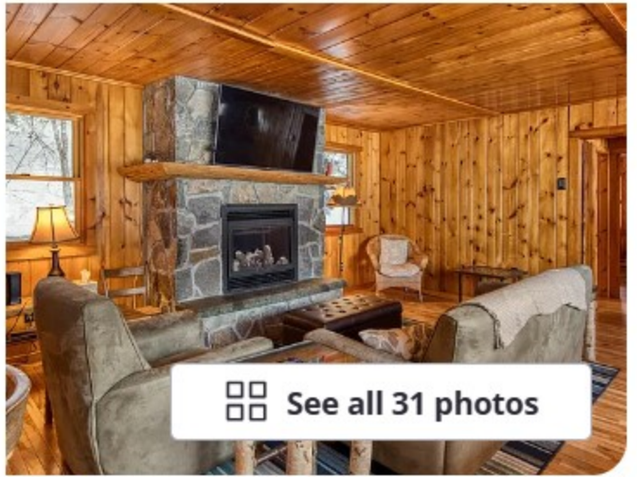
PRINT FORM










See all 31 photos


10 Harbor Hill
Ln, Saranac
Lake, NY 12983
30 ft

#3 Un-hosted

Village of Saranac Lake

Community Development Department

39 Main Street, Suite 9 Saranac Lake, NY 12983-2294
Phone: (518) 891 - 4150
Fax: (518) 891 - 1324
Web Site: www.saranaclakeny.gov

APPLICATION #: DB2026-08
Major ☐ Minor ☑
DATE RECEIVED: 3/10/26
DATE PAID: 3/10/26

SPECIAL USE PERMIT APPLICATION REQUIREMENTS

Incomplete application forms, site plans, or SEQR forms (when applicable) will not be accepted. If you have questions when filing out the application, please contact the Community Development Department.

1. **Pre-application Conference** – Before filing a formal application, an informal pre-submission conference with the Director is recommended to discuss the nature of the proposed use and to determine the specific information that will need to be submitted.

2. **Mandatory staff review submission:**
   - A. **Submit one electronic copy of the following:**
     - ☐ **Special Use Permit Application Form, signed**
     - ☐ **Site Plan Review Checklist**
     - ☐ **Site Plan Drawings/Maps,** for new construction: include Elevation Drawings
     - ☐ **Environmental Assessment Form** – complete Part 1 (check with Director on whether to complete the Full or Short form)
     - ☐ **Waterfront Assessment Form (WAF)** - complete Section 1 only
     - ☐ Drawing of proposed sign(s) (if applicable)
     - ☐ **For Pre-Existing STR application:** submit proof of operation as of January 31, 2023[1]
   - B. **Application fee of $300.00.** Make check payable to Village of Saranac Lake.

3. **Final submission for review by the Development Board:**
   - A. **Submit one hard copy + one digital copy of the application packet. Site Plan to be at a scale that is suitable for the proposed development relative to its size and is sufficiently legible for the required review to occur. Digital copy should be sent to comdevassist1@saranaclakeny.gov.**
     - ☐ **Special Use Permit Application Form, signed**
     - ☐ **Site Plan Review Checklist**
     - ☐ **Site Plan Drawings/Maps,** for New construction: include Elevation Drawings
     - ☐ **Environmental Assessment Form** – complete Part 1
     - ☐ **Waterfront Assessment Form (WAF)** - complete Section 1 only
     - ☐ **Drawing of proposed sign(s)** (if applicable)

The application shall be accompanied by the information listed above. The Community Development Director may require additional submission materials if determined appropriate for the nature and scale of the proposed project. The pre-application conference may be used to determine the application requirements. The information above should be emailed and brought to the Village of Saranac Lake at least three weeks prior to the scheduled Development Board meeting in order to be placed on the agenda. The Board meets on the first Tuesday of each month at 5:00pm in the Village Board Room, 39 Main St., Saranac Lake, NY 12983

[1] Acceptable documentation includes: 1. A Franklin or Essex County Certificate of Authority to collect occupancy tax.
2. Proof of operation as a STR between January 31, 2022, and January 31, 2023.

SPECIAL USE PERMIT APPLICATION

Applicant Information	
Applicant Name	James E. DUNCAN
Applicant Address	12 Prescott Place, Saranac Lake, NY 12983
Mailing Address, If Different	
Applicant Email	flagrentjd@gmail.com
Applicant Phone	(917) 439-3894

If Different from Project Applicant	
Property Owner Name	
Property Owner Address	
Mailing Address, If Different	
Property Owner Email	
Property Owner Phone	

Project Information

1. Project Address 12 Prescott Place Saranac Lake, NY 12983
2. Tax Map # 447.70-3-8
3. Zoning District D1
4. Current Lot Size 0.25 acres
5. Building square footage 2,300 ☒ Existing ☐ Proposed
6. Property/Building use
   a. Present use of property, (i.e., commercial. residential, mixed, vacant): Residential
   b. Proposed use of property:
   c. For mixed-use buildings:

Level	Current Use	Proposed Use
Basement		
1st		
2nd		
3rd		

7. Will development be phased? ☒ NO ☐ YES if yes, explain in a narrative:

8. Please provide a written description of proposed structures and improvements. Include all of the following information that applies to the project:

- Describe primary and secondary uses
- Proposed interior changes
- Day/hours of operation
- Utilities- will you connect to existing utilities or install new?
- Anticipated number of residents, users, shoppers, employees, etc. as a result of this project
- Exterior features to be added/changed, (i.e., lighting fixtures, signage, decorative elements, doors, windows, siding, painting, etc.)
- For residential, mixed-use buildings, or STRs, include a number of dwelling units by size (efficiency/studio, one-bedroom, two-bedroom, three or more bedroom)
- Parking plan
- Proposed Landscaping
- Garbage storage
- Explain the need for managing stormwater and drainage facilities that will be utilized in preventing flooding and erosion

We are proposing no structural changes or improvements. The building currently has three dwelling units. Two one-bedroom units are occupied by long-term tenants. The two-bedroom unit is occupied by James E. Duncan and family. The proposal is to be permitted to offer the two-bedroom unit for short-term-Rental when the family resides at our camp on the Great Sacandaga Lake (Town of Day, NY).
The two-bedroom unit can accommodate up to four adults and four children. The property has four parking spaces, two of which are designated for the two-bedroom unit. The garbage removal is facilitated by a contract with Casella Waste Removal, which will accommodate short-term-Rental.

9. State and federal permit or approvals needed, (i.e., SHPO, APA, DEC, DOT, or Other)

n/a

10.

If you are operating a new business at the project location, provide the following information	
Name of Business	n/a
Hours of Operation	n/a

In granting or denying special use permits, the Development Board shall take into consideration the scale of the proposed project and the need to maintain the historic, close-knit building pattern in the Village and compatibility among adjoining land uses. If the applicant proves the proposed project meets the review criteria, they are entitled to the Special Use Permit. Conversely, if the applicant fails to address or satisfy any one or part of the review criteria then they are not entitled to the Special Use Permit.

Criteria to be addressed:

11. Explain how the proposed use will not have a substantial or undue adverse effect upon adjacent property, traffic conditions, parking, and other matters affecting the public health, safety and general welfare. Does the project include buffers or screening from neighboring properties and public roads?

This project (use of the two-bedroom unit for STR) will in no way adversely affect our neighbors or the area of Helen Hill, as there will be a zero net increase of residents. This proposal is intended to ensure the continued quiet enjoyment of the neighborhood in which we live.

12. Provide evidence and information which demonstrates that the proposed use will not substantially impact the nature and character of the surrounding neighborhood.

This proposal is intended to help subsidize the below-market rents of our two long-term tenants. It is our intent that people who live and work in Saranac Lake should have access to high-quality, affordable housing. ~~But~~ The income from STR will enable us to do that.

13. Provide information which demonstrates that the proposed use will be adequately served by storm drainage structures, water, sanitary sewers, off-street parking, access to public roads to handle projected traffic volumes, fire and police protection, and solid waste disposal, and any other services that may be relevant to your project.

The proposed use will have no meaningful impact on any of the above mentioned items.

14. Explain how the project safely accommodates bicycle and pedestrian travel to/from the site. Explain how the project will impact pedestrian safety, either positively or negatively.

The proposed use will have no meaningful impact on any of the above mentioned items.

15. Is the property suitable for the proposed project considering the lot size, location, topography, vegetation, soils and hydrology?

Absolutely.

16. How will your project avoid the loss, destruction, or damage to any natural, historic, and scenic resources of the village through design, layout of structures, provision of buffer areas, and operation of the proposed use?

The proposed use, as stated above, will have no meaningful impact on any of the above mentioned items.

17. Is the project consistent with the village goal of concentrating retail uses in villages, avoiding strip commercial development, and locating nonresidential uses that are incompatible with residential use on well-buffered properties?

Yes, as our property is with a walking distance of local shops, restaurants, markets, hiking, swimming, boating, and all the wonderful Recreational enjoyments that Saranac Lake has to offer.

18. Will the proposed use result in excessive noise, dust, odors, solid waste, or glare, create any other nuisances, or result in the introduction of invasive species?

The proposed use is not intended to have any negative impact on our long-term ~~ren~~ tenants, or, by extention, our neighbors, our neighborhood or our community.

19. Explain why your proposed use will not be more objectionable than would development of uses that are permitted by right (allowed uses that do not require a special use permit)? Consider the environmental, social and economic impacts of traffic, noise, dust, odors, solid waste, glare or any other nuisances.

the proposed use our family home as STR should be, as stated earlier, of minimal impact. Our home has great beauty and aesthetic value. We furnished it with pieces by local artisans and craftsmen. Therefore, our screening process for STRs will be VERY selective.

20. Is the project located within a historic building? ☒NO ☐YES
historic district? ☐NO ☒YES
To check if your property falls within a historic district or is on the National Register, visit the Cultural Resource Information System (CRIS) website and use the mapping tool: cris.parks.ny.gov

21. Please list any professionals who will be assisting you with your application

Name	Company	Profession	Phone	Email
Katrina Glynn	Village of Saranac Lake Development Board	Director	(518)891-4150 x 235	

Applicant's Signature _____ Date 03/08/2026

Property Owner's Signature _____ N Duncan Date 03/08/2026

For Office Use Only - Essex County Referral Property is located within 500 feet of:	Y	N
Property located in Essex County	☐	☐
Municipal boundary (village or town)	☐	☐
County or State Parks	☐	☐
County or State Roads	☐	☐
County or State Facilities	☐	☐

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project: Application for Special Use Permit for STR of one dwelling unit.

Project Location (describe, and attach a location map): 12 Prescott Place, Saranac Lake, NY 12983

Brief Description of Proposed Action: We are applying for a permit to allow us to use one dwelling unit (our family apartment) as an occasional short-term Rental.

Name of Applicant or Sponsor:	Telephone: (917) 439-3894
James E. Duncan	E-Mail: flagrentjd@gmail.com

Address: 12 Prescott Place, Saranac Lake

City/PO:	State:	Zip Code:
Saranac Lake	NY	12983

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? 0.25 acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☑	☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐	
b. Is the proposed action located in an archeological sensitive area?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: James E. Duncan Date: 03/08/2026

Signature: _____

X

PRINT FORM

Village of Saranac Lake
Community Development Department
39 Main St.
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, 39 Main St., Second Floor, 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: James E. DUNCAN

2. Mailing address: 12 Prescott Place, Saranac Lake, NY

3. Telephone Number: (917)439-3594

4. Location of action: 12 Prescott Place, Saranac Lake, NY 12983

5. Tax Map # (s): 447.70-3-8

6. Size of site: 0.25 acres

7. Present land use(s): Residential

8. Present zoning classification: Residential

9. Percentage of site which contains slopes of 15% or greater: n/a

10. Type of action (check appropriate response)
- ☐ Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction)
- ☐ Financial assistance (e.g. grant, loan, subsidy)
- ☒ Permit, approval, license, certification
- ☐ Agency undertaking action:

11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area?
- ☒ No
- ☐ Yes If yes, Waterbody Name: Waterbody Size(in acres):

12. Describe nature and extent of action: Special Use Permit Application for STR

13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations): n/a

14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency?
- ☒ No
- ☐ Yes If yes, which State or Federal Agency?

SECTION C. Waterfront Assessment (To be completed by reviewing agency)

	YES	NO
1. Will the proposed action have a significant effect upon:		
(a) Commercial or recreational use of fish and wildlife resources	☐	☐
(b) Scenic quality of the waterfront environment?	☐	☐
(c) Development of future, or existing water dependent uses?	☐	☐
(d) Stability of the shoreline?	☐	☐
(e) Surface or groundwater quality?	☐	☐
(f) Existing or potential public recreation opportunities?	☐	☐
(g) Structures, sites or districts of historic, archeological or cultural significance to the Village, State or nation?	☐	☐
2. Will the proposed action involve or result in any of the following:	YES	NO
(a) Physical alteration of land along the shoreline, land under water or coastal waters?	☐	☐
(b) Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	☐	☐
(c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the waterfront area?	☐	☐
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	☐	☐
(e) Mining, excavation, filling or dredging?	☐	☐
(f) Reduction of existing or potential public access to or along the shore?	☐	☐
(g) Sale or change in use of publicity-owned lands located on the shoreline or under water?	☐	☐
(h) Development within designated flood hazard area?	☐	☐
(i) Development on a natural feature that provides protection against flooding or erosion?	☐	☐
(j) Diminished surface or groundwater quality?	☐	☐
(k) Removal of ground cover from the site?	☐	☐
3. Project:	YES	NO
(a) If a project is to be located adjacent to shore:		
(1) Will water-related recreation be provided?	☐	☐
(2) Will public access to the shoreline be provided?	☐	☐
(3) Does the project require a waterfront site?	☐	☐
(4) Will it supplant a recreational or maritime use?	☐	☐
(5) Do essential public services and facilities presently exist at or near the site?	☐	☐
(6) Is it located in a flood prone area	☐	☐
(7) Is it located in an area of high erosion	☐	☐
(b) If the project site is publicly owned:		
(1) Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?	☐	☐
(2) If located in the foreshore, will access to those and adjacent lands be provided?	☐	☐
(3) Will it involve the siting and construction of major energy facilities?	☐	☐
(4) Will it involve the discharge of effluents from major steam electric generating and industrial facilities into a waterway	☐	☐
(c) Is the project site presently used by the community as an open space or recreation area?	☐	☐
(d) Does the present site offer or include scenic views or vistas known to be important to the community?	☐	☐
(e) Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?	☐	☐
(f) Will the project involve any waste discharges?	☐	☐
(g) Does the project involve surface or subsurface liquid waste disposal?	☐	☐
(h) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous material?	☐	☐
(i) Does the project involve shipment or storage of petroleum products?	☐	☐
(j) Does the project involve discharge of toxics, hazardous substances or other pollutants?	☐	☐
(k) Will the project affect any area designated as a freshwater wetland?	☐	☐
(l) Will the project alter drainage flow, patterns or surface water runoff on or from the site	☐	☐
(m) Will best management practices be utilized to control storm water runoff into waterways?	☐	☐
(n) Will the project cause emissions which exceed Federal or State air quality standards or generate significant amounts of nitrates or sulfates?	☐	☐

SECTION D. Remarks or Additional Information

For questions answered "Yes" in Section C, explain methods you will undertake to reduce adverse effects. Review the LWRP to see if the project is consistent with each policy. List policies the project is not consistent with and explain all mitigating actions. Add any additional sheets necessary to complete this form.

n/a

SECTION E. Preparer Information

Preparer's Name (Please print): Katrina Glynn

Title: Director Community Development

Organization Name: Village of Saranac Lake Development Board

Phone Number: 518-891-4150 x235

Signature: K. Glynn Date: 3 | 10 | 2026

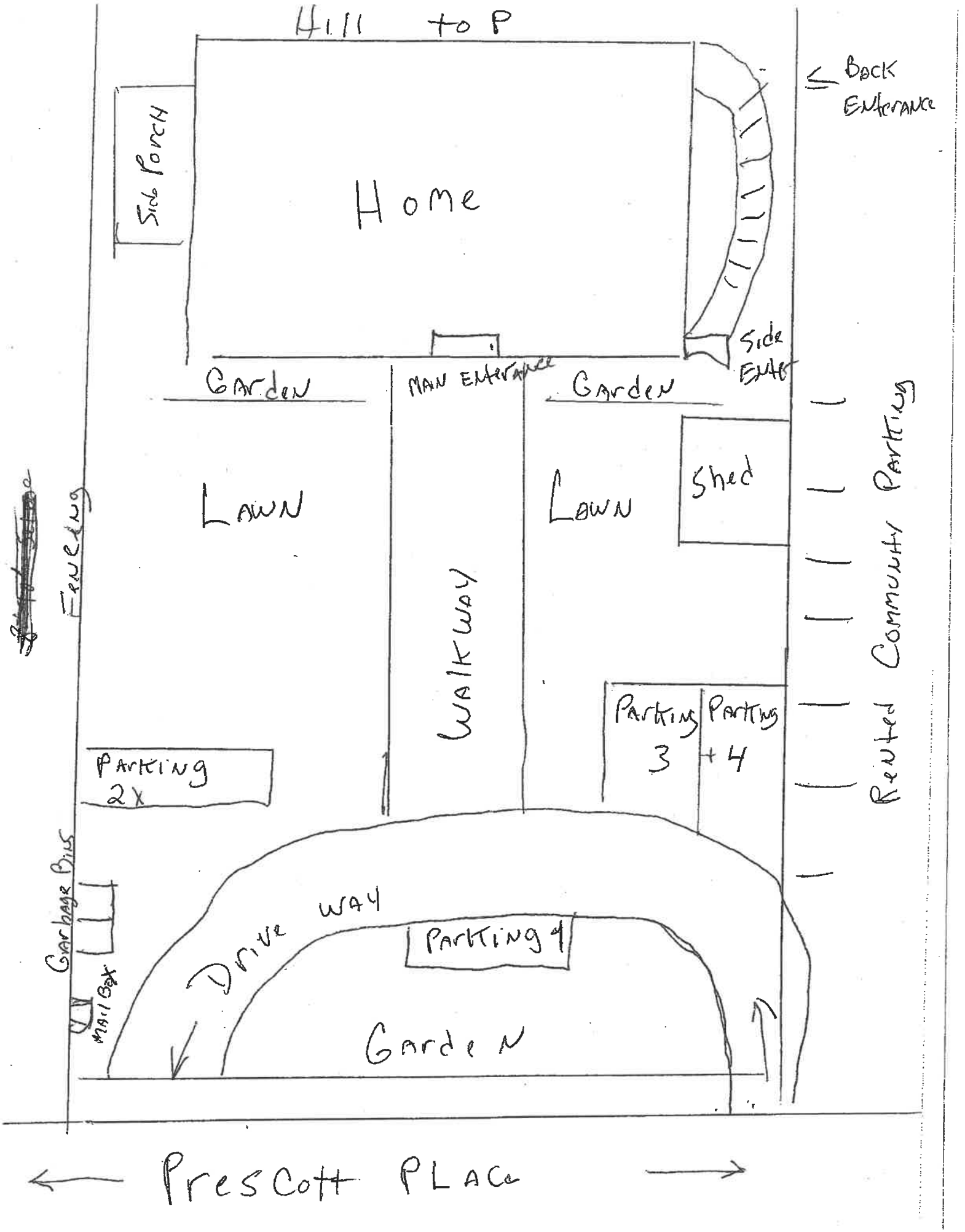
SECTION F. Determination of LWRP Consistency (To be completed by the Planning Board)

The Village of Saranac Lake Planning Board finds that the above referenced project is:

- ☐ consistent with LWRP policy standards and conditions.
- ☐ not consistent with LWRP policy standards and conditions and shall not be undertaken.

Print Name of Planning Board Chair

Signature of Planning Board Chair Date


Hill to P
Side Porch
Home
Back Entrance
Side Entr
Garden
Main Entrance
Garden
Lawn
Lawn
Shed
Walkway
Parking 3
Parking 4
Parking 2x
Rented Community Parking
Garbage Bins
Drive way
Parking 1
Mailbox
Garden
Prescott Place

For further property information, see the listing on Realtor.com for 12 Prescott Place, Saranac Lake, NY 12983. It includes outdoor pictures (1-4) and STR unit pictures (5-11). This site also has measurements and a fly-around feature for an aereal view of the property.


United State
Main St
12 Prescott Pl, Saranac Lake, NY 12983
4
20
Infinity Jewelry
11

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
- Dependent on the project scope, a public hearing may be required: https://ecode360.com/31626259
- Site Plan regulations can be found at: https://ecode360.com/31626635

SITE PLAN REVIEW APPLICATION

Project Address: 55 Depot Street		Tax Map #: 447.69-1-13	Zoning District E-1
Property Owner Name: Play ADK, Inc.		Applicant Name (if different): Phinney Design Group	
Address: PO Box 1090		Address: 291 River Street	
City: Saranac Lake	State: NY	City: Troy	State: NY
Phone: 518-888-2702	Zip: 12983	Phone: 518-587-7120	Zip: 12180
Email: robcarr@playadk.org		Email: azullo@phinneydesign.com	

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

Narrative

Play ADK will renovate a historic warehouse and large industrial site on Depot Street into a 15,000-square-foot children's museum and family resource center. The Depot Street area—identified by the Village as a priority for revitalization—will serve as a family-focused corridor in the heart of Saranac Lake. Play ADK is leading this transformation, creating a central hub for kids and families while encouraging future business and nonprofit investments. The Center for Play will be open six days a week from 10 a.m. to 5 p.m. It will be fully accessible, with play spaces thoughtfully designed to accommodate people of all abilities and to encourage families and caregivers of all ages to play alongside their children. The existing building's structure will be reinforced while preserving the historic character of the original metal building. The main addition will be built on the site of a previous structure lost to fire. Three smaller additions—serving as the main entrance and two means of egress—will be constructed outside of the building's original footprint. Site upgrades will feature interactive elements such as a splash pad, train track table tops, outdoor seating, a fire tower, a caboose, and irregular pathways—all designed to promote meaningful play. The building and grounds will be developed in compliance with local zoning and design standards, and will include utility connections, storm water management, and parking provisions as required by the Village's site plan review process.

Property Owner Signature(required): Rob Carr Date: 7/22/25

Applicant Signature(if different): Edwin C. Ullo III Date: 07/22/2025

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Play ADK

Project Location (describe, and attach a location map):
55 Depot Street, Saranac Lake, NY

Brief Description of Proposed Action:
Play ADK proposes to renovate and expand a historic warehouse and industrial site on Depot Street into a 15,000-square-foot children's play space and family resource center. Located in a Village-designated priority redevelopment area, the project aims to serve as a catalyst for revitalizing the Depot Street corridor. The project includes structural reinforcement of the existing metal building to retain its historic character, along with a primary addition on the footprint of a former structure lost to fire. Three smaller additions—one main entrance and two egress points—are also proposed outside the current footprint. Site improvements will feature interactive outdoor elements such as a splash pad, train-themed table tops, fire tower play structure, parking and meandering pathways, all designed to promote accessible, family-oriented play. The facility will meet all applicable safety, accessibility, zoning, utility, storm water, and parking requirements. As a family-centered community hub, the project supports educational, recreational, and social goals while contributing to the broader revitalization of the area.

Name of Applicant or Sponsor:	Telephone: 518-463-4400
Weston & Sampson, PE, LS, LA, Architects, PC	E-Mail: BiggsD@wseinc.com

Address:
One Winners Circle, Suite 130

City/PO:	State:	Zip Code:
Albany	NY	12205

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYS Downtown Revitalization Initiative, North Country Regional Economic Development Council, Adirondack Parks Agency	☐	☑

3.a. Total acreage of the site of the proposed action? ±1.13 acres
b. Total acreage to be physically disturbed? ±1.28 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±1.13 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Yes, the project will exceed state energy code requirements and incorporate the use of geothermal heat pumps, provide enhanced building envelope and high-efficiency equipment and fixtures.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐

	NO	YES
16. Is the project site located in the 100 year flood plain?	☑	☐

	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES Stormwater runoff will be directed to new storm drains proposed on the property. These structures will connect to proposed stormwater management facilities (bioretention areas / subsurface chambers, to be determined) & existing municipal storm drains.		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: Stormwater management practices (subsurface chambers, bioretention, etc.) - systems will be designed & constructed in accordance with NYSDEC approved practices - exact systems to be determined pending preparation of SWPPP.	☐	☑
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: Adjoining property at 120 Broadway is part of the Brownfield Cleanup Program (Saranac Lofts: Site Code: C517015). Details can be found in the Environmental Remediation Database Details. The site was a former gas station, auto repair, and wood w	☐	☑

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Daniel Biggs Associate | Regional Manager Date: 7/21/25

Signature: Daniel P. Biggs

PRINT FORM

Village of Saranac Lake
Community Development Department
39 Main St.
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, 39 Main St., Second Floor, 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: Play ADK

2. Mailing address: P.O. Box 1090, Saranac Lake, NY 12983

3. Telephone Number: 518-888-2702

4. Location of action: 55 Depot Street, Saranac Lake, NY

5. Tax Map # (s): 447.69-1-13

6. Size of site: 1.138 Acres

7. Present land use(s): Not in use - was commercial

8. Present zoning classification: E-1

9. Percentage of site which contains slopes of 15% or greater: 0%

10. Type of action (check appropriate response)
- ☐ Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction)
- ☐ Financial assistance (e.g. grant, loan, subsidy)
- ☑ Permit, approval, license, certification
- ☐ Agency undertaking action:

11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area?
- ☑ No
- ☐ Yes If yes, Waterbody Name: Waterbody Size(in acres):

12. Describe nature and extent of action: Planning Board Approval

13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations):
N/A

14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency?
- ☐ No
- ☑ Yes If yes, which State or Federal Agency? NYS Downtown Revitalization Initiative

SECTION C. Waterfront Assessment (To be completed by reviewing agency)

	YES	NO
1. Will the proposed action have a significant effect upon:		
(a) Commercial or recreational use of fish and wildlife resources	☐	☐
(b) Scenic quality of the waterfront environment?	☐	☐
(c) Development of future, or existing water dependent uses?	☐	☐
(d) Stability of the shoreline?	☐	☐
(e) Surface or groundwater quality?	☐	☐
(f) Existing or potential public recreation opportunities?	☐	☐
(g) Structures, sites or districts of historic, archeological or cultural significance to the Village, State or nation?	☐	☐
2. Will the proposed action involve or result in any of the following:	YES	NO
(a) Physical alteration of land along the shoreline, land under water or coastal waters?	☐	☐
(b) Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	☐	☐
(c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the waterfront area?	☐	☐
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	☐	☐
(e) Mining, excavation, filling or dredging?	☐	☐
(f) Reduction of existing or potential public access to or along the shore?	☐	☐
(g) Sale or change in use of publicity-owned lands located on the shoreline or under water?	☐	☐
(h) Development within designated flood hazard area?	☐	☐
(i) Development on a natural feature that provides protection against flooding or erosion?	☐	☐
(j) Diminished surface or groundwater quality?	☐	☐
(k) Removal of ground cover from the site?	☐	☐
3. Project:	YES	NO
(a) If a project is to be located adjacent to shore:		
(1) Will water-related recreation be provided?	☐	☐
(2) Will public access to the shoreline be provided?	☐	☐
(3) Does the project require a waterfront site?	☐	☐
(4) Will it supplant a recreational or maritime use?	☐	☐
(5) Do essential public services and facilities presently exist at or near the site?	☐	☐
(6) Is it located in a flood prone area	☐	☐
(7) Is it located in an area of high erosion	☐	☐
(b) If the project site is publicly owned:		
(1) Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?	☐	☐
(2) If located in the foreshore, will access to those and adjacent lands be provided?	☐	☐
(3) Will it involve the siting and construction of major energy facilities?	☐	☐
(4) Will it involve the discharge of effluents from major steam electric generating and industrial facilities into a waterway	☐	☐
(c) Is the project site presently used by the community as an open space or recreation area?	☐	☐
(d) Does the present site offer or include scenic views or vistas known to be important to the community?	☐	☐
(e) Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?	☐	☐
(f) Will the project involve any waste discharges?	☐	☐
(g) Does the project involve surface or subsurface liquid waste disposal?	☐	☐
(h) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous material?	☐	☐
(i) Does the project involve shipment or storage of petroleum products?	☐	☐
(j) Does the project involve discharge of toxics, hazardous substances or other pollutants?	☐	☐
(k) Will the project affect any area designated as a freshwater wetland?	☐	☐
(l) Will the project alter drainage flow, patterns or surface water runoff on or from the site	☐	☐
(m) Will best management practices be utilized to control storm water runoff into waterways?	☐	☐
(n) Will the project cause emissions which exceed Federal or State air quality standards or generate significant amounts of nitrates or sulfates?	☐	☐

SECTION D. Remarks or Additional Information

For questions answered "Yes" in Section C, explain methods you will undertake to reduce adverse effects. Review the LWRP to see if the project is consistent with each policy. List policies the project is not consistent with and explain all mitigating actions. Add any additional sheets necessary to complete this form.

The proposed action will remove existing ground cover to allow for the development of the currently abandoned site into a Children's Center for Play.

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the project to treat & mitigate stormwater runoff created by the proposed action. The SWPPP will be prepared in accordance with NYSDEC best practices and conform to applicable NYSDEC standards.

SECTION E. Preparer Information

Preparer's Name (Please print): Edwin C. Anker IV	
Title: Project Designer	
Organization Name: Phinney Design Group	
Phone Number: 518-587-7120	
Signature: Edwin C. Anker IV	Date: 07/22/2025

SECTION F. Determination of LWRP Consistency (To be completed by the Planning Board)

The Village of Saranac Lake Planning Board finds that the above referenced project is:

- □ consistent with LWRP policy standards and conditions.
- □ not consistent with LWRP policy standards and conditions and shall not be undertaken.

_____
Print Name of Planning Board Chair

_____ _____
Signature of Planning Board Chair Date

PDG: LARGE OUTDOOR BIKE RACK

PDG: (4) EV CHARGERS (10% OF ALL PARKING SPOTS PER CODE REQUIREMENTS)

PDG: ELECTRIC ACCESS FOR (4) FUTURE EV CHARGERS (10% OF ALL PARKING SPOTS PER CODE REQUIREMENTS)

R = 4'-6"

R = 20'

FRONT ENTRANCE SIGN, SEE ARCHITECTURAL PLANS

CROSSWALK

CURB RAMP

CONCRETE STEPS & HANDRAILS

R = 15'

ADA RAMP WITH HANDRAILS

PICNIC TABLE SURFACE MOUNTED TO RAISED CONCRETE PLATFORM ON RAILWAY WHEELS (TYP. 3)

ILLUMINATED BUILDING MOUNTED SIGNAGE - SEE ARCHITECTURAL DRAWINGS

3' GRAVEL DIAPHRAGM AT BUILDING EDGE (TYP.)

TIMBER GUARDRAIL (TYP.)

PROPOSED FIRE TOWER (FURNISHED & INSTALLED BY OWNER)

NEW BUILDING - REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

ILLUMINATED BUILDING MOUNTED SIGNAGE - SEE ARCHITECTURAL DRAWINGS

SURFACE MOUNTED BENCH - COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE

SPLASH PAD AREA

CONCRETE CURB (TYP.)

R = 10'

CIP CONCRETE RETAINING WALL

ILLUMINATED BUILDING MOUNTED SIGNAGE - SEE ARCHITECTURAL DRAWINGS

4' ORNAMENTAL FENCE & 5' SINGLE SWING GATE (TYP.)

R = 5'

CURB RAMP

ADA PARKING STALLS & SIGNAGE (TYP.)

+/- 10' x 40' RAIL CAR, FURNISHED BY OWNER, TO BE MODIFIED TO HOUSE SPLASH PAD EQUIPMENT - REFER TO AQUATIC PLANS FOR ADDITIONAL INFORMATION, COORDINATE LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE

R = 15'

R = 23'-3"

RAIL TRACKS & TIES SET WITHIN GRADE - CONFIRM LAYOUT IN FIELD WITH OWNER'S REPRESENTATIVE (TYP.)

+/- 10' x 40' CABOOSE, FURNISHED BY OWNER - COORDINATE LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE

CONCRETE CURB (TYP.)

FLUSH CONCRETE CURB SET WITHIN PARKING LOT - ALIGN WITH RAIL TRACKS

5' WIDE HEAVY DUTY ASPHALT

R = 10'

R = 5'

ZONED - E-1 DISTRICT E

DESCRIPTION	REQUIRED	PROVIDED
MIN. FRONT YD SETBACK	0 FEET	23' - 4 1/2"
MIN. REAR YD SETBACK	0 FEET	131' - 0"
MIN. SIDE YD SETBACK	0 FEET	8' - 5 1/4"
MAX. BUILDING COVERAGE	VARIABLE	±15%
MAX. BUILDING HEIGHT	VARIABLE	BLDG = ±29'-6", FIRE TOWER = ±39'-11"

SCALE: 1"=20'

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- INTEGRAL CONCRETE CURB WITH WALK
- CONCRETE CURB
- TIMBER GUARDRAIL
- ORNAMENTAL FENCE
- CONCRETE PAVEMENT
- GRAVEL
- ASPHALT PAVEMENT - VEHICULAR
- ASPHALT PAVEMENT
- INTEGRAL COLOR CONCRETE PAVEMENT
- FLEXIBLE POROUS PAVEMENT SURFACING, TYP. 3 - COLORS (1 | 2 | 3)

PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON
1 WINNERS CIRCLE
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2022

#	Description	Date

PROGRESS SET NOT FOR CONSTRUCTION

PLAY ADK

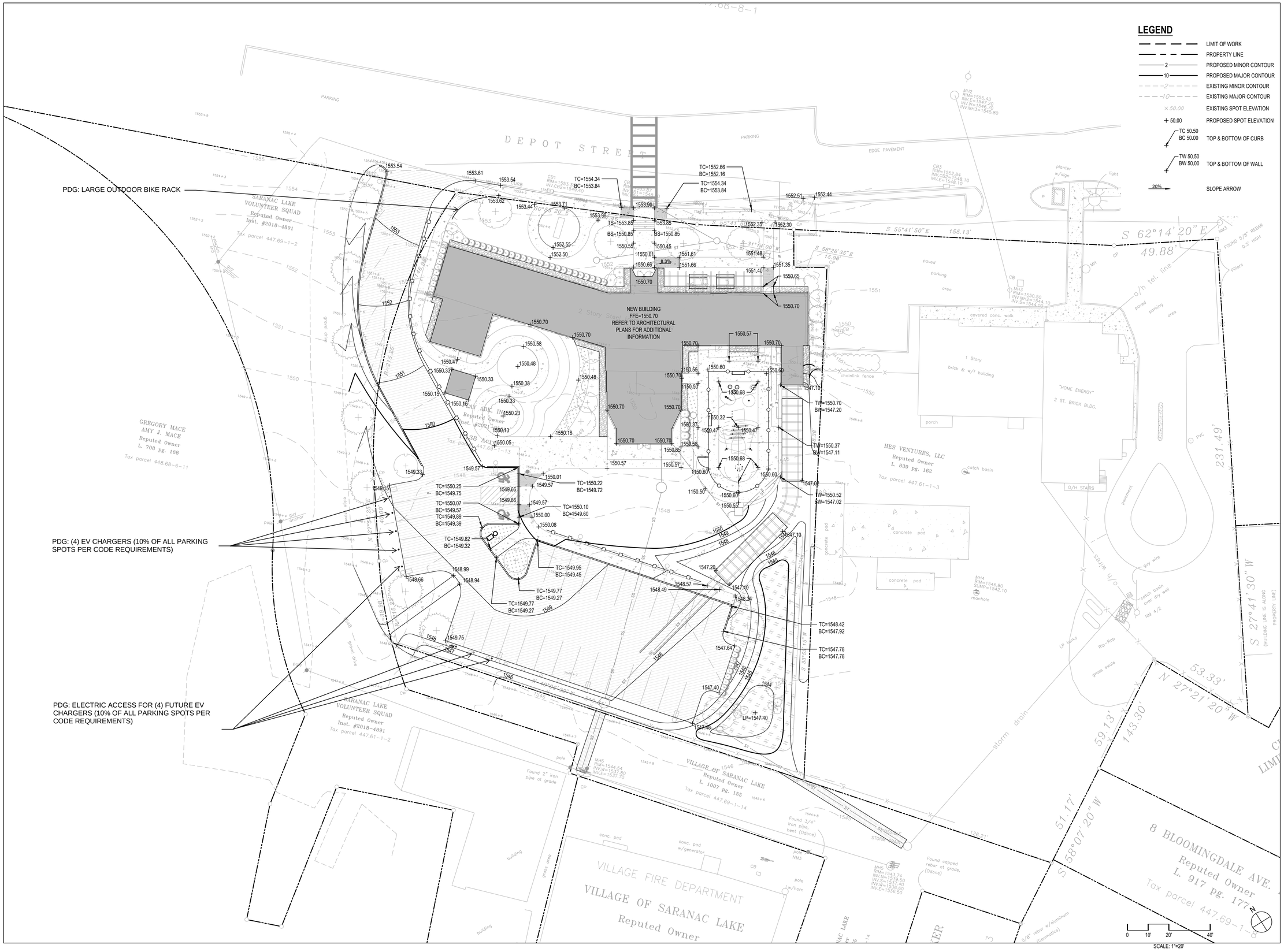
PROJECT NO:	
DISCIPLINE:	SITE/CIVIL
ISSUE DATE:	07/16/2025
PHASE:	50% DD
DESIGNED:	JV
DRAWN:	JV / DS
CHECKED:	JG

DRAWING NAME:

SITE MATERIALS & LAYOUT PLAN

SHEET NUMBER:

L300



PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON
1 WINNERS CIRCLE
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2022

#	Description	Date

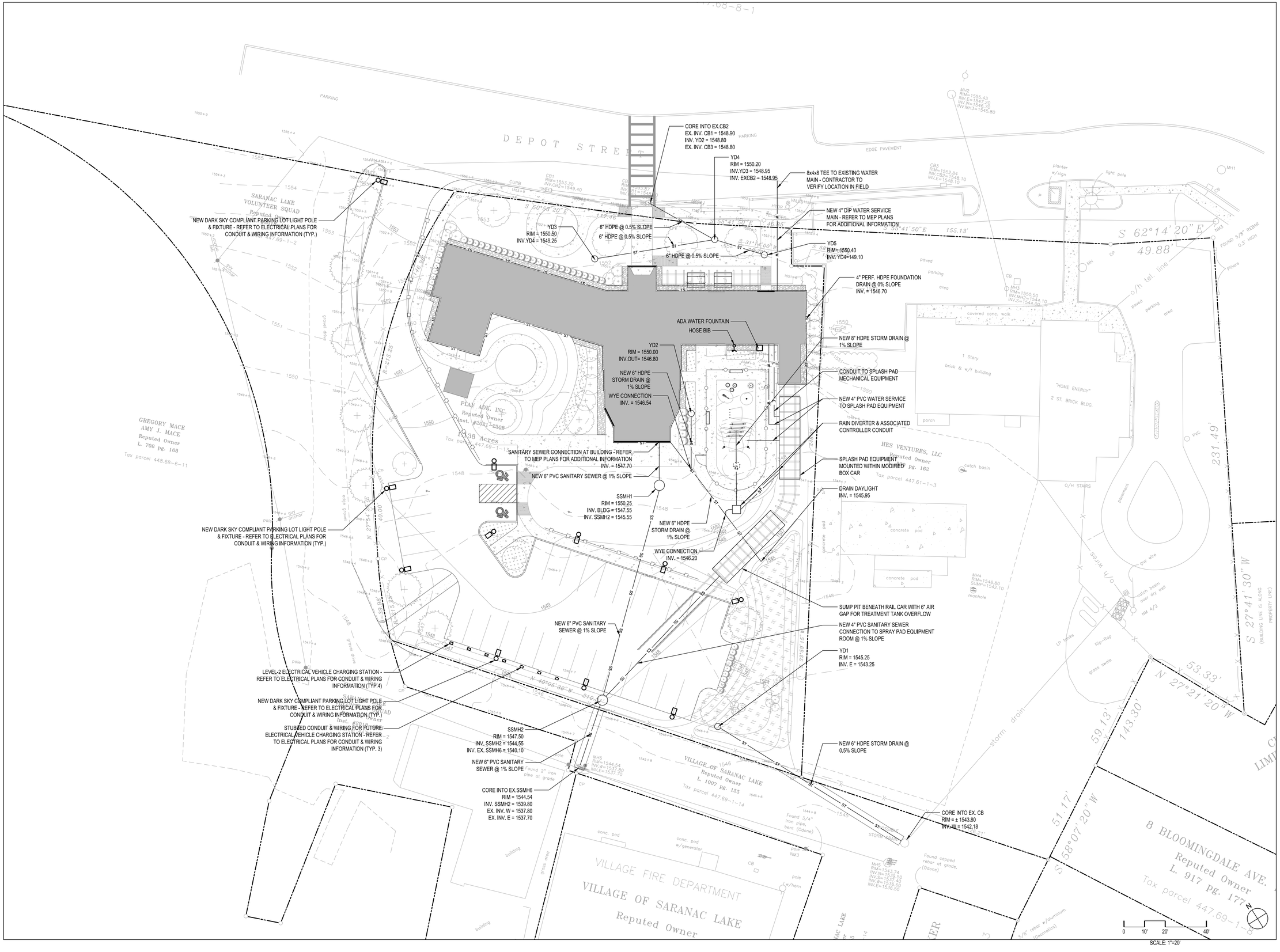
PROGRESS SET NOT FOR CONSTRUCTION

PLAY ADK

PROJECT NO:	
DISCIPLINE:	SITE/CIVIL
ISSUE DATE:	07/16/2025
PHASE:	50% DD
DESIGNED:	JV
DRAWN:	JV / DS
CHECKED:	JG

DRAWING NAME:
SITE GRADING PLAN

SHEET NUMBER:
L500



ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON
1 WINNERS CIRCLE
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2022

#	Description	Date

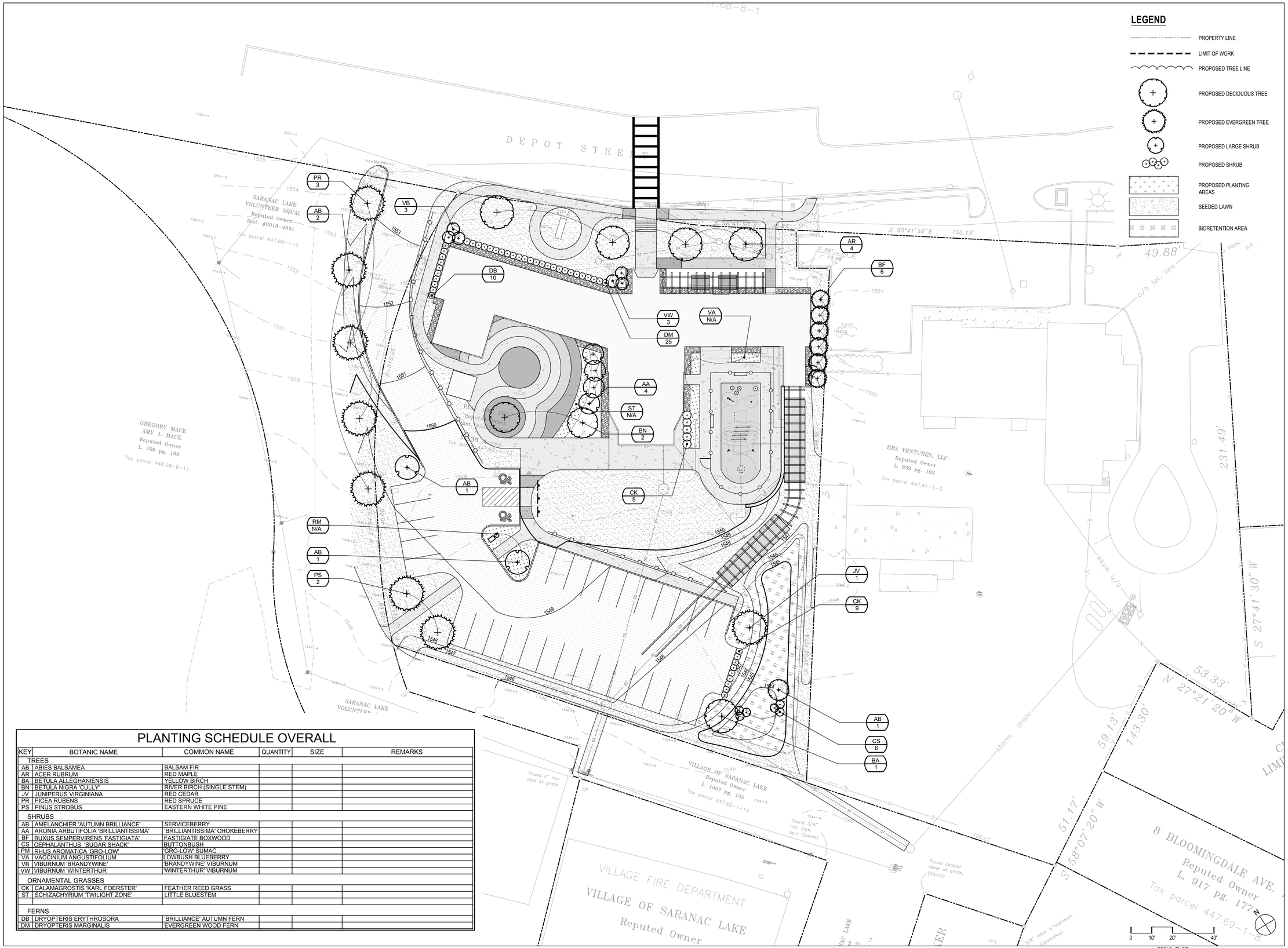
PROGRESS SET NOT FOR CONSTRUCTION

PLAY ADK

PROJECT NO:	
DISCIPLINE:	**SITE/CIVIL**
ISSUE DATE:	**07/16/2025**
PHASE:	**50% DD**
DESIGNED:	**JV**
DRAWN:	**JV / DS**
CHECKED:	**JG**

DRAWING NAME:
SITE UTILITY PLAN

SHEET NUMBER:
L600



LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- PROPOSED TREE LINE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED LARGE SHRUB
- PROPOSED SHRUB
- PROPOSED PLANTING AREAS
- SEEDED LAWN
- BIORETENTION AREA

PLANTING SCHEDULE OVERALL

KEY	BOTANIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	TREES				
AB	ABIES BALSAMEA	BALSAM FIR			
AR	ACER RUBRUM	RED MAPLE			
BA	BETULA ALLEGHANIENSIS	YELLOW BIRCH			
BN	BETULA NIGRA 'CULLY'	RIVER BIRCH (SINGLE STEM)			
JV	JUNIPERUS VIRGINIANA	RED CEDAR			
PR	PICEA RUBENS	RED SPRUCE			
PS	PINUS STROBUS	EASTERN WHITE PINE			
	SHRUBS				
AB	AMELANCHIER 'AUTUMN BRILLIANCE'	SERVICEBERRY			
AA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	'BRILLIANTISSIMA' CHOKEBERRY			
BF	BUXUS SEMPERVIRENS 'FASTIGIATA'	FASTIGIATE BOXWOOD			
CS	CEPHALANTHUS 'SUGAR SHACK'	BUTTONBUSH			
PM	RHUS AROMATICA 'GRO-LOW'	'GRO-LOW' SUMAC			
VA	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY			
VB	VIBURNUM 'BRANDYWINE'	'BRANDYWINE' VIBURNUM			
VW	VIBURNUM 'WINTERTHUR'	'WINTERTHUR' VIBURNUM			
	ORNAMENTAL GRASSES				
CK	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS			
ST	SCHIZACHYRIUM 'TWILIGHT ZONE'	LITTLE BLUESTEM			
	FERNS				
DB	DRYOPTERIS ERYTHROSORA	'BRILLIANCE' AUTUMN FERN			
DM	DRYOPTERIS MARGINALIS	EVERGREEN WOOD FERN			

PHINNEY DESIGNGROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON
1 WINNERS CIRCLE
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2022

#	Description	Date

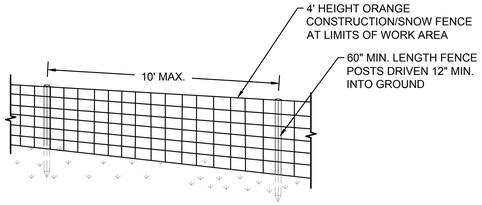
PROGRESS SET NOT FOR CONSTRUCTION

PLAY ADK

PROJECT NO:	
DISCIPLINE:	**SITE/CIVIL**
ISSUE DATE:	**07/16/2025**
PHASE:	**50% DD**
DESIGNED:	**JV**
DRAWN:	**JV / DS**
CHECKED:	**JG**

DRAWING NAME:
PLANTING & LANDSCAPE PLAN

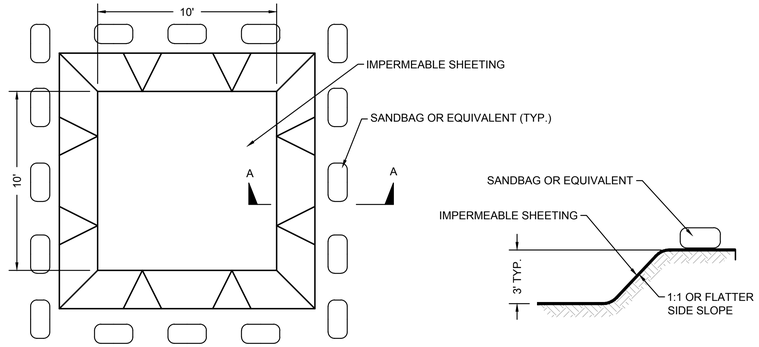
SHEET NUMBER:
L700



NOTES:

1. ORANGE CONSTRUCTION/SNOW FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE 2"X2" HARDWOOD.
2. WHEN TWO SECTIONS OF ORANGE CONSTRUCTION/SNOW FENCE ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 12" OR SECURED.

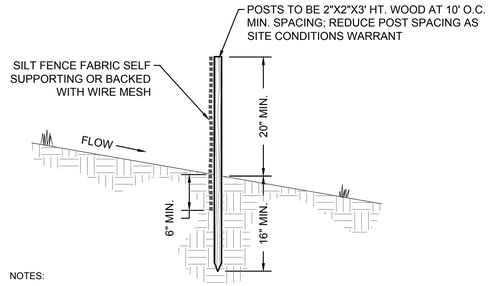
1 CONSTRUCTION FENCE
SCALE: N.T.S.



PLAN

SECTION A-A

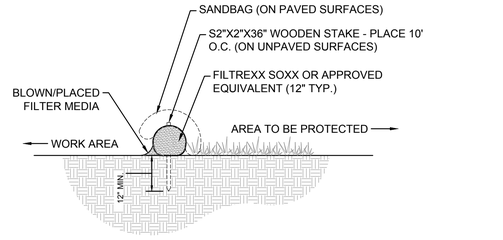
2 CONCRETE WASHOUT AREA
SCALE: N.T.S.



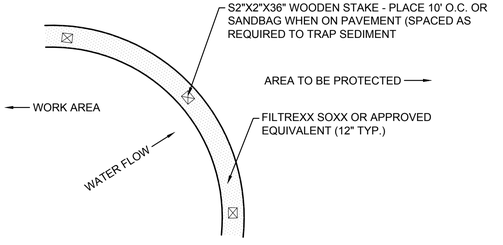
NOTES:

1. SILT FENCE FABRIC SHALL BE FIRMLY ATTACHED TO POSTS USING WIRE TIES OR STAPLES.
2. EMBED FILTER CLOTH A MINIMUM OF 6" BELOW FINISHED GRADE.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED A MINIMUM OF SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE "GENERAL MAINTENANCE PLAN" OR WHEN BULGES OF MATERIAL DEVELOP IN FENCES.

3 SILT FENCE
SCALE: N.T.S.



SECTION

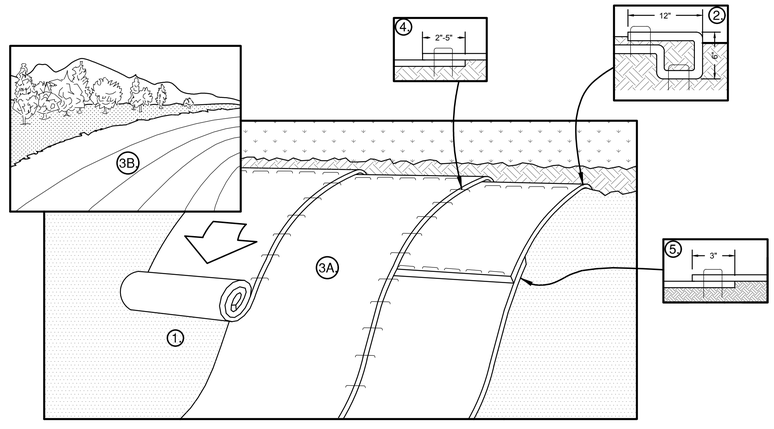


PLAN

NOTES:

1. ALL MATERIALS TO MEET SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY LANDSCAPE ARCHITECT.

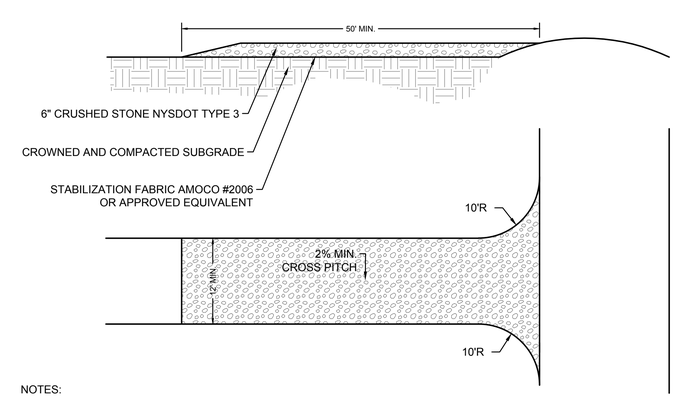
4 SILT SOCK
SCALE: N.T.S.



NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED. WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S DOWN (A) OR HORIZONTALLY (B) ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS THE ENTIRE RECP'S TYPE. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE STAKES LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

5 SLOPE STABILIZATION MATTING
SCALE: N.T.S.



NOTES:

1. STABILIZED FABRIC SHALL BE PLACED OVER THE ENTIRE ENTRANCE AREA PRIOR TO PLACING OF STONE. OVERLAP FABRIC PER MANUFACTURER'S SPECIFICATIONS.
2. ALL SURFACE WATER FLOWING OF DIVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE ROAD.
3. WHEN EQUIPMENT WASHING IS REQUIRED IT SHALL BE DONE ON A SEPARATE AREA ADJACENT TO THE ENTRANCE ROAD AND STABILIZED WITH STONE. EQUIPMENT WASHING WILL BE REQUIRED IF ROAD RECEIVES SIGNIFICANT SOILS OR DEBRIS ACCORDING TO JUDGMENT BY OWNER OR OWNER'S REPRESENTATIVE.
4. KEEP ROADS CLEAR OF STONES, MUD, AND OTHER CONSTRUCTION DEBRIS. CLEAN PAVEMENT AS ACCUMULATIONS WARRANT AND AS ORDERED BY ENGINEER.
5. REMOVE SILT ACCUMULATIONS ROUTINELY AND DISPOSE OF PROPERLY SUCH THAT WATER QUALITY IS NOT IMPAIRED. DO NOT INTRODUCE SILT INTO DRAINAGE SYSTEM OR TOPSOIL/RESTORATION AREAS.

6 STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.

PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON
1 WINNERS CIRCLE
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2022

#	Description	Date

PROGRESS SET NOT FOR CONSTRUCTION

PLAY ADK

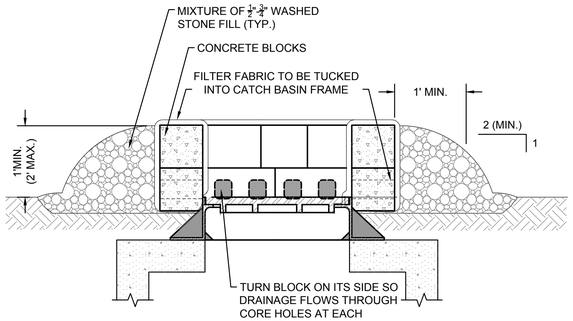
PROJECT NO:	
DISCIPLINE:	**SITE/CIVIL**
ISSUE DATE:	**07/16/2025**
PHASE:	**50% DD**
DESIGNED:	**JV**
DRAWN:	**JV / DS**
CHECKED:	**JG**

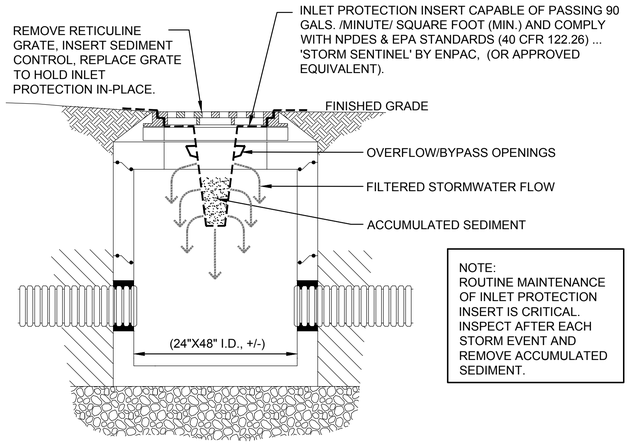
DRAWING NAME:

EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER:

L900





NOTE:
ROUTINE MAINTENANCE OF INLET PROTECTION INSERT IS CRITICAL. INSPECT AFTER EACH STORM EVENT AND REMOVE ACCUMULATED SEDIMENT.

1 INLET PROTECTION
SCALE: N.T.S.

SWPPP
(STORMWATER POLLUTION PREVENTION PLAN)

- [X] HAS BEEN DETERMINED TO BE REQUIRED BASED ON SCOPE OF PROJECT. SWPPP REQUIRES DOCUMENTS FROM CONSTRUCTION TEAM.
- [ ] HAS BEEN DETERMINED NOT TO BE REQUIRED BASED ON SCOPE OF PROJECT.
- REFER TO REQUIREMENTS LISTED ON THIS SHEET AND SPECIFICATION SECTION 01560 ENCLOSED IN THE SWPPP. IF SCOPE OF PROJECT CHANGES, THE REQUIREMENT FOR A SWPPP AND NYSDEC PERMITTING MAY REQUIRE RE-EVALUATION.

2 SWPPP CHECK BOX
SCALE: N.T.S.

GENERAL MAINTENANCE PLAN:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY WEEK, IN ACCORDANCE WITH THE SWPPP AND NYSDEC SPDES GENERAL PERMIT NO. GP-0-10-15. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND STRAW BALE DIKES AND BEHIND SILT FENCES WHEN IT BECOMES 6" DEEP AT THE DIKE/FENCE OR WHEN ACCUMULATIONS HAVE ADVERSELY AFFECTED IT'S FUNCTION. STRAW BALE DIKES AND SITE FENCES WILL BE REPAIRED BY REMOVING SILT AND SEDIMENTS AND THEN TAMPING LOOSE SOIL ALONG BASE, REPLACING DAMAGED OR WEAKENED POSTS AND STAKES, OR AS NECESSARY TO MAINTAIN A BARRIER.
3. SEDIMENT WILL BE REMOVED AND FILTER DEVICES CLEANED OR REPLACED AT CATCH BASINS WHEN THE SEDIMENT POOL NO LONGER DRAINS FREELY. SEDIMENT ACCUMULATIONS WITHIN DRAINAGE STRUCTURES AND PIPING SHALL BE CLEANED OUT AT THE PROJECT COMPLETION AND AS ORDERED BY ENGINEER WHEN DETERMINED THAT PRE-COMPLETION INSTALLATIONS NO LONGER FUNCTION PROPERLY DUE TO SEDIMENT OR DEBRIS. EVENTUAL SYSTEM CLEANING IS NOT AN EXCUSE TO NOT IMPLEMENT APPROPRIATE CONTROLS UPSTREAM. THE ENGINEER SHALL BE THE FINAL JUDGE REGARDING WHETHER THE PIPING SYSTEM REQUIRES CLEANING. THE CONTRACTOR CAN MINIMIZE THE NECESSITY OF EXTENSIVE SILT AND SEDIMENT ACCUMULATION REMOVALS BY EFFECTIVE IMPLEMENTATION OF THE SWPPP.
4. ALL DISTURBED AREAS WILL BE FERTILIZED, SEEDED AND MULCHED ACCORDING TO LANDSCAPE RESTORATION SPECIFICATIONS TO MAINTAIN VIGOROUS, DENSE VEGETATION. REPAIR ANY ERODED SLOPES, REAPPLY TOPSOIL, RESEED AND STABILIZE REPAIR AREA AS REQUIRED FOR PERMANENT OR TEMPORARY MEANS. REPAIR SOIL AREAS DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
5. IMMEDIATELY REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION EQUIPMENT, MAINTENANCE OR OTHER ACTIVITY TO ANY EROSION CONTROL MEASURE, OR BEST MANAGEMENT PRACTICE OR DEVICE.
6. THE PRIME CONTRACTOR(S) ARE RESPONSIBLE FOR THE PERFORMANCE AND COMPLIANCE OF THEIR SUB-CONTRACTOR'S ACTIVITIES RELATING TO THE SWPPP. THEY SHALL MAKE FREQUENT INSPECTIONS OF THEIR WORK AND COORDINATE APPROPRIATE INSTALLATION AND MAINTENANCE OF EROSION CONTROL AND WATER QUALITY DEVICES.
7. EMPLOY POLLUTION PREVENTION MEASURES TO CONTROL LITTER, CONSTRUCTION CHEMICALS, SEDIMENT AND CONSTRUCTION DEBRIS INCLUDING, BUT NOT LIMITED, TO THE FOLLOWING: SALVAGE AND REUSE OF MATERIALS, MINIMIZING PACKAGING WASTE, RECYCLING, PROPER DISPOSAL AT FREQUENT INTERVALS IN ACCORDANCE WITH PREVAILING LAWS, ONSITE INSTRUCTION REGARDING APPROPRIATE SEPARATION/HANDLING/RECYCLING, PERIODIC DEBRIS REMOVAL AT DRAINAGE STRUCTURES (GRATES AND SUMPS)/SEDIMENT TRAPS/FOREBAY AND OTHER BMP'S, PROPER MAINTENANCE OF SEDIMENT/EROSION CONTROL SYSTEMS, ROUTINE AND EVENT RELATED INSPECTIONS OF DRAINAGE AND BMP SYSTEMS PER PERMIT REQUIREMENTS, PROVIDE APPROPRIATE SANITARY FACILITIES FOR ONSITE PERSONNEL, PICK UP TRASH AND DEBRIS FREQUENTLY AND USE WATER MIST, CALCIUM CHLORIDE OR OTHER LEGAL MEANS TO LIMIT THE SPREAD OF DUST AND SOIL PARTICLES.

SUGGESTED EROSION CONTROL CONSTRUCTION SCHEDULE:

1. FLAG THE GRADING LIMITS AND MARK A 10' BUFFER AREA BEYOND THE GRADING LIMITS FOR PROTECTION.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AT APPROXIMATE LOCATION OF DRIVEWAY IF DRIVEWAY STONE HAS NOT YET BEEN PLACED.
3. INSTALL PROTECTIVE MEASURES AROUND TREES TO BE RETAINED WITHIN GRADING LIMITS.
4. INSTALL BRIGHTLY COLORED CONSTRUCTION FENCE ALONG ROAD TO LIMIT VEHICULAR ACCESS TO STONE DRIVEWAY OR CONSTRUCTION ACCESS DRIVE.
5. INSTALL INLET PROTECTION DEVICES AT CATCH BASINS DOWN SLOPE FROM THE SITE THAT ARE VULNERABLE TO SEDIMENT ACCUMULATIONS.
6. COMPLETE SITE CLEARING, STOCKPILE SAVED MATERIALS IN DESIGNATED AREAS.
7. INSTALL SILT FENCES IN LOCATIONS AROUND THE PERIMETER OF SITE WORK, STOCKPILE AREA AND ALONG THE CONTOUR OF ALL DISTURBED SLOPES AT A MINIMUM OF EVERY 50' OF HORIZONTAL DISTANCE OR AS SPECIFIED, MEASURED PERPENDICULAR TO THE SLOPE.
8. ROUGH GRADE SWALES AROUND PROPOSED EARTHWORK AND STRUCTURES TO EXTENT POSSIBLE WITHIN GRADING LIMITS, INSTALL SILT FENCES, STRAW BALE DIKES, DIVERSION SWALES AND OTHER EROSION CONTROL MEASURES AS SHOWN ON PLANS, AND AS NECESSARY TO COMPLY WITH THE SWPPP AND ENSURE WATER QUALITY OF RUNOFF.
9. CONTRACTOR MUST ROUTINELY INSPECT AND MAINTAIN EROSION CONTROL DEVICES AND BEST MANAGEMENT PRACTICES (BMP'S). DOCUMENT WEEKLY INSPECTIONS IN SEPARATE CONTRACTOR'S LOG.
10. ROUTE ALL DEWATERING AND SUMP PUMP OUTFALLS OF TURBID QUALITY DIRECTLY TO SEDIMENT BASINS OR OTHER APPROPRIATE BMP.
11. THE CONTRACTOR SHALL INITIATE STABILIZATION OF ANY BARE SOIL AREAS, AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN 14 DAYS AFTER INITIAL DISTURBANCE OF THE RESPECTIVE AREAS OF THE SITE. THE CONTRACTOR SHALL RETAIN SITE RECORDS OF THE EARTHWORK AND STABILIZATION WORK PERFORMED. EXCEPTIONS OF THIS POLICY CAN BE GRANTED UNDER NORMAL CONDITIONS IN THE FOLLOWING INSTANCES:

A. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASED IN PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN TWENTY-ONE (21) DAYS, TEMPORARY STABILIZATION MEASURES NEED NOT BE INITIATED ON THE PORTION OF THE SITE IF REQUESTED IN WRITING AND APPROVED BY THE ENGINEER.

12. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ATTAINED. REMOVE OF ANY EROSION CONTROL MEASURES MUST FIRST BE APPROVED BY THE ENGINEER AND/OR THE JURISDICTION HAVING AUTHORITY.
13. WHEN WEATHER CONDITIONS PROHIBIT SEED GERMINATION, DISTURBED GROUND SHOULD BE MULCHED WITH STRAW OR FIBER MULCH AND RECEIVE A BINDER/TACK APPLICATION OR EQUIVALENT.
14. THE SCHEDULE DESCRIPTIONS ABOVE ARE SUGGESTIONS PROVIDED TO ASSIST THE CONTRACTOR(S) IN DEVELOPING THEIR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SCHEDULE SPECIFIC TO THIS PROJECT. THE ACTUAL SCHEDULING AND IMPLEMENTATION OF THE SWPPP AND MAINTENANCE OF REQUIRED WATER QUALITY IS THE RESPONSIBILITY OF THE CONTRACTOR(S). THE EROSION AND SEDIMENT CONTROL PLAN AND DEVICES SHOWN ARE CONSIDERED TO COMPRISE THE MAJORITY OF EFFORTS NEEDED, BUT NOT NECESSARILY ALL THAT WILL BE REQUIRED. WEATHER, SITE, AND UNFORESEEN CONDITIONS CAN DICTATE THAT GREATER EFFORTS WILL BE NECESSARY. IN THE CASE OF PROJECTS THAT DISTURB MORE THAN 1 ACRE OF LAND, THE OWNER, OR OWNER'S REPRESENTATIVE, WILL DEVELOP THE SWPPP WITH SUBMITTED CONTRIBUTIONS FROM THE ASSIGNED CONTRACTORS PERFORMING PROJECT SITE WORK. THESE CONTRIBUTIONS WILL CONSIST OF AN EROSION AND CONTROL SCHEDULE (AS SPECIFIED IN THE PROJECT MANUAL), SHORT NARRATIVE OF ANTICIPATED EROSION CONTROL ACTIVITIES, INSPECTION REPORTS AND LOGS AND SIGNED CERTIFICATION STATEMENTS AND PRE-CONSTRUCTION PHOTOGRAPHS AS SPECIFIED. THIS COMPETENT PERSON SHALL BE EITHER A LICENSED ENGINEER, LANDSCAPE ARCHITECT OR CERTIFIED EROSION CONTROL SPECIALIST.

SEDIMENT TRAP:

1. THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE FIVE (5) FEET, MEASURED AT CENTERLINE OF EMBANKMENT.
3. ALL FILL SLOPES SHALL BE 2:1 OR FLATTER, CUT SLOPES 1:1 OR FLATTER.
4. ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF EMBANKMENT.
5. STORAGE AREA PROVIDED SHALL BE FIGURED BY COMPUTING THE VOLUME AVAILABLE BEHIND THE OUTLET CHANNEL UP TO AN ELEVATION OF ONE (1) FOOT BELOW THE LEVEL WEIR CREST.
6. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE SECTIONS OF FABRIC MUST OVERLAP AT LEAST ONE 1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
7. STONE USED IN OUTLET CHANNEL SHALL BE FOUR (4) TO EIGHT (8) INCH RUP-RAP. TO PROVIDE A FILTERING EFFECT, A LAYER OF FILTER CLOTH SHALL BE EMBEDDED ONE (1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
8. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED ½ THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
9. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRED AS NEEDED.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
11. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
12. DRAINAGE AREA FOR THE PRACTICE IS LIMITED TO 15 ACRES OR LESS.
13. FILTER CLOTH SHALL BE AMOCO 4545 OR APPROVED EQUIVALENT.

PROTECTION OF TREES:

PROTECT EXISTING TREES WHICH ARE TO REMAIN AND WHICH MAY BE INJURED, BRUISED, DEFACED, OR OTHERWISE DAMAGED BY CONSTRUCTION OPERATIONS, UTILIZING STANDARD TREE PROTECTION CRITERIA INCLUDING:

1. INSTALLATION OF SAFETY ORANGE PLASTIC FENCING (MINIMUM4' IN HEIGHT) AROUND INDIVIDUAL TREES DESIGNATED FOR PROTECTION. FENCING SHALL BE INSTALLED AT THE OUTWARD LIMIT OF THE TREE'S DRIPLINE OR EXTENT OF CANOPY COVER.
2. INSTALLATION OF SAFETY ORANGE PLASTIC FENCING (MINIMUM 4' IN HEIGHT) AROUND GROUPS OF TREES DESIGNATED FOR PROTECTION.
3. TREE AND/OR SHRUB BRANCHES IN THE WAY OF EQUIPMENT SHALL BE TRIMMED ACCORDING TO PROFESSIONAL HORTICULTURAL STANDARDS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR AND SUB-CONTRACTORS USE EQUIPMENT TO DEMOLISH BRANCHES AS WORK PROCEEDS.

REQUIRED FENCING SHALL BE INSTALLED PRIOR TO THE INITIATION OF LAND DISTURBING ACTIVITIES AND SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION. REMOVE DISPLACED ROCKS FROM UNCLEARED AREAS. BY APPROVED EXCAVATION, REMOVE TREES WITH 30 PERCENT OR MORE OF THEIR ROOT SYSTEMS DESTROYED. REMOVAL OF TREES AND THE PROCEDURE FOR REMOVAL REQUIRES APPROVAL OF THE OWNER OR LANDSCAPE ARCHITECT. TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED IN A MANNER THAT WILL NOT IMPACT ADJACENT TREES.

LANDSCAPE REPLACEMENT:

REMOVE TREES AND OTHER LANDSCAPE FEATURES SCARRED OR DAMAGED BY EQUIPMENT OPERATIONS, AND REPLACE WITH EQUIVALENT, UNDAMAGED TREES AND LANDSCAPE FEATURES. OBTAIN OWNER'S OR LANDSCAPE ARCHITECT'S APPROVAL BEFORE REPLACEMENT. REPLACEMENT OF TREES SHALL OCCUR ON A ONE-TO-ONE BASIS, UNLESS OTHERWISE NOTED.

PHINNEY DESIGNGROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON
1 WINNERS CIRCLE
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2022

#	Description	Date

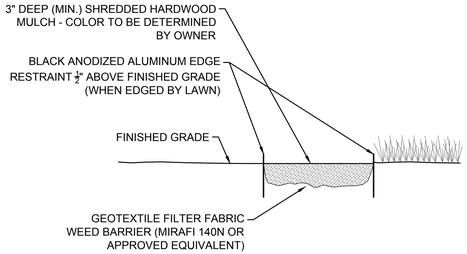
PROGRESS SET NOT FOR CONSTRUCTION

PLAY ADK

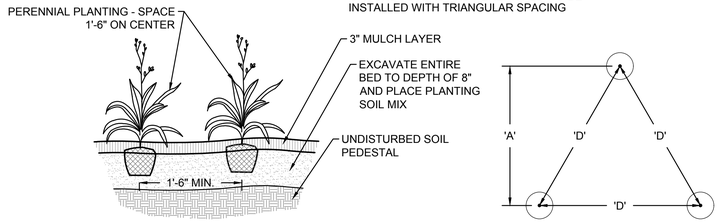
PROJECT NO:	
DISCIPLINE:	**SITE/CIVIL**
ISSUE DATE:	**07/16/2025**
PHASE:	**50% DD**
DESIGNED:	**JV**
DRAWN:	**JV / DS**
CHECKED:	**JG**

DRAWING NAME:
EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER:
L901

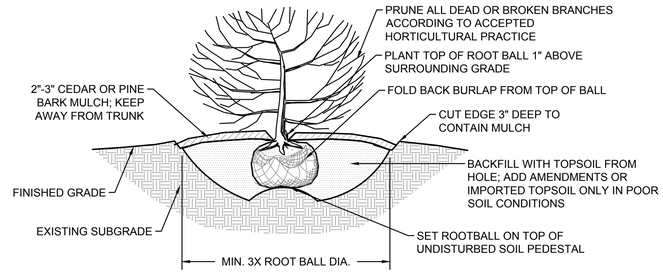


1 HARDWOOD MULCH
SCALE: N.T.S.

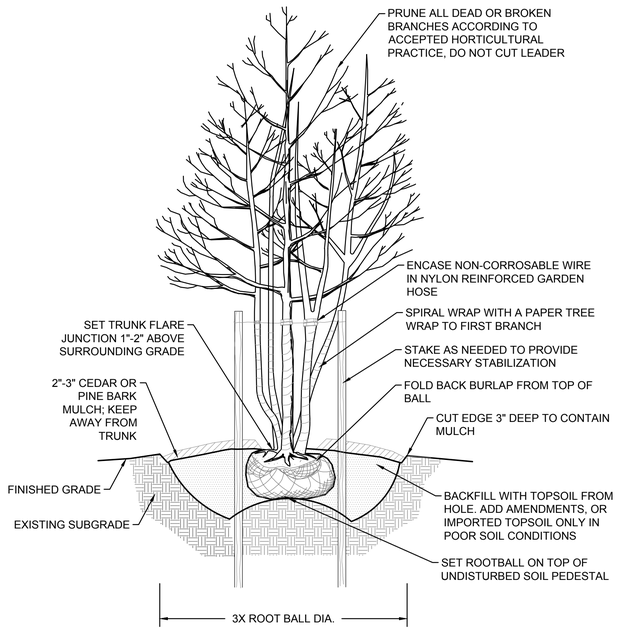


PLANT SPACING ' D '	ROW ' A '
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

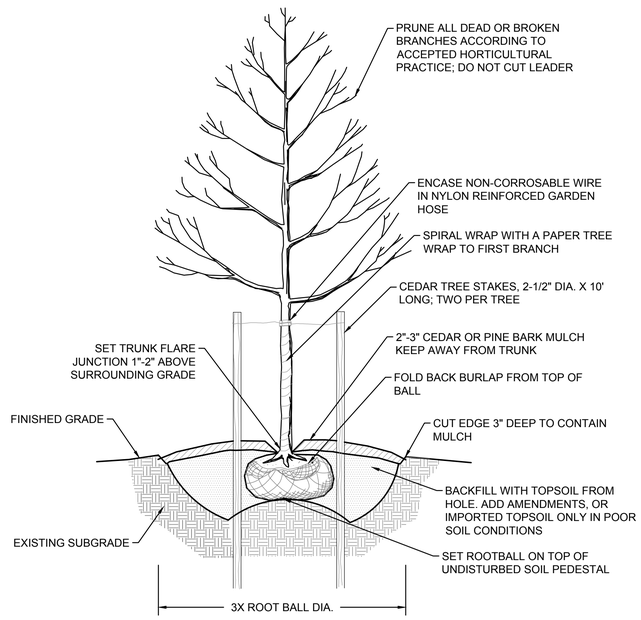
2 PERENNIAL PLANTING
SCALE: N.T.S.



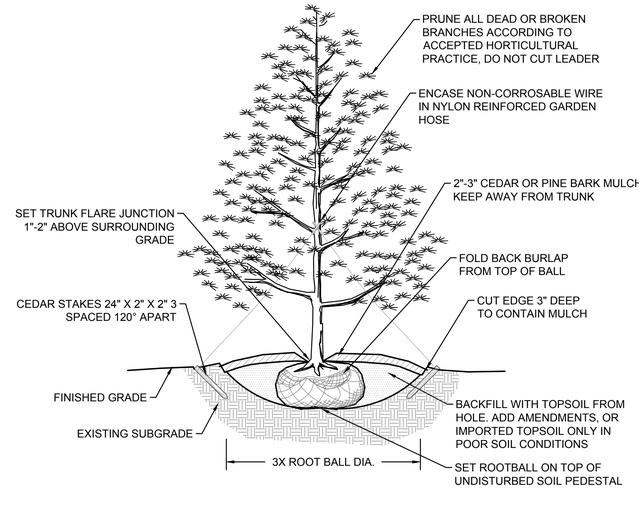
3 SHRUB PLANTING
SCALE: N.T.S.



4 MULTI-STEM DECIDIOUS TREE PLANTING
SCALE: N.T.S.



5 SINGLE-STEM DECIDIOUS TREE PLANTING
SCALE: N.T.S.



6 EVERGREEN TREE PLANTING
SCALE: N.T.S.

PLANTING SCHEDULE OVERALL

KEY	BOTANIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
TREES					
AB	ABIES BALSAMEA	BALSAM FIR			
AR	ACER RUBRUM	RED MAPLE			
BA	BETULA ALLEGHANIENSIS	YELLOW BIRCH			
BN	BETULA NIGRA 'CULLY'	RIVER BIRCH (SINGLE STEM)			
JV	JUNIPERUS VIRGINIANA	RED CEDAR			
PR	PICEA RUBENS	RED SPRUCE			
PS	PINUS STROBUS	EASTERN WHITE PINE			
SHRUBS					
AB	AMELANCHIER 'AUTUMN BRILLIANCE'	SERVICEBERRY			
AA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	'BRILLIANTISSIMA' CHOKEBERRY			
BF	BUXUS SEMPERVIRENS 'FASTIGIATA'	FASTIGIATE BOXWOOD			
CS	CEPHALANTHUS 'SUGAR SHACK'	BUTTONBUSH			
PM	RHUS AROMATICA 'GRO-LOW'	'GRO-LOW' SUMAC			
VA	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY			
VB	VIBURNUM 'BRANDYWINE'	'BRANDYWINE' VIBURNUM			
VW	VIBURNUM 'WINTERTHUR'	'WINTERTHUR' VIBURNUM			
ORNAMENTAL GRASSES					
CK	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS			
ST	SCHIZACHYRIUM 'TWILIGHT ZONE'	LITTLE BLUESTEM			
FERNS					
DB	DRYOPTERIS ERYTHROSORA	'BRILLIANCE' AUTUMN FERN			
DM	DRYOPTERIS MARGINALIS	EVERGREEN WOOD FERN			

7 PLANTING SCHEDULE
SCALE: N.T.S.

PHINNEY DESIGNGROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON
1 WINNERS CIRCLE
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2022

#	Description	Date

PROGRESS SET NOT FOR CONSTRUCTION

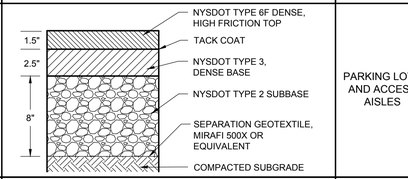
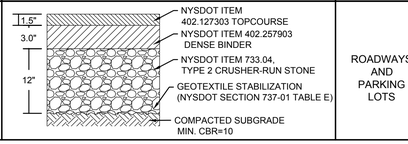
PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **07/16/2025**
PHASE: **50% DD**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
LANDSCAPE DETAILS

SHEET NUMBER:
L902

PAVING SCHEDULE

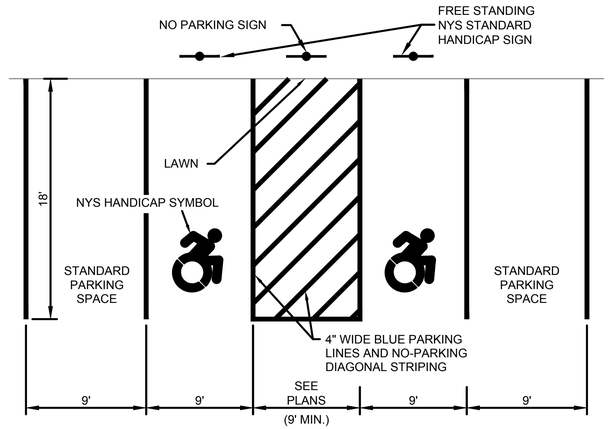
KEY	TYPE	SECTION: N.T.S.	USE
a	MEDIUM DUTY ASPHALT		PARKING LOTS AND ACCESS AISLES
b	HEAVY DUTY ASPHALT		ROADWAYS AND PARKING LOTS

NOTES:

1. GRADE SUBGRADE AND GRAVEL BASES AT SAME SLOPES AS FINISHED SURFACES.
2. PROOF ROLL SUBGRADE AND REPORT UNSTABLE AREAS TO PROJECT DESIGNERS.
3. EXTEND GRAVEL BASE MATERIALS AND STABILIZATION FABRIC FOR PADS, LIGHT, MEDIUM AND HEAVY DUTY ASPHALTIC CONCRETE PAVEMENTS 12" BEYOND LIMITS OF PAVING. EXTEND GRAVEL BASE 4" BEYOND LIMIT OF CONCRETE AND ASPHALT WALKS.
4. SUBBASES USED FOR STAGING AREAS AND ACCESS ROADS SHALL BE INSPECTED PRIOR TO PAVING FOR CONFORMANCE TO GRADATION AND COMPACTION SPECIFICATIONS. CONTRACTOR SHALL PROMPTLY REPAIR RUTTING OR DEFORMATIONS OF SUB-BASE MATERIAL DURING CONSTRUCTION AND ADD/REPLACE SUB-BASE AS NECESSARY AT NO ADDITIONAL COST TO OWNER. ENSURE RUNOFF DRAINS OFF SUB-BASE WITHOUT PONDING.
5. ASPHALT THICKNESSES SHOWN ABOVE ARE THE MINIMUM AND REFLECT POST COMPACTION DEPTHS.

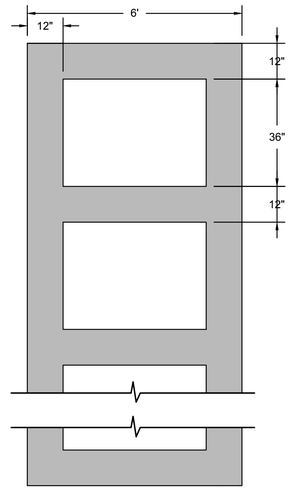
1 PAVING SCHEDULE
SCALE: N.T.S.

2 ADA PARKING STALL LAYOUT
SCALE: N.T.S.



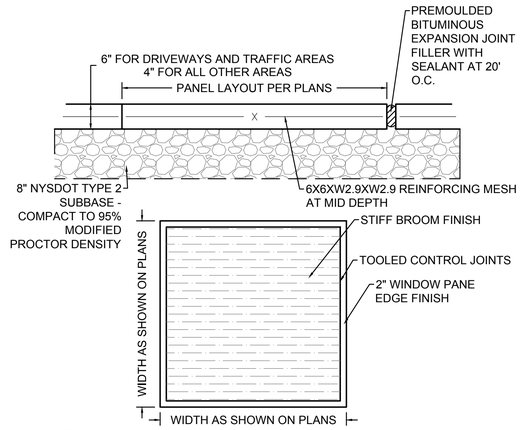
NOTE: STANDARD PARKING SPACES SHALL BE MIN. 9'x18'.
RADIAL PARKING SPACES SHALL BE 180 S.F. MINIMUM.
ALL PARKING MARKINGS (NOT INCLUDING ADA) TO BE WHITE EPOXY SIMI REFLECTIVE PAINT.
HANDICAP PARKING SPACES SHALL HAVE A TOTAL LENGTH OF NO LESS THAN 18' (STALL & LOADING AREA) - SEE PLANS.

3 CROSSWALK STRIPING
SCALE: N.T.S.



NOTE: ALL MARKINGS ARE TO BE WHITE.

4 CONCRETE SIDEWALK
SCALE: N.T.S.

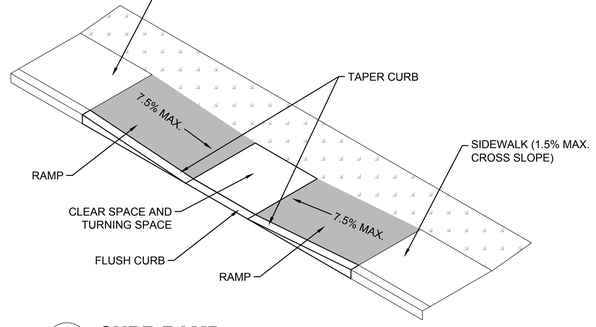


NOTES:

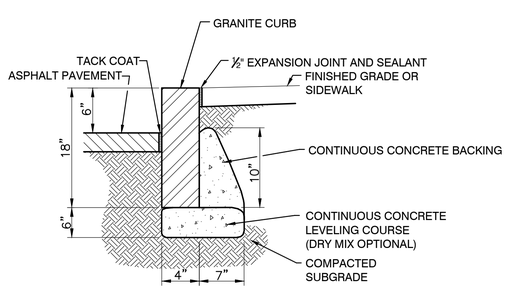
1. THE CONCRETE USED SHALL BE PORTLAND CEMENT, AIR-ENTRAINED, CLASS 'A' CONCRETE WITH AN AIR CONTENT OF 5% MIN., TO 7% MAX., AND A SLUMP OF THREE INCHES, MIN., TO FIVE INCHES, MAX.
2. ALL SIDEWALKS SHALL BE FINISHED WITH A STIFF BROOM FINISH.
3. 2" WINDOW PANE EDGE FINISH.
4. EXPANSION JOINTS TO BE PLACED BETWEEN ADJACENT SLABS, AT BUILDING LINE, AT CURBS OR AT PENETRATING STRUCTURES.

5 TAPER CURB
SCALE: N.T.S.

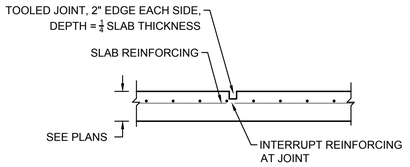
6 CURB RAMP
SCALE: N.T.S.



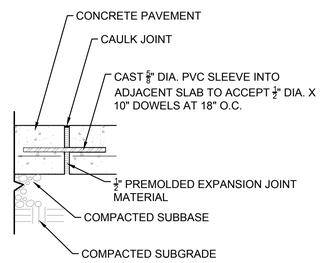
7 GRANITE CURB
SCALE: N.T.S.



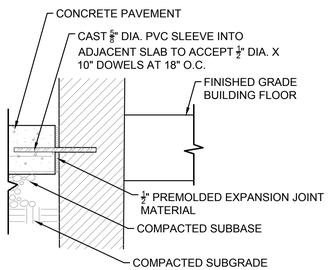
8 CONTROL JOINT
SCALE: N.T.S.



9 EXPANSION JOINT
SCALE: N.T.S.

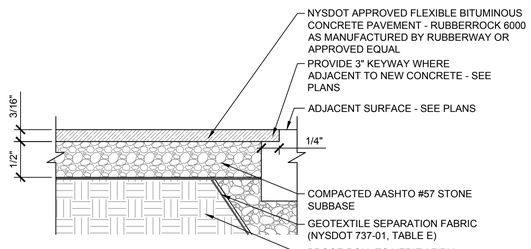


TYPICAL EXPANSION JOINT IN WALKS AND SLABS



TYPICAL EXPANSION JOINT AT BUILDING ENTRANCES

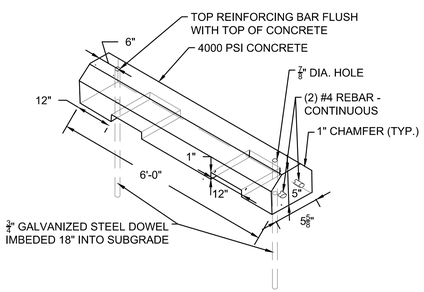
10 FLEXIBLE POROUS PAVEMENT
SCALE: N.T.S.



NOTES:

1. FLEXIBLE BITUMINOUS CONCRETE SHALL BE AS MANUFACTURED BY RUBBERWAY OR APPROVED EQUAL FROM NYSDOT APPROVED SUPPLIER LIST.
2. FLEXIBLE BITUMINOUS CONCRETE COLOR TO BE GRAY/BROWN BLEND - SUBMIT SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE.
3. SUBMIT ALL AVAILABLE COLOR SAMPLES FROM MANUFACTURER FOR SELECTION AND APPROVAL BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PROVIDE (3) DISTINCT COLORS AS SHOW ON PLANS.

11 CONCRETE WHEELSTOP
SCALE: N.T.S.



PHINNEY DESIGNGROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON
1 WINNERS CIRCLE
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2022

#	Description	Date

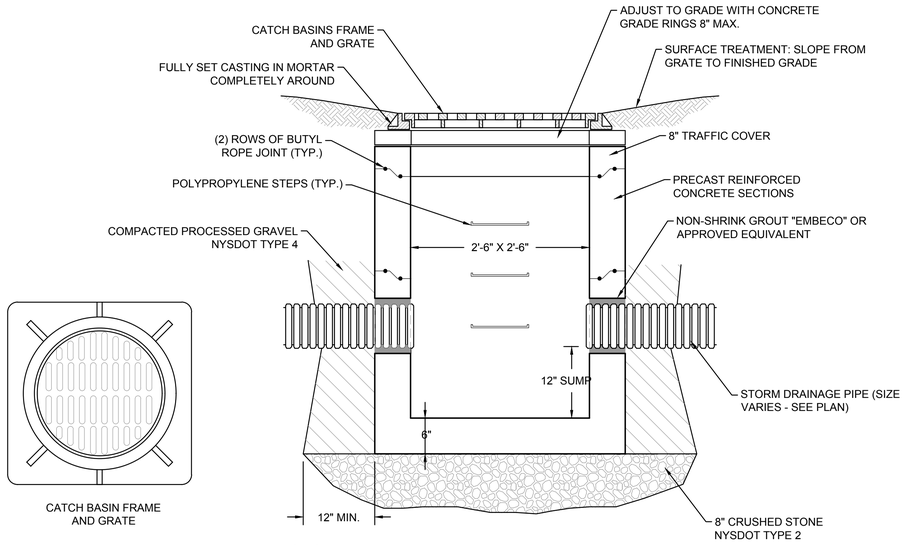
PROGRESS SET NOT FOR CONSTRUCTION

PLAY ADK

PROJECT NO:
DISCIPLINE: SITE/CIVIL
ISSUE DATE: 07/16/2025
PHASE: 50% DD
DESIGNED: JV
DRAWN: JV / DS
CHECKED: JG

DRAWING NAME:
PAVING DETAILS

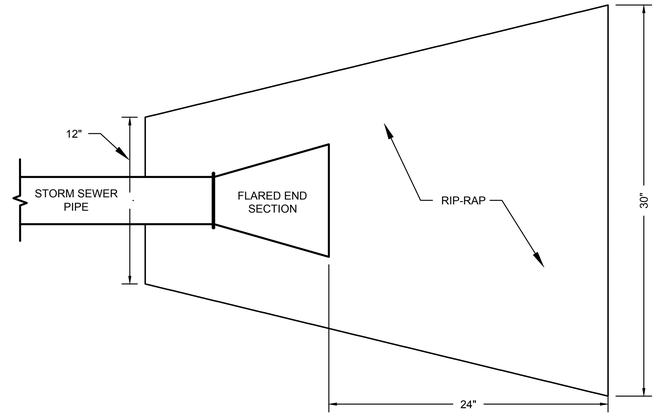
SHEET NUMBER:
L903



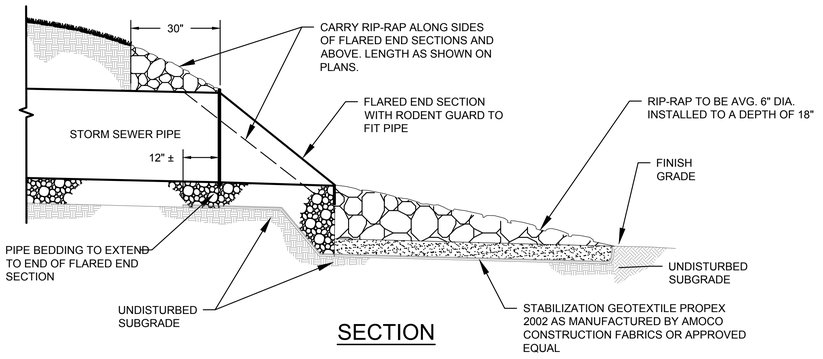
NOTES:

1. ANY REBAR LIFTING LOOPS IN CATCH BASINS SHALL BE CUTOFF AND PATCHED FLUSH. STRUCTURE TO BE WATERTIGHT.
2. MORTAR ALL ANNULAR SPACE AROUND PIPE, AT PIPE TO CATCH BASIN CONNECTIONS, WITH NON-SHRINK GROUT. "EMBECO" OR AN APPROVED EQUIVALENT.
3. REFER TO TRENCH DETAILS FOR ALL BEDDING AND BACKFILL MATERIALS WITHIN PIPE ZONE AREA.

1 SQUARE CATCH BASIN
SCALE: N.T.S.

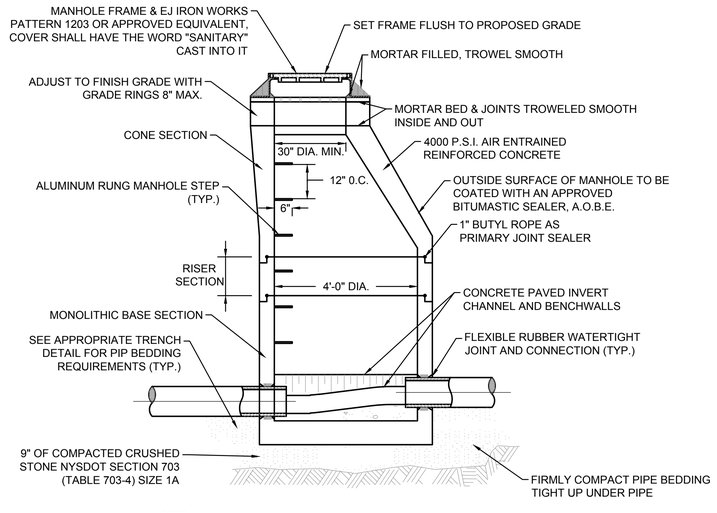


PLAN



SECTION

2 STORM SEWER OUTFALL
SCALE: N.T.S.



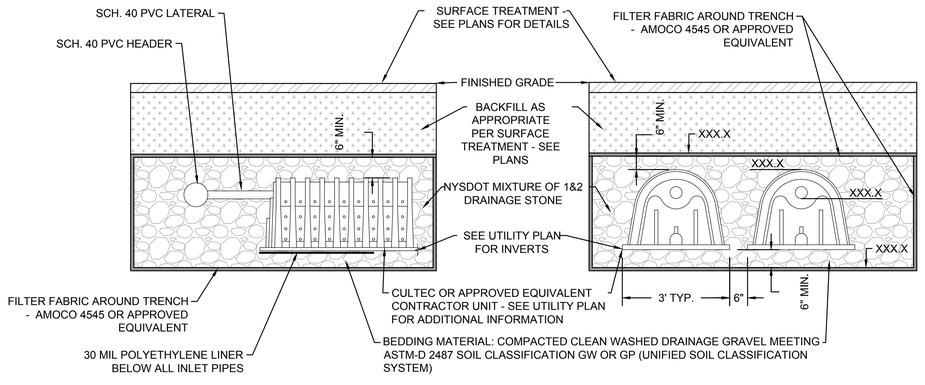
NOTES:

1. LIFT HOLE TO BE CEMENT MORTAR FILLED SMOOTH WITH WALL.

3 STORM SEWER MAN HOLE
SCALE: N.T.S.

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES AND INVERTS INDICATED.
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.



4 SUB-SURFACE STORM CHAMBER
SCALE: N.T.S.

PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON
1 WINNERS CIRCLE
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2022

#	Description	Date

PROGRESS SET NOT FOR CONSTRUCTION

PLAY ADK

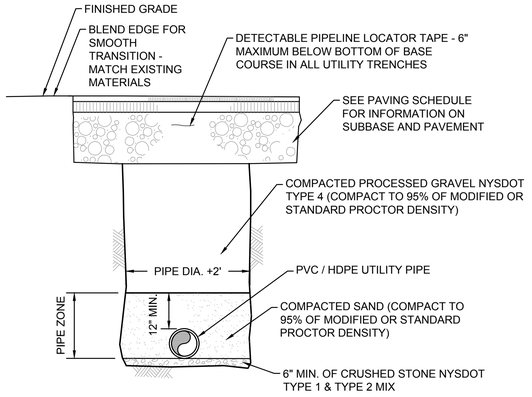
PROJECT NO:	
DISCIPLINE:	SITE/CIVIL
ISSUE DATE:	07/16/2025
PHASE:	50% DD
DESIGNED:	JV
DRAWN:	JV / DS
CHECKED:	JG

DRAWING NAME:

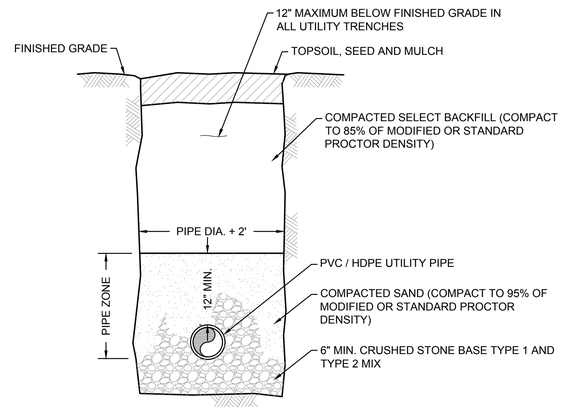
UTILITY DETAILS

SHEET NUMBER:

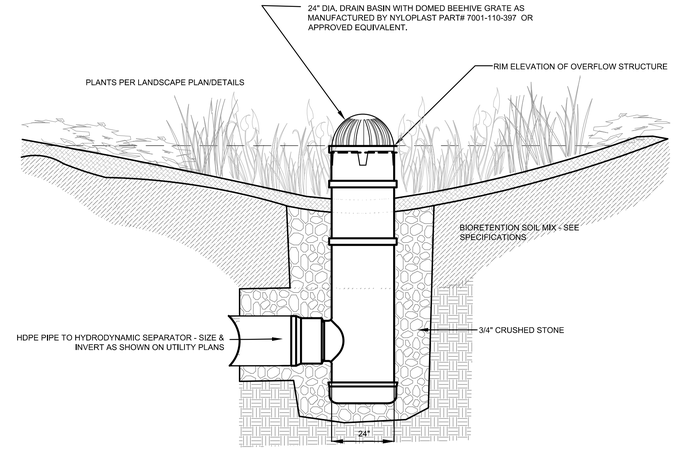
L904



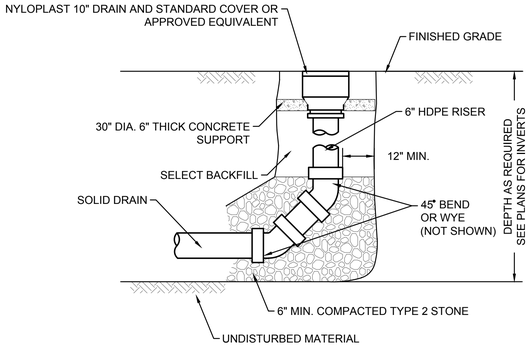
1 UTILITY TRENCH PAVED
SCALE: N.T.S.



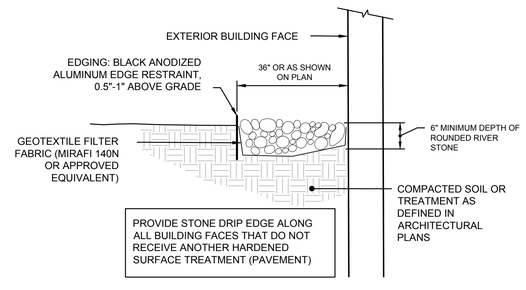
2 UTILITY TRENCH UNPAVED
SCALE: N.T.S.



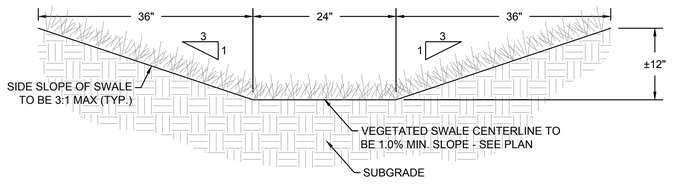
3 BIORETENTION AREA
SCALE: N.T.S.



4 YARD DRAIN
SCALE: N.T.S.



5 STONE DRIP EDGE
SCALE: N.T.S.



6 STORM SWALE
SCALE: N.T.S.

PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON
1 WINNERS CIRCLE
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2022

#	Description	Date

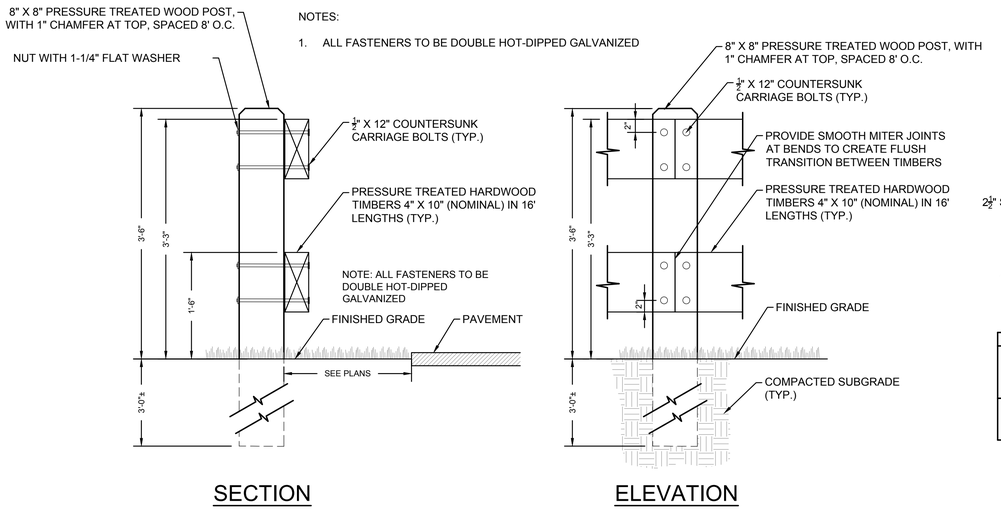
PROGRESS SET NOT FOR CONSTRUCTION

PLAY ADK

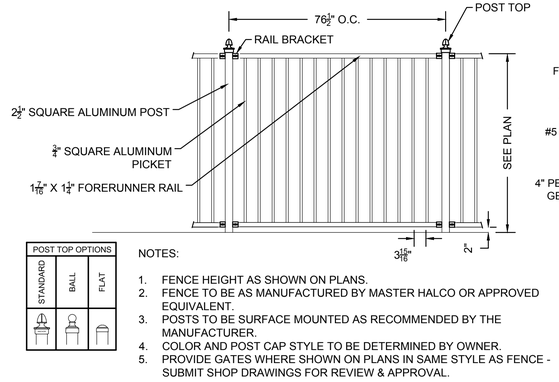
PROJECT NO:	
DISCIPLINE:	**SITE/CIVIL**
ISSUE DATE:	**07/16/2025**
PHASE:	**50% DD**
DESIGNED:	**JV**
DRAWN:	**JV / DS**
CHECKED:	**JG**

DRAWING NAME:
UTILITY DETAILS

SHEET NUMBER:
L905

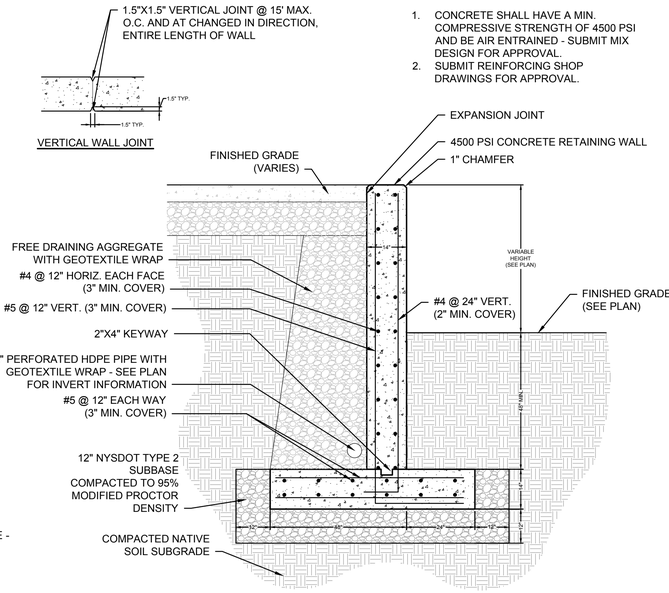


1 TIMBER GUARDRAIL
SCALE: N.T.S.

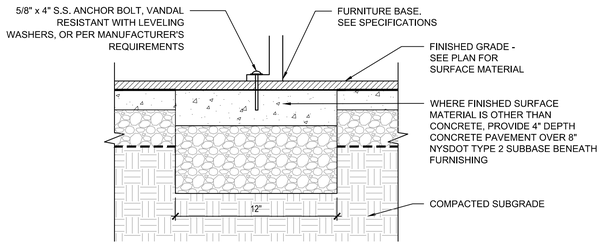


NOTES:
1. FENCE HEIGHT AS SHOWN ON PLANS.
2. FENCE TO BE AS MANUFACTURED BY MASTER HALCO OR APPROVED EQUIVALENT.
3. POSTS TO BE SURFACE MOUNTED AS RECOMMENDED BY THE MANUFACTURER.
4. COLOR AND POST CAP STYLE TO BE DETERMINED BY OWNER.
5. PROVIDE GATES WHERE SHOWN ON PLANS IN SAME STYLE AS FENCE - SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.

2 ORNAMENTAL FENCE
SCALE: N.T.S.



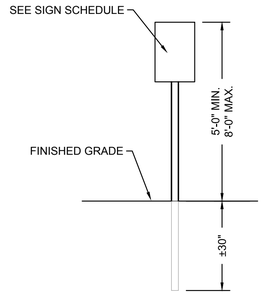
3 CONCRETE RETAINING WALL
SCALE: N.T.S.



4 FURNISHING SURFACE MOUNT
SCALE: N.T.S.

SIGN SCHEDULE						
TEXT NO.	TEXT	SIZE	NATIONAL MUTCD NO.	TYPE OF MOUNTING	QUANT.	REMARKS
1	PARKING	12" x 18"	R7-8	POST	2	SET AT 5' ABOVE GRADE
2	NO PARKING	12" x 18"	R8-3	POST	1	SET AT 5' ABOVE GRADE

5 SIGN SCHEDULE
SCALE: N.T.S.



ALL SIGNAGE SHALL BE NEW AND CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)

6 SIGN POST
SCALE: N.T.S.

PHINNEY DESIGNGROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON
1 WINNERS CIRCLE
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2022

#	Description	Date

PROGRESS SET NOT FOR CONSTRUCTION

PLAY ADK

PROJECT NO:	
DISCIPLINE:	**SITE/CIVIL**
ISSUE DATE:	**07/16/2025**
PHASE:	**50% DD**
DESIGNED:	**JV**
DRAWN:	**JV / DS**
CHECKED:	**JG**

DRAWING NAME:

SITE CONSTRUCTION DETAILS

SHEET NUMBER:

L906

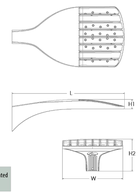


D-Series Size 0
LED Area Luminaire

d^series

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Design Select options indicated by this color background.

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution		Voltage	Mounting
DSX0 LED	**Forward optics** (this section 70CRI only)	30K 3000K	70CRI	AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V)[1]	**Shipped included**
	P1 P5	40K 4000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V)[1,18]	SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole)
	P2 P6	50K 5000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V-480V)[1,18]	RPA Round pole mounting (#8 drilling, 3" min. RND pole)
	P3 P7			T3M Type III medium	BLC3 Type III backlight control[1]	120[1,16]	SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole)[1]
	P4			T3LG Type III low glare[1]	BLC4 Type IV backlight control[1]	208[1,18]	RPA5 Round pole mounting (#5 drilling, 3" min. RND pole)[1]
	Rotated optics	27K 2700K	80CRI	T4M Type IV medium	LCCO Left corner cutoff[1]	240[1,18]	SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
	P10[1] P12[1]	30K 3000K	80CRI	T4LG Type IV low glare[1]	RCCO Right corner cutoff[1]	277[1,18]	WBA Wall bracket[19]
	P11[1] P13[1]	35K 3500K	80CRI	TFTM Forward throw medium		347[1,18]	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		40K 4000K	80CRI			480[1,18]	
		50K 5000K	80CRI				

Control options		Other options		Finish (required)	
Shipped installed	PER7 Seven-pin receptacle only (controls ordered separate)[14,19]	**Shipped installed**	HS Houseside shield (black finish standard)[20]	DDBXD Dark Bronze	
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2[5,13,18,19]	FAO Field adjustable output[15,19]	L90 Left rotated optics[1]	DBLXD Black		
PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2[5,13,19]	BL30 Bi-level switched dimming, 30%[16,19]	R90 Right rotated optics[1]	DNAXD Natural Aluminum		
PER NEMA twist-lock receptacle only (controls ordered separate)[14]	BL50 Bi-level switched dimming, 50%[16,19]	CCE Coastal Construction[21]	DWHXD White		
PIRS Five-pin receptacle only (controls ordered separate)[14,19]	DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	HA 50°C ambient operation[22]	DDBTXD Textured dark bronze		
		BAA Buy America(n) Act and/or Build America Buy America Qualified	DBLBXD Textured black		
		SF Single fuse (120, 277, 347V)[24]	DNATXD Textured natural aluminum		
		DF Double fuse (208, 240, 480V)[24]	DWHGXD Textured white		
		Shipped separately			
		EGSR External Glare Shield (reversible, field install required, matches housing finish)			
		BSDB Bird Spikes (field install required)			

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

Ordering Information

Accessories
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[9]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[9]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[9]
DSHORT SBK	Shorting cap[10]
DSBOXLP#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter (#5 drilling, specify finish)
DSXPA5 (FINISH)	Square pole adapter (#5 drilling, specify finish)
DSXBOLT (FINISH)	External glare shield (specify finish)
DSXBOLT (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES
1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 80W, 40K, and 50K available in 7CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 Not available with 208V, 240V or 480V MVOLT. Not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only. Not for use with #8 drilling.
10 WBA cannot be combined with Type 3 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
13 PIR not available with NLTAIR2, PIR, PIRH, PER7, FAO, BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT. PIR not available with P1 using MVOLT.
14 PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PIRH, PER5, PER7, BL30, BL50, or DMG.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PIRH, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PIRH, PER, PER5, PER7, BL30, BL50 and FAO.
18 Refer to Motion Sensor Default Settings table on page 4 to see functionality.
19 Reference Controls Options table on page 4 to see functionality.
20 Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
22 Option HA not available with performance packages P6, P7, P12 and P13.
23 Requires luminaire to be specified with PER, PER7 or PER7 option. See Controls Table on page 4.
24 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



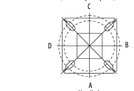
External Glare Shield (EGSR)

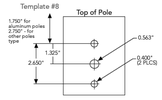


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM312AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

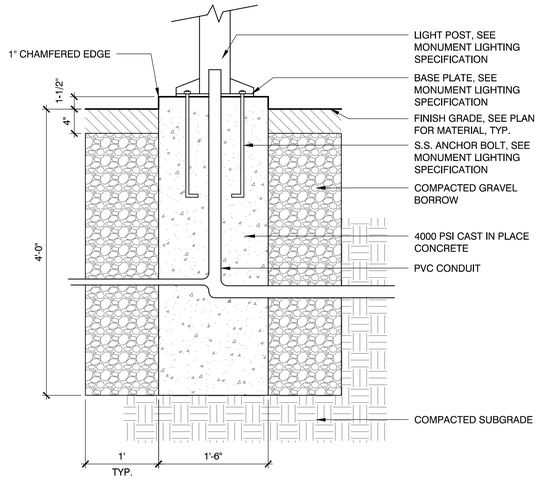
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

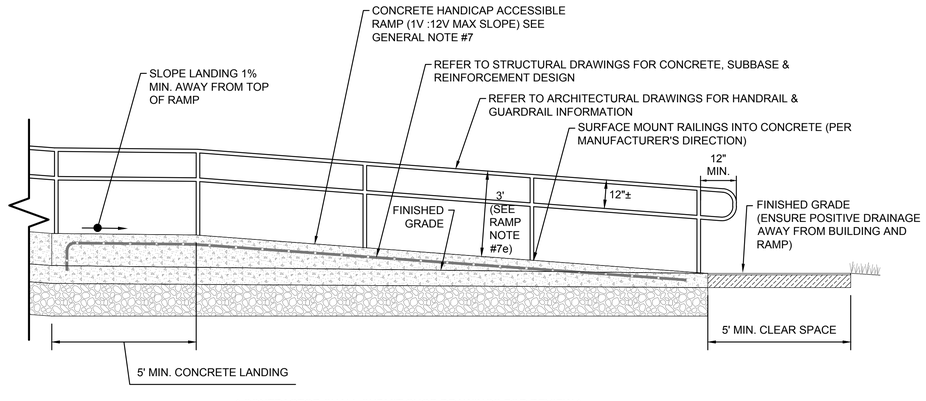
1 LIGHT POLE FIXTURE
SCALE: N.T.S.

2 LIGHT POLE BASE
SCALE: N.T.S.



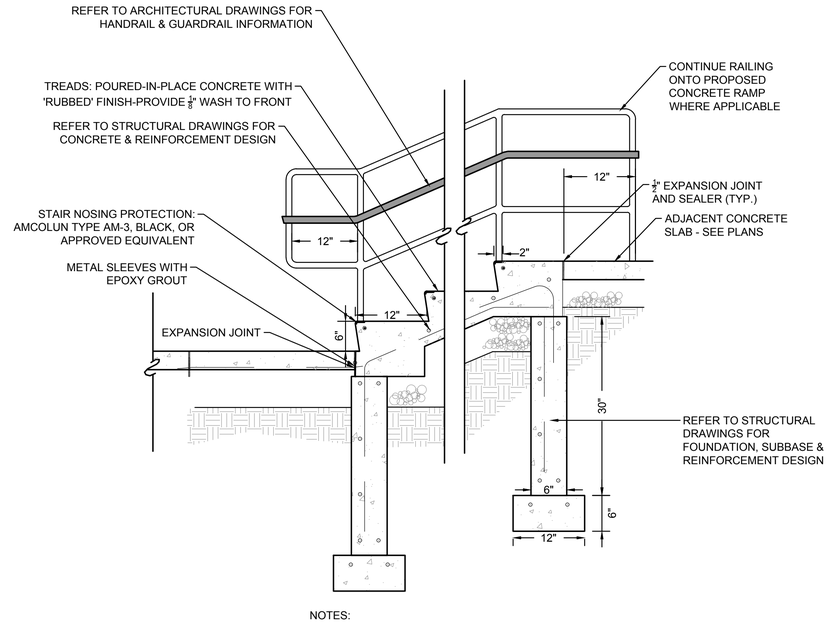
RAMP NOTES:

1. INSTALL RAMP AND RAILINGS TO MEET ALL LOCAL, STATE, AND FEDERAL GUIDELINES.
2. OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 36 IN (915 MM).
3. RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:
   (1) THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT. (2) THE LANDING LENGTH SHALL BE A MINIMUM OF 60 IN (1525 MM) CLEAR. (3) IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 IN BY 60 IN (1525 MM BY 1525 MM).



* CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW *

3 CONCRETE ADA RAMP
SCALE: N.T.S.



NOTES:

1. SEE PLANS FOR TREAD COUNT, ELEVATIONS, AND WIDTH.

4 CONCRETE STAIRS
SCALE: N.T.S.

PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON
1 WINNERS CIRCLE
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2022

#	Description	Date

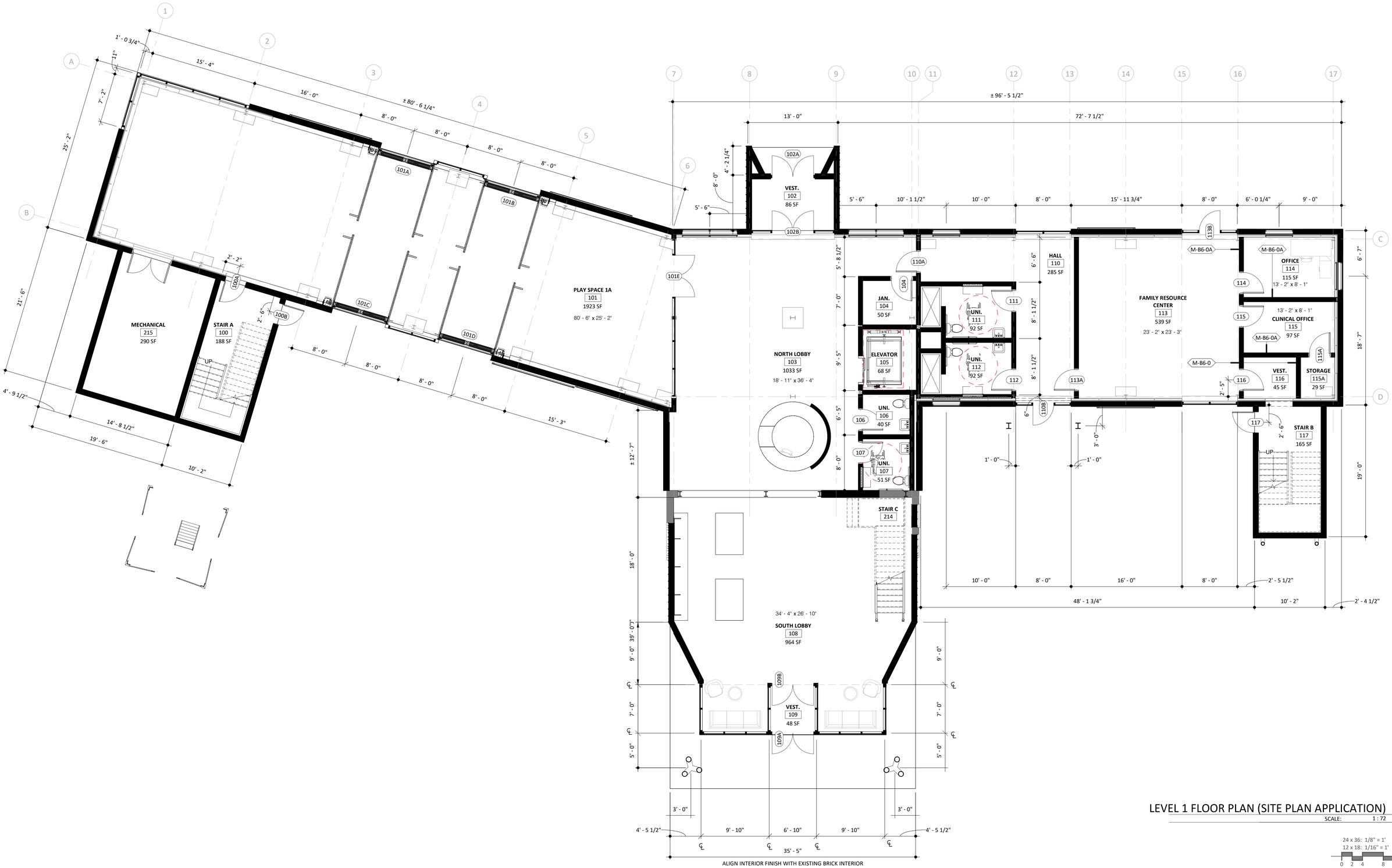
PROGRESS SET NOT FOR CONSTRUCTION

PLAY ADK

PROJECT NO:	
DISCIPLINE:	**SITE/CIVIL**
ISSUE DATE:	**07/16/2025**
PHASE:	**50% DD**
DESIGNED:	**JV**
DRAWN:	**JV / DS**
CHECKED:	**JG**

DRAWING NAME:
SITE CONSTRUCTION DETAILS

SHEET NUMBER:
L907



ALIGN INTERIOR FINISH WITH EXISTING BRICK INTERIOR

LEVEL 1 FLOOR PLAN (SITE PLAN APPLICATION)

SCALE: 1 : 72

24 x 36: 1/8" = 1'
12 x 18: 1/16" = 1'

0 2 4 8 16

PHINNEY DESIGNGROUP
142 GRAND AVE | SARATOGA SPRINGS | PHINNEYDESIGN.COM

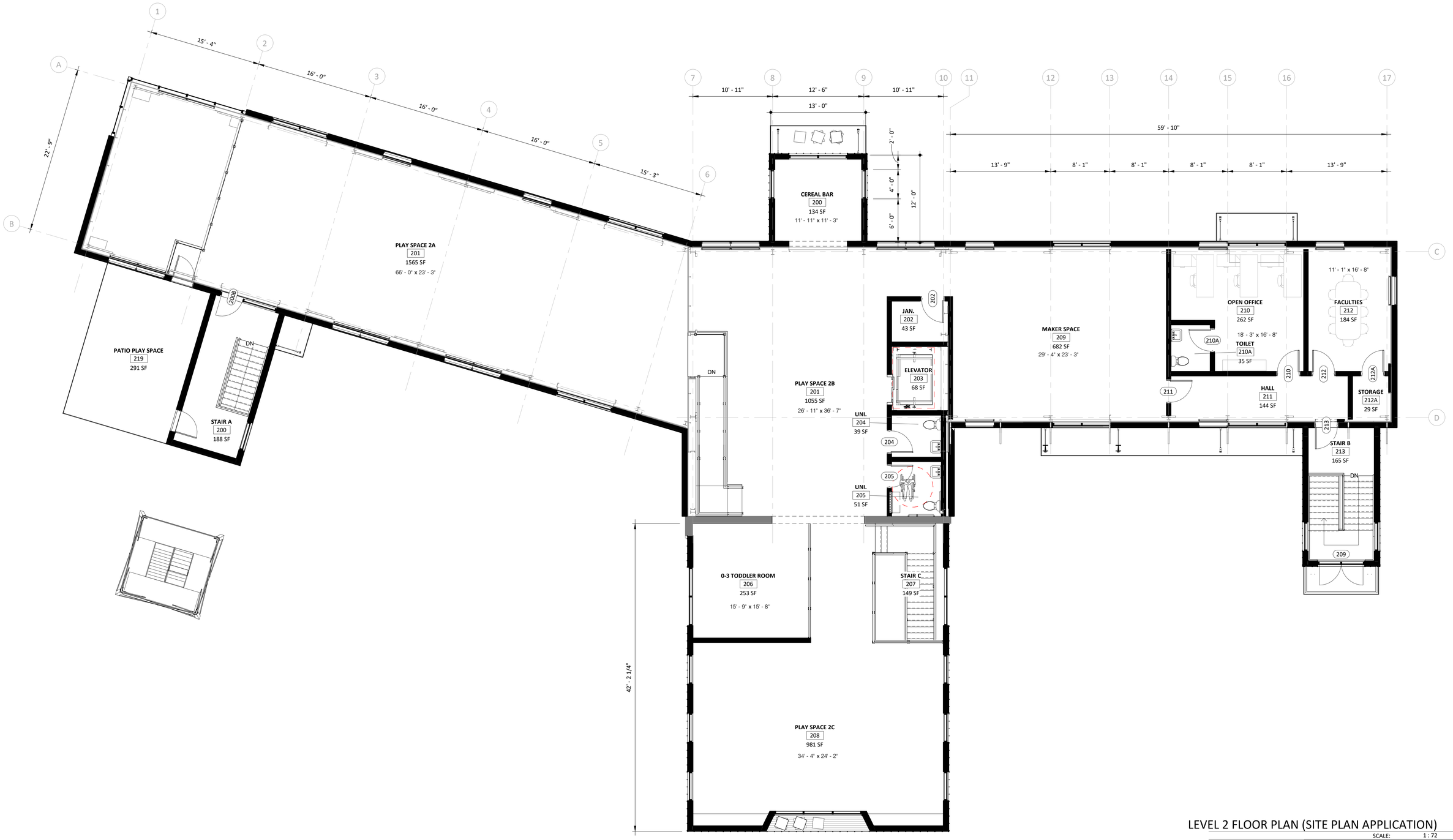
PLAY ADK

DESIGN DEVELOPMENT

LEVEL 1 FLOOR PLAN

07/22/2025

SHEET #: A01



LEVEL 2 FLOOR PLAN (SITE PLAN APPLICATION)

SCALE: 1 : 72

24 x 36: 1/8" = 1'
12 x 18: 1/16" = 1'

0 2 4 8 16

PHINNEY DESIGNGROUP
142 GRAND AVE | SARATOGA SPRINGS | PHINNEYDESIGN.COM

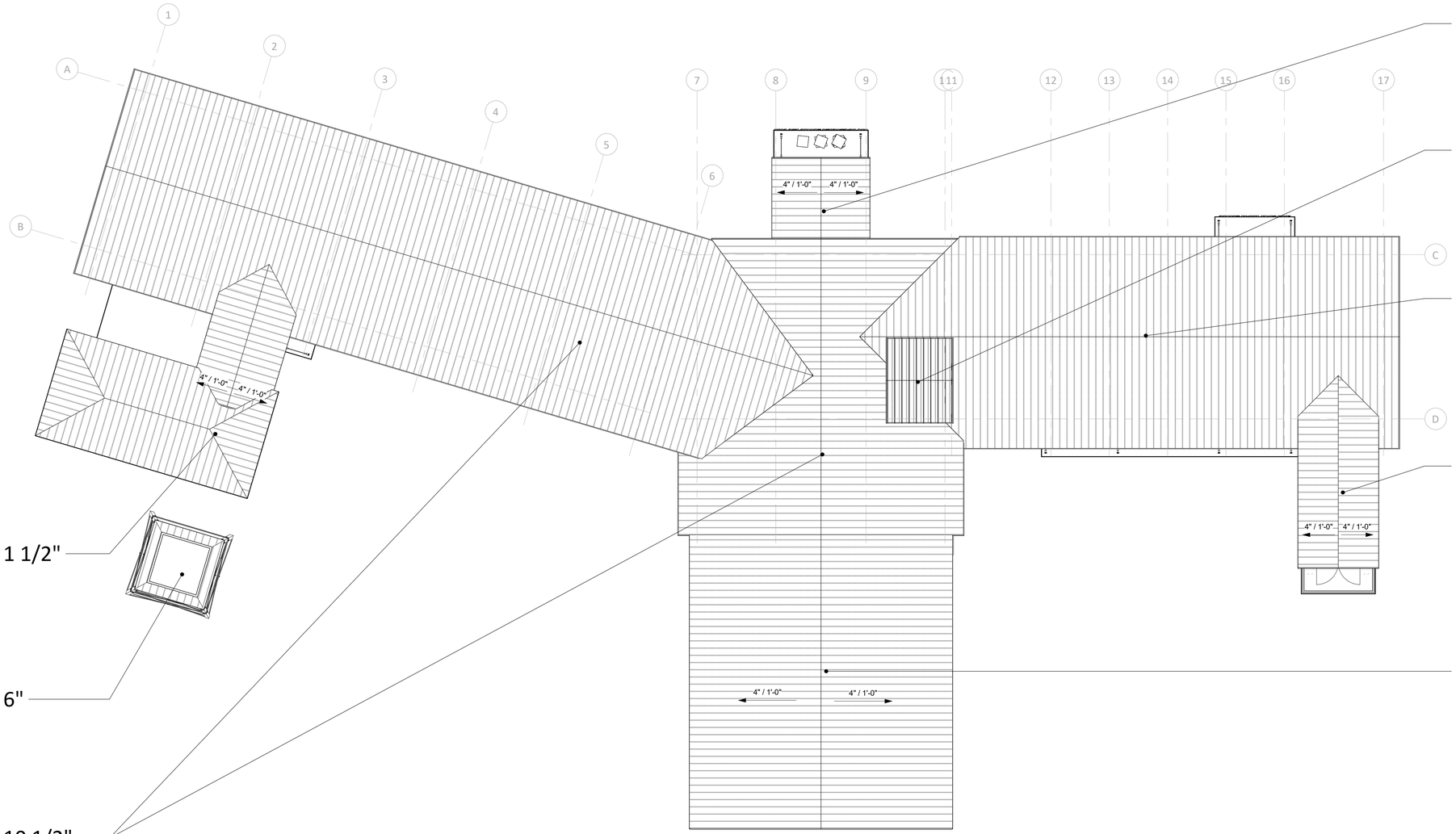
PLAY ADK

DESIGN DEVELOPMENT

LEVEL 2 FLOOR PLAN

07/22/2025

SHEET #: A02



NORTH ENTRANCE ADDITION
T/O ROOF PEAK: 25' - 10 1/2"

ELEVATOR PENTHOUSE
T/O ROOF PEAK: 29' - 4 1/2"

EXISTING BUILDING EAST
T/O ROOF PEAK: 24' - 1 1/2"

STAIR B ADDITION
T/O ROOF PEAK: 22' - 4 1/2"

STAIR A ADDITION
T/O ROOF PEAK: 24' - 1 1/2"

FIRE TOWER
T/O ROOF PEAK: 39' - 6"

EXISTING BUILDING
T/O ROOF PEAK: 25' - 10 1/2"

SOUTH ENTRANCE ADDITION
T/O ROOF PEAK: 25' - 10 1/2"

24 x 36: 1/8" = 1'
12 x 18: 1/16" = 1'

0 2 4 8 16

PHINNEY DESIGNGROUP
142 GRAND AVE | SARATOGA SPRINGS | PHINNEYDESIGN.COM

PLAY ADK

DESIGN DEVELOPMENT

ROOF PLAN
07/22/2025

SHEET #:
A03



COLORS HAVE NOT BEEN DETERMINED

PHINNEY
DESIGNGROUP
142 GRAND AVE | SARATOGA SPRINGS | PHINNEYDESIGN.COM

PLAY ADK

DESIGN DEVELOPMENT

PERSPECTIVES
07/22/2025

SHEET #:
A04



COLORS HAVE NOT BEEN DETERMINED

PHINNEY DESIGNGROUP
142 GRAND AVE | SARATOGA SPRINGS | PHINNEYDESIGN.COM

PLAY ADK

DESIGN DEVELOPMENT

PERSPECTIVES
07/22/2025

SHEET #:
A05



COLORS HAVE NOT BEEN DETERMINED

PHINNEY
DESIGNGROUP
142 GRAND AVE | SARATOGA SPRINGS | PHINNEYDESIGN.COM

PLAY ADK

DESIGN DEVELOPMENT

PERSPECTIVES

07/22/2025

SHEET #:
A06



COLORS HAVE NOT BEEN DETERMINED

PHINNEY DESIGNGROUP
142 GRAND AVE | SARATOGA SPRINGS | PHINNEYDESIGN.COM

PLAY ADK

DESIGN DEVELOPMENT

PERSPECTIVES
07/22/2025

SHEET #:
A07



COLORS HAVE NOT BEEN DETERMINED

PHINNEY
DESIGNGROUP
142 GRAND AVE | SARATOGA SPRINGS | PHINNEYDESIGN.COM

PLAY ADK

DESIGN DEVELOPMENT

PERSPECTIVES

07/22/2025

SHEET #:

A08



COLORS HAVE NOT BEEN DETERMINED

PHINNEY DESIGN GROUP
142 GRAND AVE | SARATOGA SPRINGS | PHINNEYDESIGN.COM

PLAY ADK

DESIGN DEVELOPMENT

PERSPECTIVES

07/22/2025

SHEET #: A09



COLORS HAVE NOT BEEN DETERMINED

PHINNEY
DESIGNGROUP
142 GRAND AVE | SARATOGA SPRINGS | PHINNEYDESIGN.COM

PLAY ADK

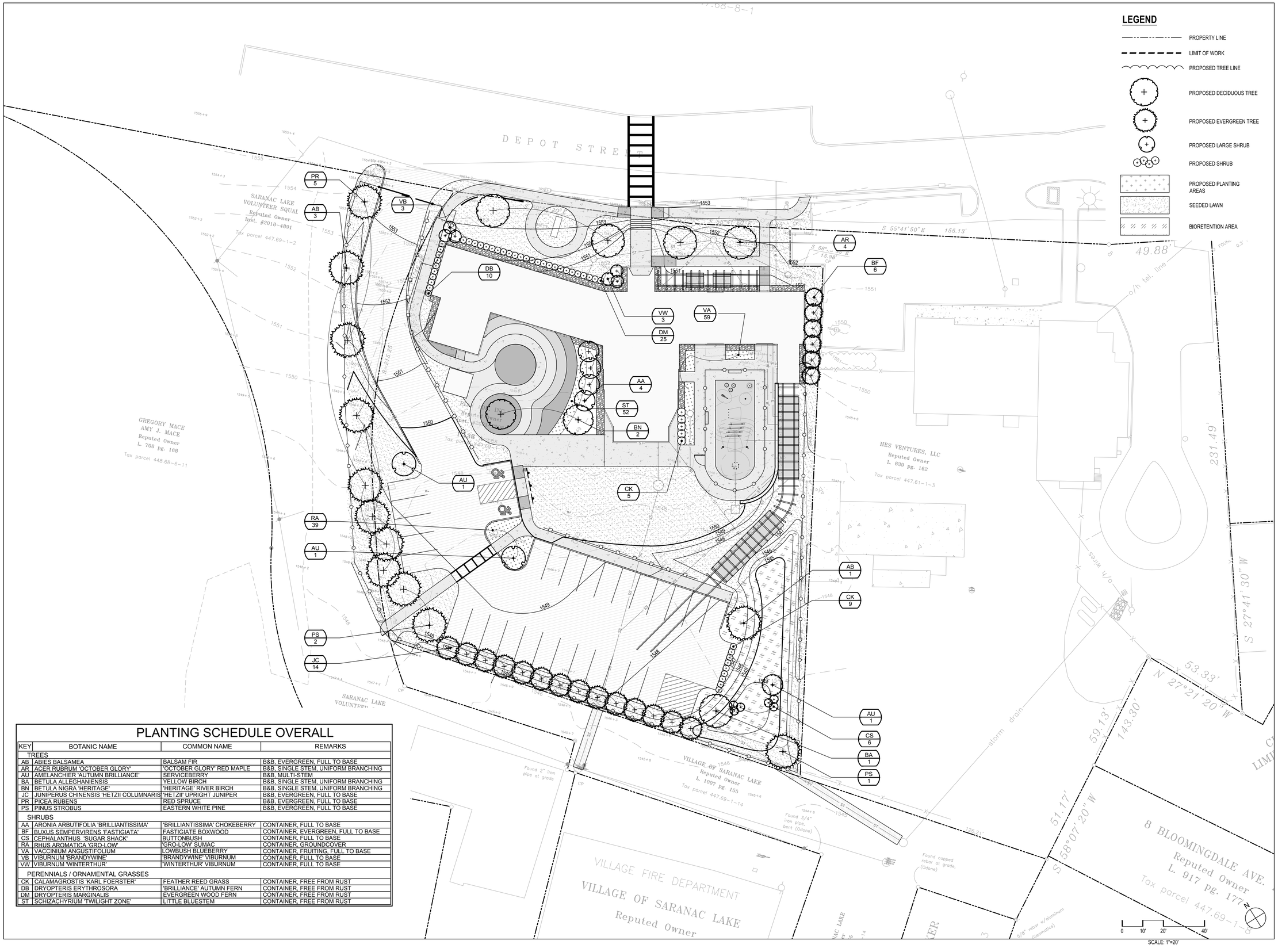
DESIGN DEVELOPMENT

PERSPECTIVES

07/22/2025

SHEET #:

A10



LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- PROPOSED TREE LINE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED LARGE SHRUB
- PROPOSED SHRUB
- PROPOSED PLANTING AREAS
- SEEDED LAWN
- BIORETENTION AREA

PLANTING SCHEDULE OVERALL

KEY	BOTANIC NAME	COMMON NAME	REMARKS
	TREES		
AB	ABIES BALSAMEA	BALSAM FIR	B&B, EVERGREEN, FULL TO BASE
AR	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	B&B, SINGLE STEM, UNIFORM BRANCHING
AU	AMELANCHIER 'AUTUMN BRILLIANCE'	SERVICEBERRY	B&B, MULTI-STEM
BA	BETULA ALLEGHANIENSIS	YELLOW BIRCH	B&B, SINGLE STEM, UNIFORM BRANCHING
BN	BETULA NIGRA 'HERITAGE'	'HERITAGE' RIVER BIRCH	B&B, SINGLE STEM, UNIFORM BRANCHING
JC	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	'HETZII' UPRIGHT JUNIPER	B&B, EVERGREEN, FULL TO BASE
PR	PICEA RUBENS	RED SPRUCE	B&B, EVERGREEN, FULL TO BASE
PS	PINUS STROBUS	EASTERN WHITE PINE	B&B, EVERGREEN, FULL TO BASE
	SHRUBS		
AA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	'BRILLIANTISSIMA' CHOKEBERRY	CONTAINER, FULL TO BASE
BF	BUXUS SEMPERVIRENS 'FASTIGIATA'	FASTIGIATE BOXWOOD	CONTAINER, EVERGREEN, FULL TO BASE
CS	CEPHALANTHUS 'SUGAR SHACK'	BUTTONBUSH	CONTAINER, FULL TO BASE
RA	RHUS AROMATICA 'GRO-LOW'	'GRO-LOW' SUMAC	CONTAINER, GROUNDCOVER
VA	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	CONTAINER, FRUITING, FULL TO BASE
VB	VIBURNUM 'BRANDYWINE'	'BRANDYWINE' VIBURNUM	CONTAINER, FULL TO BASE
VW	VIBURNUM 'WINTERTHUR'	'WINTERTHUR' VIBURNUM	CONTAINER, FULL TO BASE
	PERENNIALS / ORNAMENTAL GRASSES		
CK	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	CONTAINER, FREE FROM RUST
DB	DRYOPTERIS ERYTHROSORA	'BRILLIANCE' AUTUMN FERN	CONTAINER, FREE FROM RUST
DM	DRYOPTERIS MARGINALIS	EVERGREEN WOOD FERN	CONTAINER, FREE FROM RUST
ST	SCHIZACHYRIUM 'TWILIGHT ZONE'	LITTLE BLUESTEM	CONTAINER, FREE FROM RUST

PHINNEY DESIGNGROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON
1 WINNERS CIRCLE
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2022

#	Description	Date

PROGRESS SET NOT FOR CONSTRUCTION

PLAY ADK

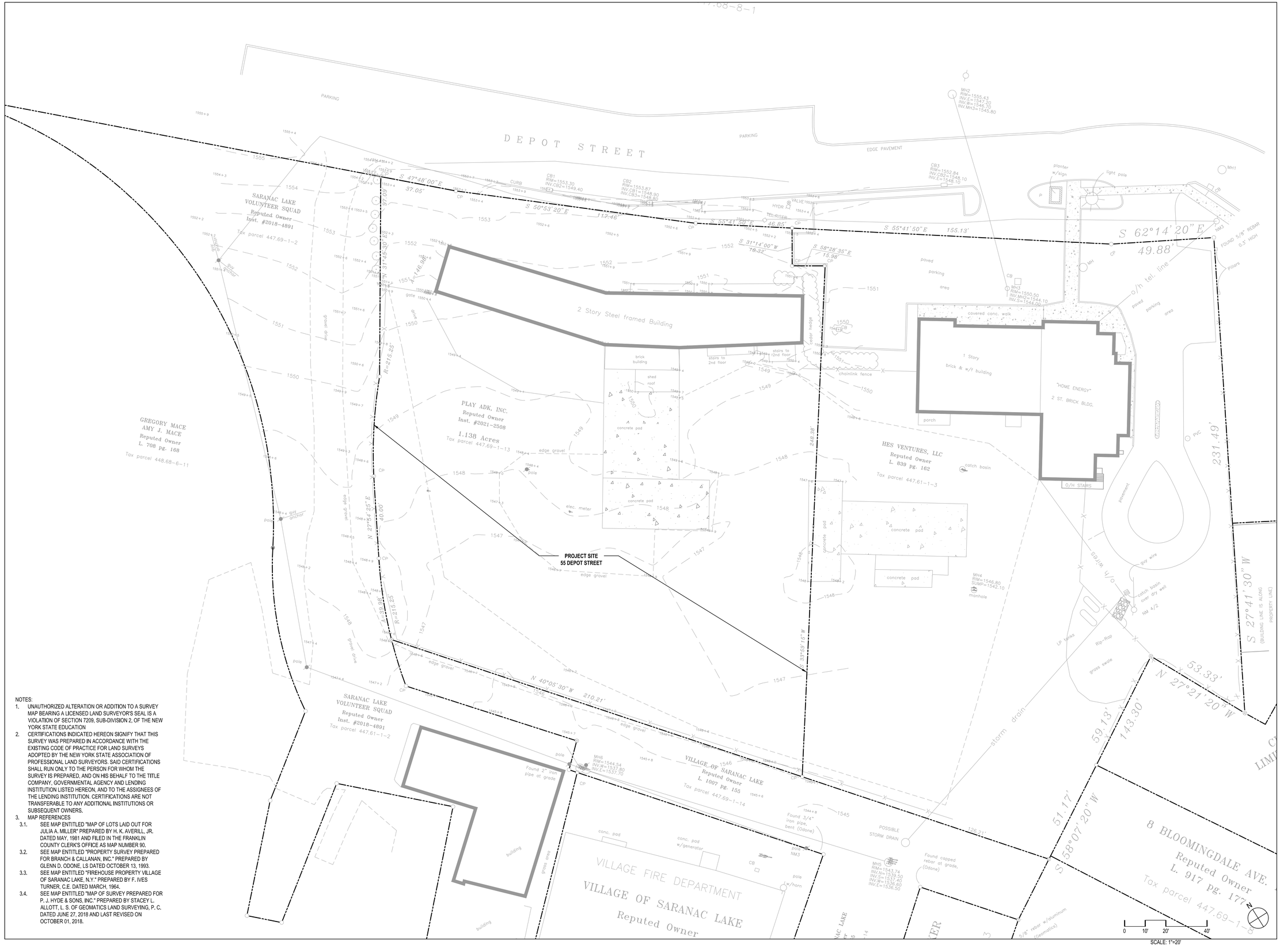
PROJECT NO:	
DISCIPLINE:	**SITE/CIVIL**
ISSUE DATE:	**08/07/2025**
PHASE:	**100% DD**
DESIGNED:	**JV**
DRAWN:	**JV / DS**
CHECKED:	**JG**

DRAWING NAME:

PLANTING & LANDSCAPE PLAN

SHEET NUMBER:

L700



NOTES:

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION
2. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. MAP REFERENCES
   - 3.1. SEE MAP ENTITLED "MAP OF LOTS LAID OUT FOR JULIA A. MILLER" PREPARED BY H. K. AVERILL, JR. DATED MAY, 1981 AND FILED IN THE FRANKLIN COUNTY CLERK'S OFFICE AS MAP NUMBER 90.
   - 3.2. SEE MAP ENTITLED "PROPERTY SURVEY PREPARED FOR BRANCH & CALLANAN, INC." PREPARED BY GLENN D. ODONE, LS DATED OCTOBER 13, 1993.
   - 3.3. SEE MAP ENTITLED "FIREHOUSE PROPERTY VILLAGE OF SARANAC LAKE, N.Y." PREPARED BY F. IVES TURNER, C.E. DATED MARCH, 1964.
   - 3.4. SEE MAP ENTITLED "MAP OF SURVEY PREPARED FOR P. J. HYDE & SONS, INC." PREPARED BY STACEY L. ALLOTT, L. S. OF GEOMATICS LAND SURVEYING, P. C. DATED JUNE 27, 2018 AND LAST REVISED ON OCTOBER 01, 2018.

PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

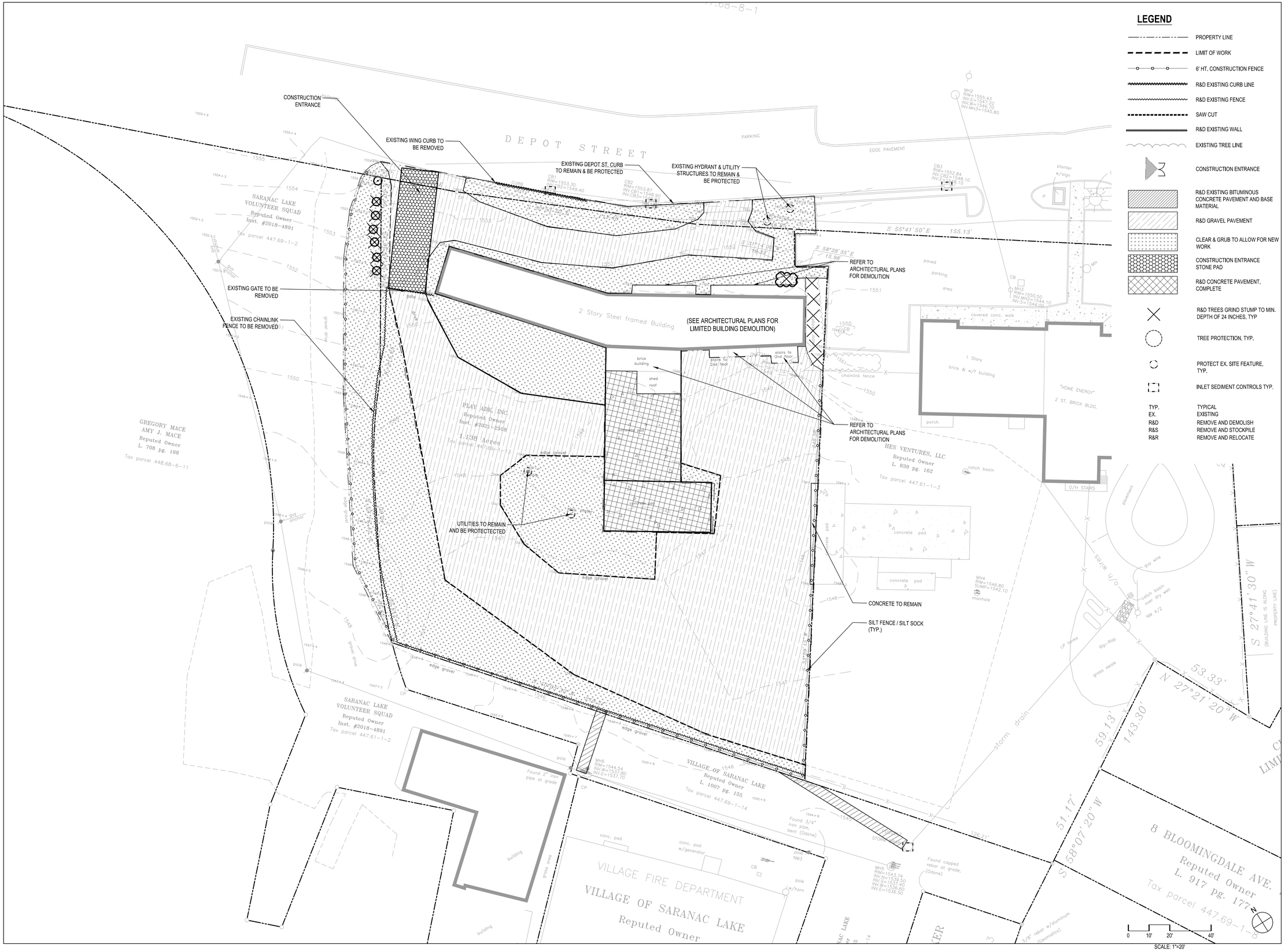
PERMITTING

PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
L100



LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- 6' HT. CONSTRUCTION FENCE
- R&D EXISTING CURB LINE
- R&D EXISTING FENCE
- SAW CUT
- R&D EXISTING WALL
- EXISTING TREE LINE
- CONSTRUCTION ENTRANCE
- R&D EXISTING BITUMINOUS CONCRETE PAVEMENT AND BASE MATERIAL
- R&D GRAVEL PAVEMENT
- CLEAR & GRUB TO ALLOW FOR NEW WORK
- CONSTRUCTION ENTRANCE STONE PAD
- R&D CONCRETE PAVEMENT, COMPLETE
- R&D TREES GRIND STUMP TO MIN. DEPTH OF 24 INCHES, TYP
- TREE PROTECTION, TYP.
- PROTECT EX. SITE FEATURE, TYP.
- INLET SEDIMENT CONTROLS TYP.

TYP.	TYPICAL
EX.	EXISTING
R&D	REMOVE AND DEMOLISH
R&S	REMOVE AND STOCKPILE
R&R	REMOVE AND RELOCATE

PHINNEY DESIGNGROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

PERMITTING

PLAY ADK

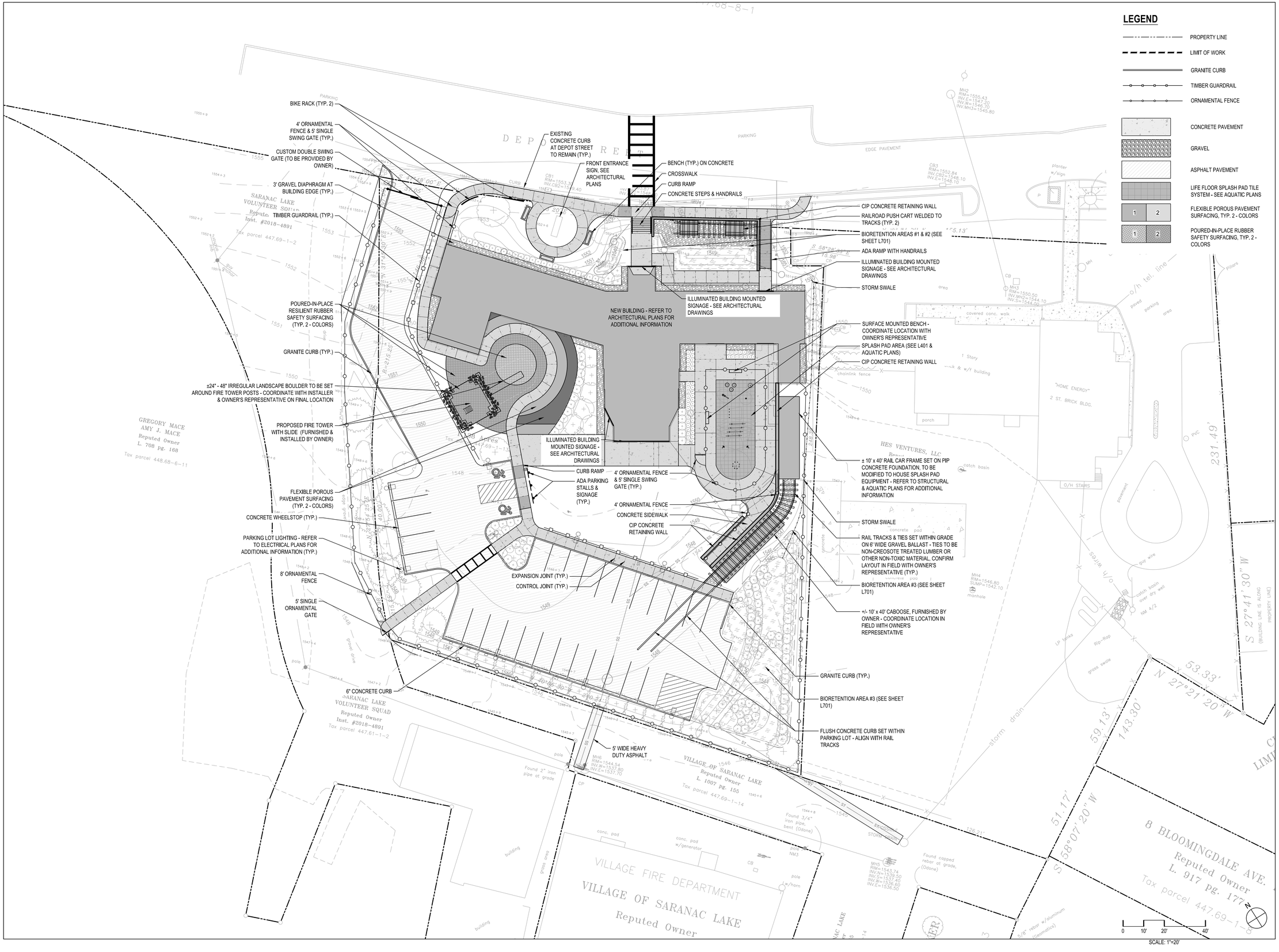
PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:

EROSION & SEDIMENT CONTROL & REMOVALS PLAN

SHEET NUMBER:

L200



PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

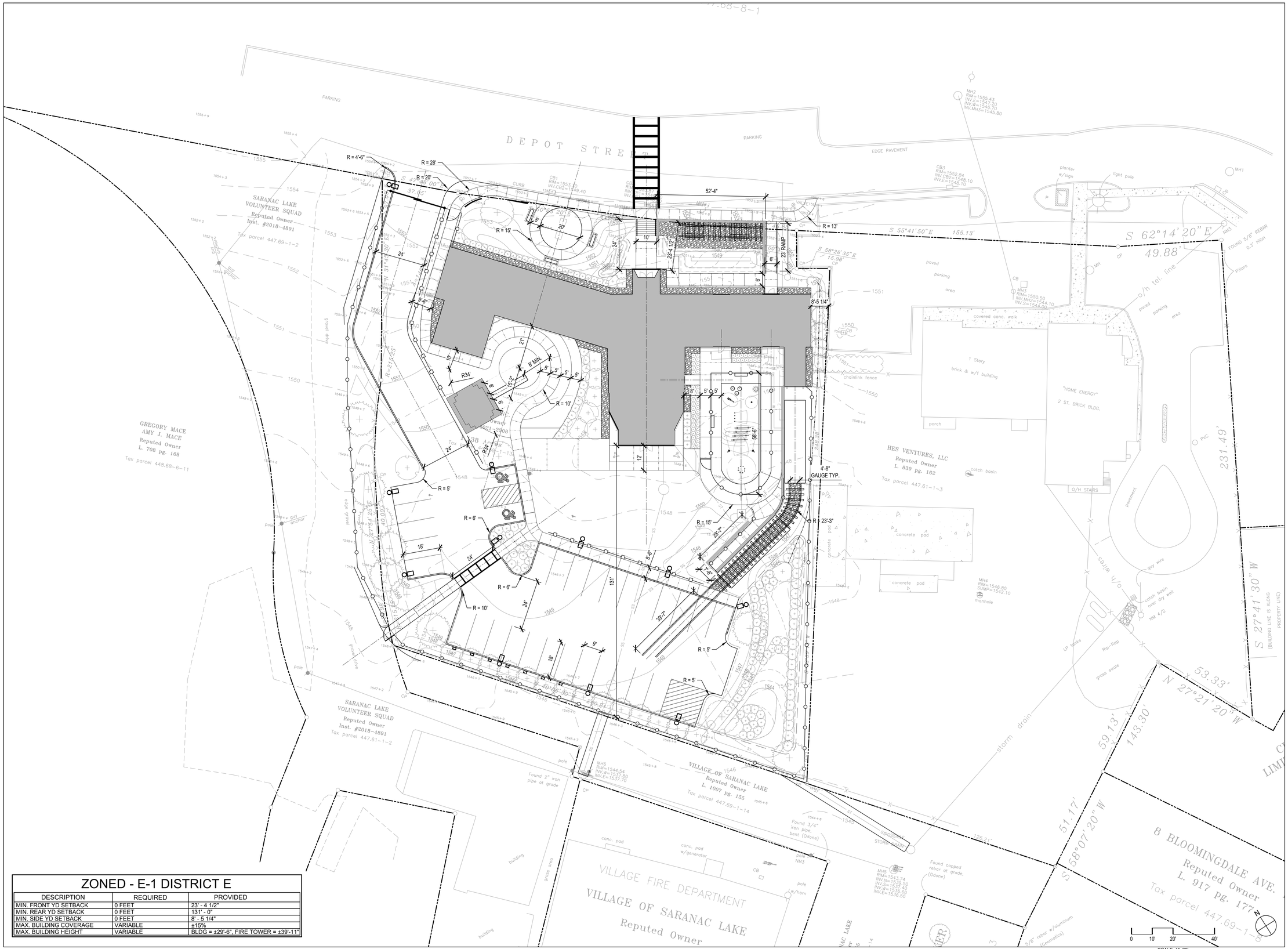
PERMITTING

PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
SITE MATERIALS PLAN

SHEET NUMBER:
L300



ZONED - E-1 DISTRICT E

DESCRIPTION	REQUIRED	PROVIDED
MIN. FRONT YD SETBACK	0 FEET	23' - 4 1/2"
MIN. REAR YD SETBACK	0 FEET	131' - 0"
MIN. SIDE YD SETBACK	0 FEET	8' - 5 1/4"
MAX. BUILDING COVERAGE	VARIABLE	±15%
MAX. BUILDING HEIGHT	VARIABLE	BLDG = ±29'-6", FIRE TOWER = ±39'-11"

PHINNEY DESIGNGROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

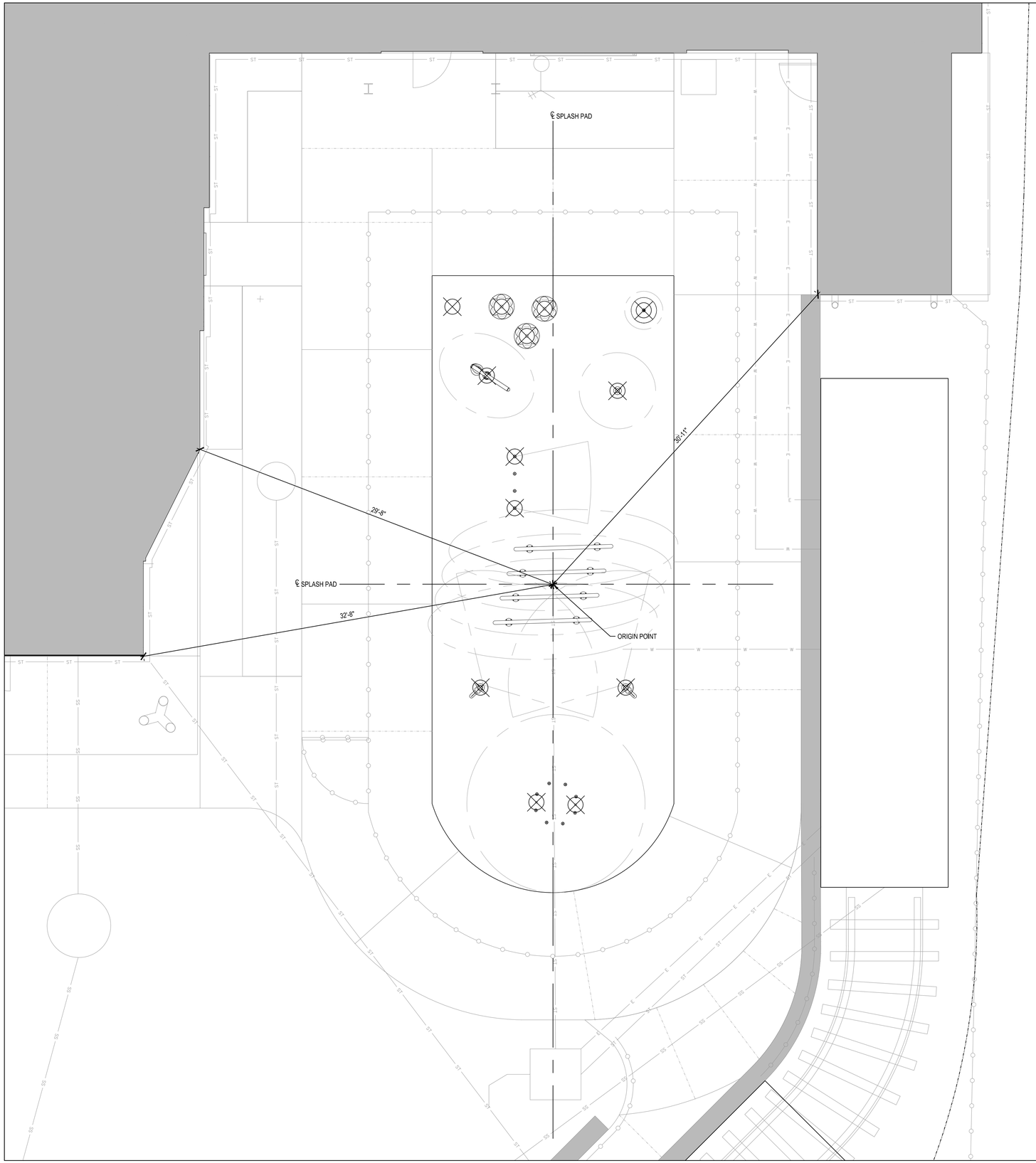
PERMITTING

PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
SITE LAYOUT PLAN

SHEET NUMBER:
L400



SCALE: AS SHOWN

SPLASH PAD FEATURE LOCATIONS			
	TYPE	POSITION X	POSITION Y
A-1			
A-2			
A-3			
B-1			
B-2			
B-3			
C-1			
C-2			
C-4			

PHINNEY DESIGNGROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

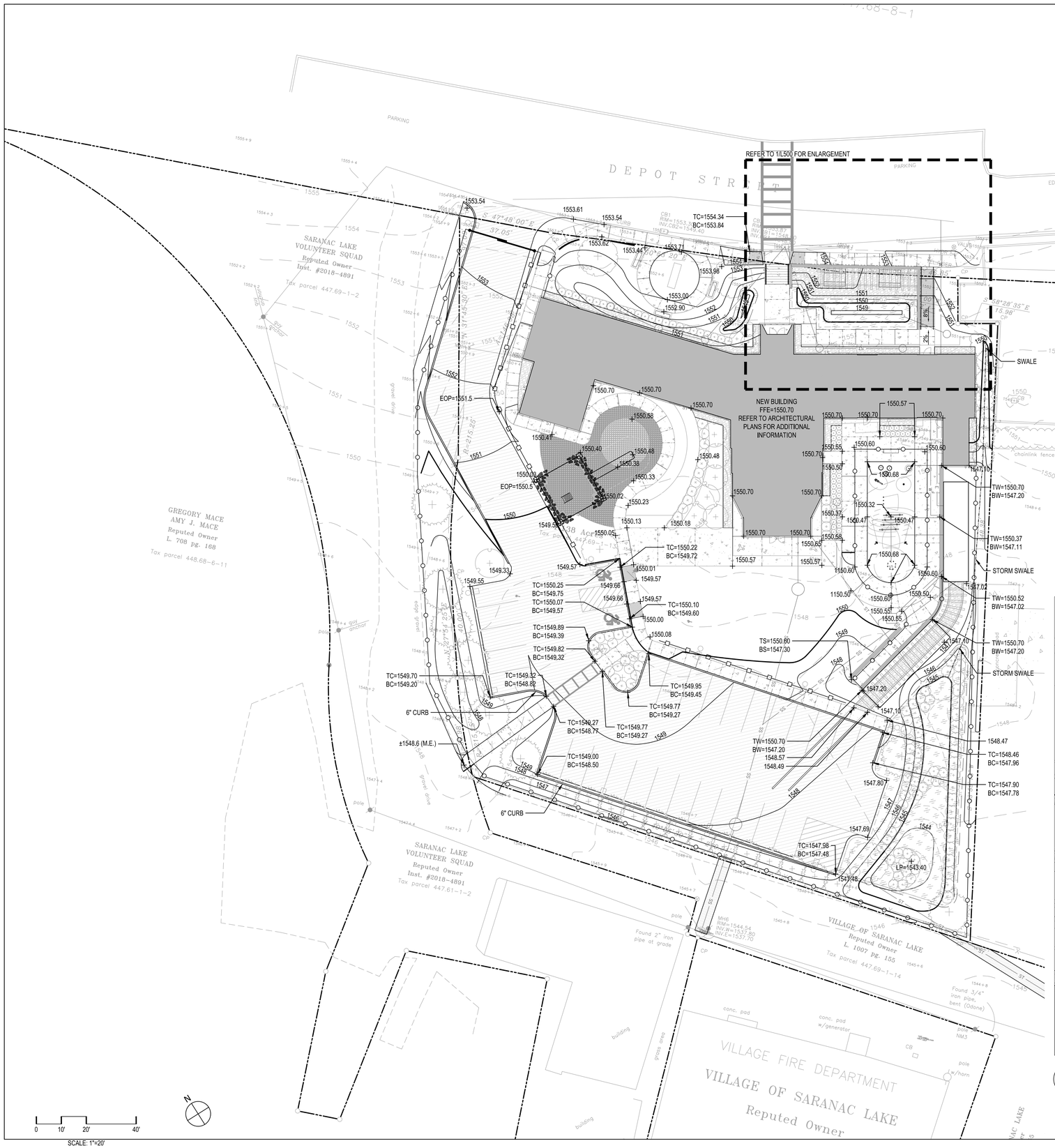
PERMITTING

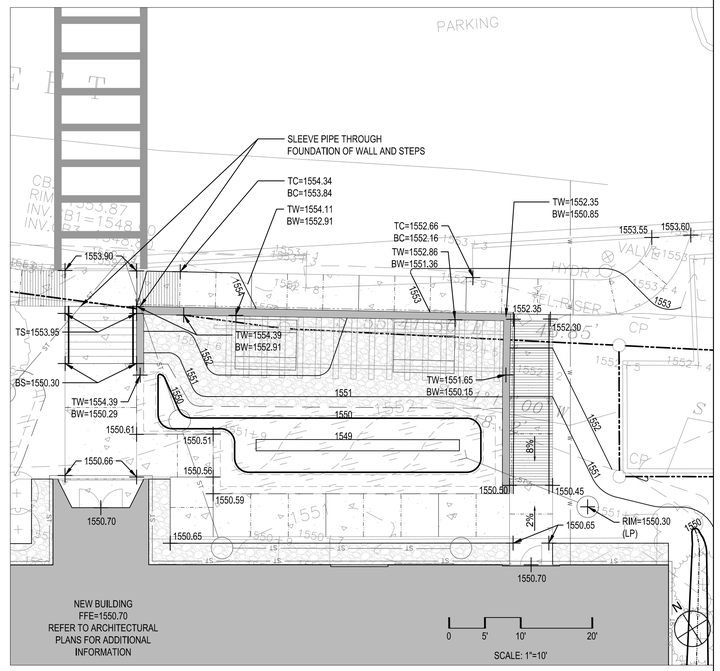
PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
SPLASH PAD PLAN

SHEET NUMBER:
L401





1 NORTHEAST AREA GRADING ENLARGEMENT
SCALE: 1"=10'

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- 2 PROPOSED MINOR CONTOUR
- 10 PROPOSED MAJOR CONTOUR
- 2 EXISTING MINOR CONTOUR
- 10 EXISTING MAJOR CONTOUR
- × 50.00 EXISTING SPOT ELEVATION
- + 50.00 PROPOSED SPOT ELEVATION
- TC 50.50 / BC 50.00 TOP & BOTTOM OF CURB
- TW 50.50 / BW 50.00 TOP & BOTTOM OF WALL
- 20% SLOPE ARROW

PHINNEY DESIGNGROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

PERMITTING

PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
SITE GRADING PLAN

SHEET NUMBER:
L500

INSTALLATION OF WATER MAINS IN RELATIONSHIP TO SANITARY SEWERS

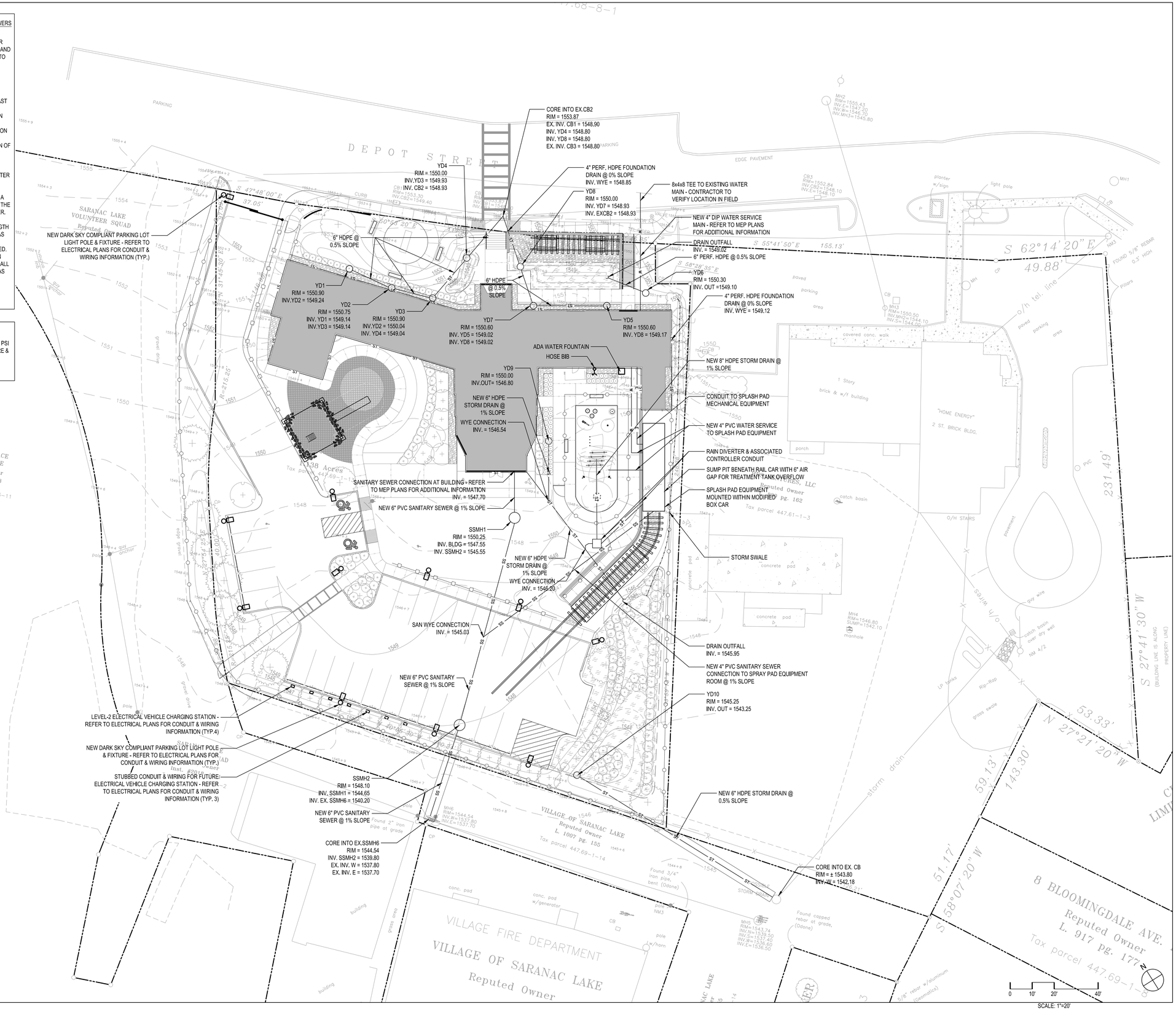
THE FOLLOWING PARAGRAPHS ARE FROM THE 1992 STANDARDS FOR WATER WORKS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND ARE APPLICABLE TO WORK UNDER THIS CONTRACT WITH RESPECT TO MAINTAINING ADEQUATE HORIZONTAL AND VERTICAL SEPARATIONS BETWEEN WATERLINES AND SEWERS:

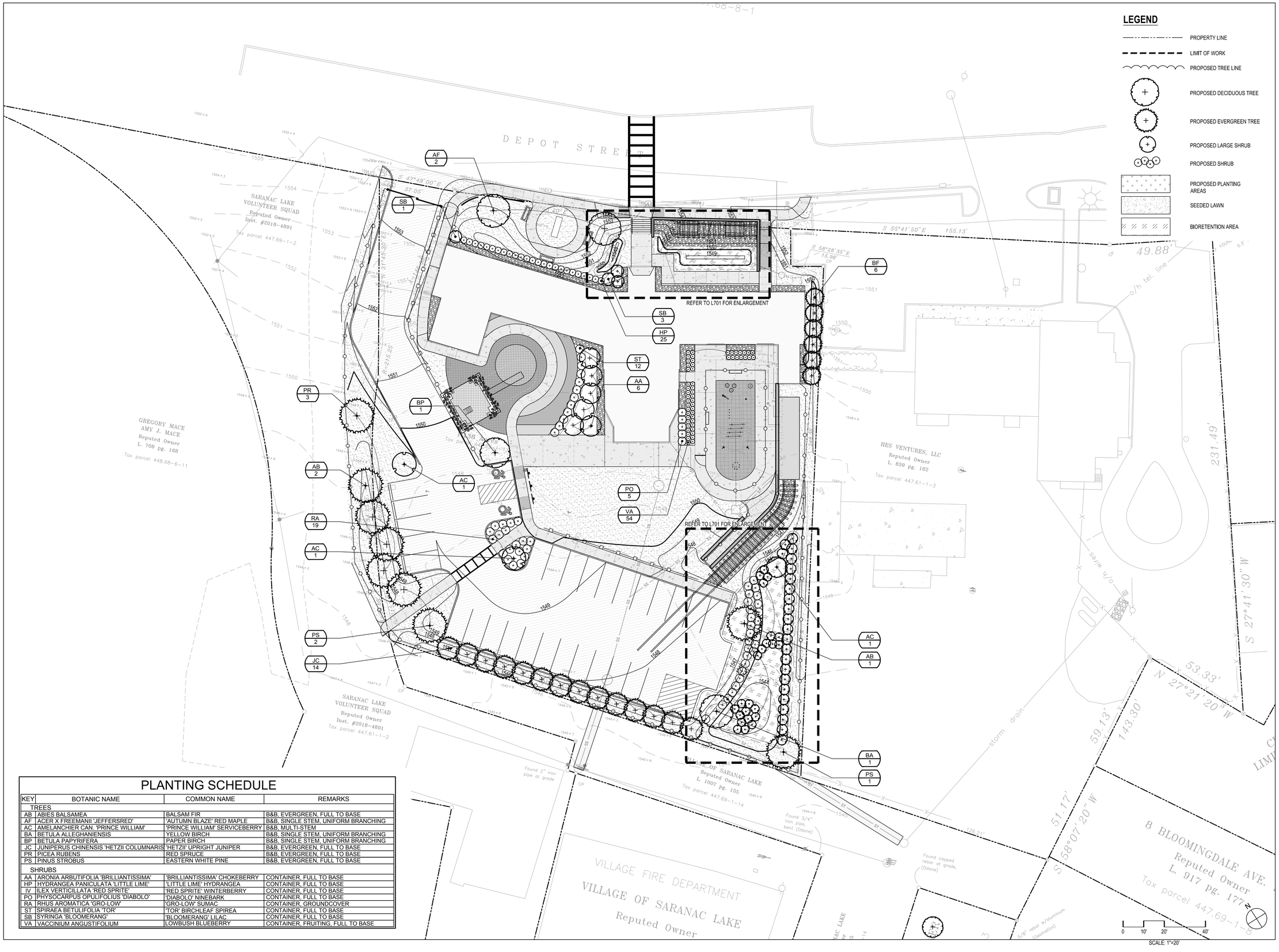
NOTES:

1. PARALLEL INSTALLATION - WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER, THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN FOOT SEPARATION. THE REVIEWING AUTHORITY MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE WATER MAIN CLOSER TO A SEWER, PROVIDED THAT THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN INCHES ABOVE THE TOP OF THE SEWER.
2. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
3. THERE SHALL BE AT LEAST A TEN FOOT SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER FORCE MAINS. THERE SHALL BE AN EIGHTEEN INCH VERTICAL SEPARATION AT CROSSINGS AS REQUIRED IN NOTE 1.
4. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.

UTILITY NOTES:

1. PER VILLAGE OF SARANAC LAKE, AVAILABLE STATIC WATER PRESSURE AT SITE IS +/- 100 PSI, RESIDUAL PRESSURE IS +/- 7 PSI WITH A FLOW OF 425 GPM. CONTRACTOR TO VERIFY PRESSURE & FLOW AT SYSTEM PRIOR TO COMMENCING WORK & INFORM OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES FROM ABOVE NOTED VALUES.


DEPOT STREET
CORE INTO EX.CB2
RIM = 1553.87
EX. INV. CB1 = 1548.90
INV. YD4 = 1548.80
INV. YD8 = 1548.80
EX. INV. CB3 = 1548.80
YD4
RIM = 1550.00
INV.YD3 = 1549.93
INV. CB2 = 1548.93
4" PERF. HDPE FOUNDATION DRAIN @ 0% SLOPE
INV. WYE = 1548.85
8x4x8 TEE TO EXISTING WATER MAIN - CONTRACTOR TO VERIFY LOCATION IN FIELD
YD8
RIM = 1550.00
INV. YD7 = 1548.93
INV. EXCB2 = 1548.93
NEW 4" DIP WATER SERVICE MAIN - REFER TO MEP PLANS FOR ADDITIONAL INFORMATION
DRAIN OUTFALL
INV. = 1549.02
6" PERF. HDPE @ 0.5% SLOPE
NEW DARK SKY COMPLIANT PARKING LOT LIGHT POLE & FIXTURE - REFER TO ELECTRICAL PLANS FOR CONDUIT & WIRING INFORMATION (TYP.)
6" HDPE @ 0.5% SLOPE
YD1
RIM = 1550.90
INV.YD2 = 1549.24
YD2
RIM = 1550.75
INV. YD1 = 1549.14
INV.YD3 = 1549.14
YD3
RIM = 1550.90
INV.YD2 = 1550.04
INV. YD4 = 1549.04
6" HDPE @ 0.5% SLOPE
YD7
RIM = 1550.60
INV. YD5 = 1549.02
INV. YD8 = 1549.02
YD5
RIM = 1550.60
INV. YD8 = 1549.17
YD6
RIM = 1550.30
INV. OUT =1549.10
4" PERF. HDPE FOUNDATION DRAIN @ 0% SLOPE
INV. WYE = 1549.12
ADA WATER FOUNTAIN
HOSE BIB
YD9
RIM = 1550.00
INV.OUT= 1546.80
NEW 6" HDPE STORM DRAIN @ 1% SLOPE
CONDUIT TO SPLASH PAD MECHANICAL EQUIPMENT
NEW 6" HDPE STORM DRAIN @ 1% SLOPE
WYE CONNECTION
INV. = 1546.54
NEW 4" PVC WATER SERVICE TO SPLASH PAD EQUIPMENT
RAIN DIVERTER & ASSOCIATED CONTROLLER CONDUIT
SUMP PIT BENEATH RAIL CAR WITH 6" AIR GAP FOR TREATMENT TANK OVERFLOW
SPLASH PAD EQUIPMENT MOUNTED WITHIN MODIFIED BOX CAR
SANITARY SEWER CONNECTION AT BUILDING - REFER TO MEP PLANS FOR ADDITIONAL INFORMATION
INV. = 1547.70
NEW 6" PVC SANITARY SEWER @ 1% SLOPE
SSMH1
RIM = 1550.25
INV. BLDG = 1547.55
INV. SSMH2 = 1545.55
NEW 6" HDPE STORM DRAIN @ 1% SLOPE
WYE CONNECTION
INV. = 1546.20
STORM SWALE
SAN WYE CONNECTION
INV. = 1545.03
DRAIN OUTFALL
INV. = 1545.95
NEW 4" PVC SANITARY SEWER CONNECTION TO SPRAY PAD EQUIPMENT ROOM @ 1% SLOPE
NEW 6" PVC SANITARY SEWER @ 1% SLOPE
YD10
RIM = 1545.25
INV. OUT = 1543.25
LEVEL-2 ELECTRICAL VEHICLE CHARGING STATION - REFER TO ELECTRICAL PLANS FOR CONDUIT & WIRING INFORMATION (TYP.4)
NEW DARK SKY COMPLIANT PARKING LOT LIGHT POLE & FIXTURE - REFER TO ELECTRICAL PLANS FOR CONDUIT & WIRING INFORMATION (TYP.)
STUBBED CONDUIT & WIRING FOR FUTURE ELECTRICAL VEHICLE CHARGING STATION - REFER TO ELECTRICAL PLANS FOR CONDUIT & WIRING INFORMATION (TYP. 3)
SSMH2
RIM = 1548.10
INV. SSMH1 = 1544.65
INV. EX. SSMH6 = 1540.20
NEW 6" PVC SANITARY SEWER @ 1% SLOPE
CORE INTO EX.SSMH6
RIM = 1544.54
INV. SSMH2 = 1539.80
EX. INV. W = 1537.80
EX. INV. E = 1537.70
NEW 6" HDPE STORM DRAIN @ 0.5% SLOPE
CORE INTO EX. CB
RIM = ± 1543.80
INV.-W = 1542.18
PARKING
EDGE PAVEMENT
SARANAC LAKE VOLUNTEER SQUAD
Reputed Owner
L. 1007 pg. 155
Tax parcel 447.69-1-14
GREGORY MACE
AMY J. MACE
Reputed Owner
L. 708 pg. 168
Tax parcel 448.68-6-11
1.38 Acres
Tax parcel 447.69-1-13
VILLAGE OF SARANAC LAKE
Reputed Owner
L. 1007 pg. 155
Tax parcel 447.69-1-14
VILLAGE FIRE DEPARTMENT
VILLAGE OF SARANAC LAKE
Reputed Owner
"HOME ENERGY"
2 ST. BRICK BLDG.
1 Story brick & w/t building
covered conc. walk
paved parking area
porch
catch basin
O/H STAIRS
1 WIRE O/H
guy wire
concrete pad
conc. pad
conc. pad w/generator
building
gross area
gross swale
Rip-Rap
LP Lights
manhole
pole w/horn
Found capped rebar at grade; (Odone)
Found 3/4" iron pipe, bent (Odone)
Found 2" iron pipe at grade
FOUND 5/8" REBAR 0.3' HIGH
Pillars
O/h tel. line
S 62°14' 20" E
49.88
S 55°41' 50" E
155.13'
S 58°07' 35" E
S 27°41' 30" W
231.49'
(BUILDING LINE IS ALONG PROPERTY LINE)
N 27°21' 20" W
53.33'
143.30'
59.13'
S 58°07' 20" W
51.17'
8 BLOOMINGDALE AVE.
Reputed Owner
L. 917 pg. 177
Tax parcel 447.69-1-6
R=215.25'
L=40.00'
S 47°48' 00" E
37.05'
S 60°53' 20" E
40.00'
S 40°30' 40" E
40.00'
S 29°08' 00" E
40.00'
S 17°45' 20" E
40.00'
S 6°22' 40" E
40.00'
S 4°59' 20" W
40.00'
S 16°42' 00" W
40.00'
S 28°24' 40" W
40.00'
S 40°07' 20" W
40.00'
S 51°50' 00" W
40.00'
S 63°32' 40" W
40.00'
S 75°15' 20" W
40.00'
S 86°58' 00" W
40.00'
N 81°29' 20" W
40.00'
N 69°46' 20" W
40.00'
N 58°03' 20" W
40.00'
N 46°20' 20" W
40.00'
N 34°37' 20" W
40.00'
N 22°54' 20" W
40.00'
N 11°11' 20" W
40.00'
N 0°32' 40" E
40.00'
N 12°15' 40" E
40.00'
N 23°58' 40" E
40.00'
N 35°41' 40" E
40.00'
N 47°24' 40" E
40.00'
N 59°07' 40" E
40.00'
N 70°50' 40" E
40.00'
N 82°33' 40" E
40.00'
S 85°43' 40" E
40.00'
S 73°26' 40" E
40.00'
S 61°09' 40" E
40.00'
S 48°52' 40" E
40.00'
S 36°35' 40" E
40.00'
S 24°18' 40" E
40.00'
S 12°01' 40" E
40.00'
S 0°32' 40" W
40.00'
S 12°15' 40" W
40.00'
S 23°58' 40" W
40.00'
S 35°41' 40" W
40.00'
S 47°24' 40" W
40.00'
S 59°07' 40" W
40.00'
S 70°50' 40" W
40.00'
S 82°33' 40" W
40.00'
N 85°43' 40" W
40.00'
N 73°26' 40" W
40.00'
N 61°09' 40" W
40.00'
N 48°52' 40" W
40.00'
N 36°35' 40" W
40.00'
N 24°18' 40" W
40.00'
N 12°01' 40



PLANTING SCHEDULE

KEY	BOTANIC NAME	COMMON NAME	REMARKS
	TREES		
AB	ABIES BALSAMEA	BALSAM FIR	B&B, EVERGREEN, FULL TO BASE
AF	ACER X FREEMANII 'JEFFERSRED'	'AUTUMN BLAZE' RED MAPLE	B&B, SINGLE STEM, UNIFORM BRANCHING
AC	AMELANCHIER CAN. 'PRINCE WILLIAM'	'PRINCE WILLIAM' SERVICEBERRY	B&B, MULTI-STEM
BA	BETULA ALLEGHANIENSIS	YELLOW BIRCH	B&B, SINGLE STEM, UNIFORM BRANCHING
BP	BETULA PAPYRIFERA	PAPER BIRCH	B&B, SINGLE STEM, UNIFORM BRANCHING
JC	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	'HETZII' UPRIGHT JUNIPER	B&B, EVERGREEN, FULL TO BASE
PR	PICEA RUBENS	RED SPRUCE	B&B, EVERGREEN, FULL TO BASE
PS	PINUS STROBUS	EASTERN WHITE PINE	B&B, EVERGREEN, FULL TO BASE
	SHRUBS		
AA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	'BRILLIANTISSIMA' CHOKEBERRY	CONTAINER, FULL TO BASE
HP	HYDRANGEA PANICULATA 'LITTLE LIME'	'LITTLE LIME' HYDRANGEA	CONTAINER, FULL TO BASE
IV	ILEX VERTICILLATA 'RED SPRITE'	'RED SPRITE' WINTERBERRY	CONTAINER, FULL TO BASE
PO	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	'DIABOLO' NINEBARK	CONTAINER, FULL TO BASE
RA	RHUS AROMATICA 'GRO-LOW'	'GRO-LOW' SUMAC	CONTAINER, GROUNDCOVER
ST	SPIRAEA BETULIFOLIA 'TOR'	'TOR' BIRCHLEAF SPIREA	CONTAINER, FULL TO BASE
SB	SYRINGA 'BLOOMERANG'	'BLOOMERANG' LILAC	CONTAINER, FULL TO BASE
VA	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	CONTAINER, FRUITING, FULL TO BASE

PHINNEY DESIGNGROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

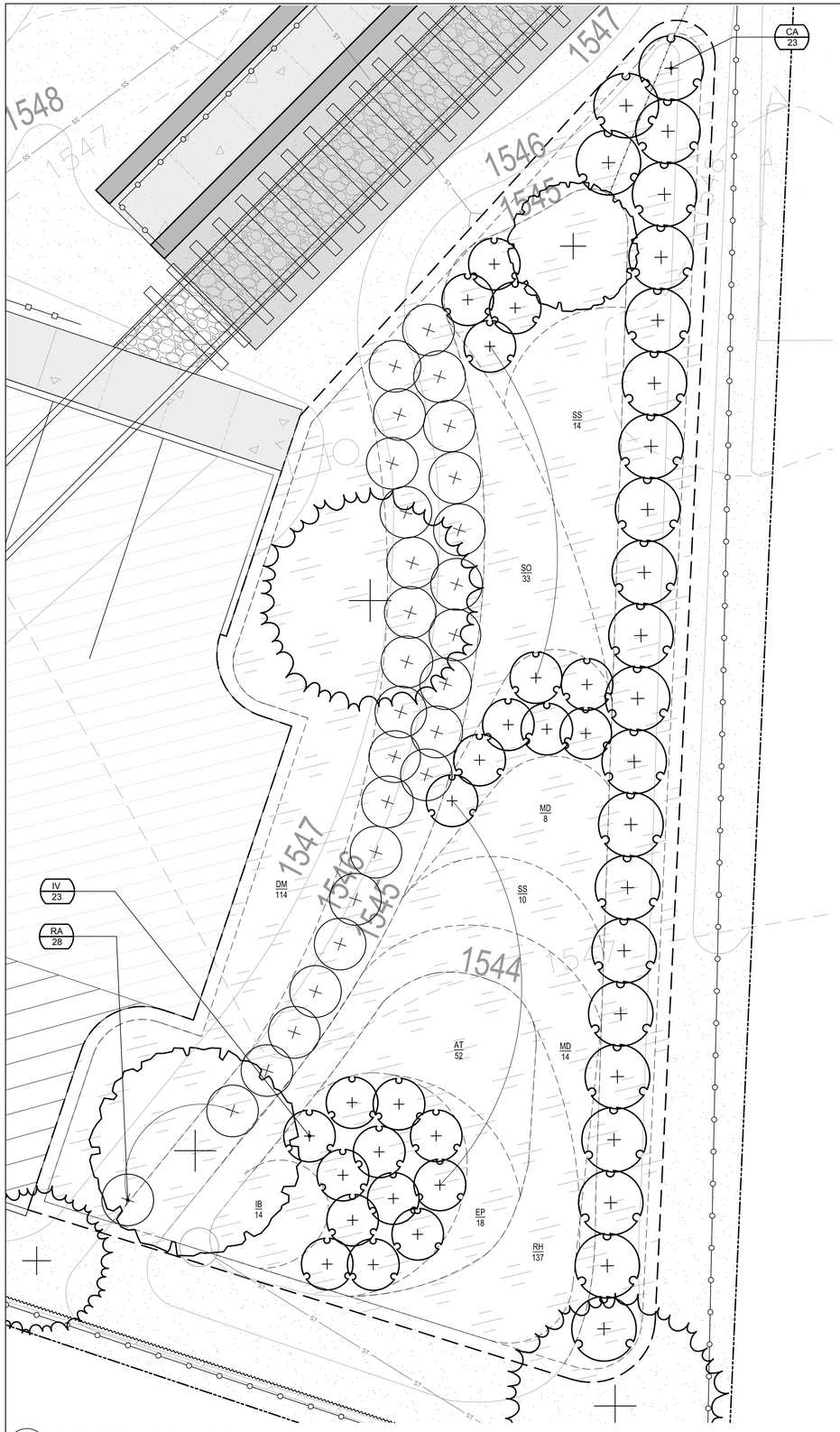
PERMITTING

PLAY ADK

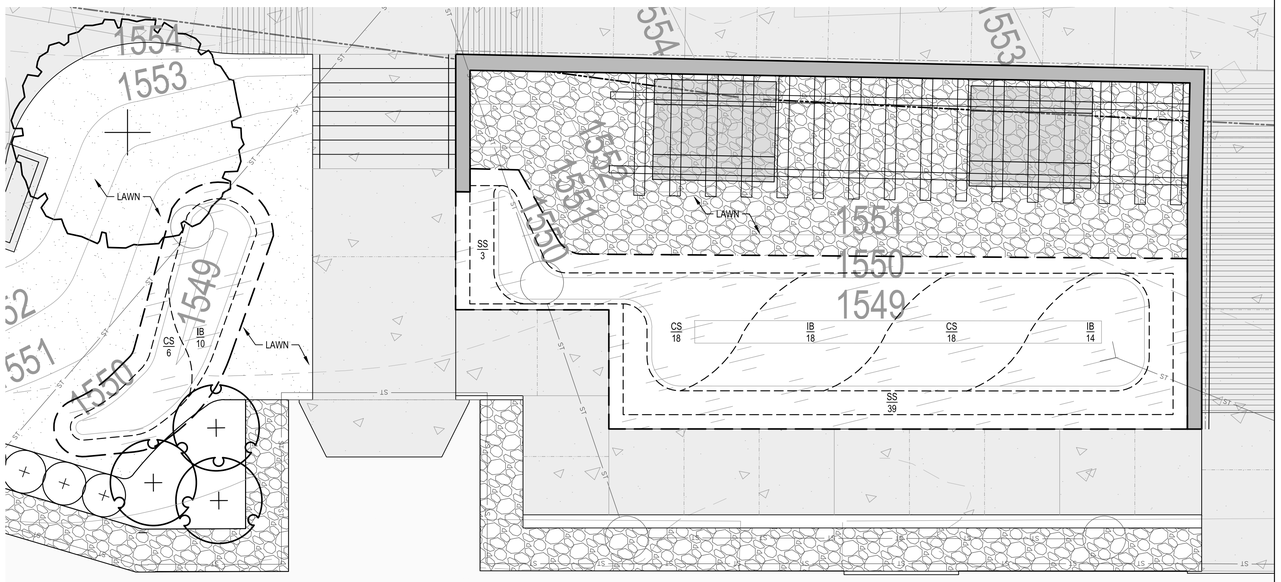
PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
PLANTING & LANDSCAPE PLAN

SHEET NUMBER:
L700



1 BIORETENTION AREA 3
SCALE: 1" = 5'-0"



2 BIORETENTION AREAS 1 AND 2
SCALE: 1" = 5'-0"

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- PROPOSED TREE LINE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED LARGE SHRUB
- PROPOSED SHRUB
- PROPOSED PLANTING AREAS
- SEEDED LAWN
- BIORETENTION AREA

PLANTING SCHEDULE - BIORETENTION AREAS

KEY	BOTANIC NAME	COMMON NAME	REMARKS
	SHRUBS		
CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	'HUMMINGBIRD' CLETHRA	CONTAINER, FULL TO BASE
IV	ILEX VERTICILLATA 'RED SPRITE'	'RED SPRITE' WINTERBERRY	CONTAINER, FULL TO BASE
	PERENNIALS		
AT	ASCLEPIAS TUBEROSA	BUTTERFLY FLOWER	CONTAINER, FULL TO BASE
DM	DRYOPTERIS MARGINALIS	MARGINAL WOOD FERN	CONTAINER, FULL TO BASE
IB	IRIS VERSICOLOR	NORTHERN BLUE FLAG IRIS	RHIZOME, FULL TO BASE
MD	MONARDA DIDYMA 'CORAL REEF'	CORAL REEF BEEBALM	CONTAINER, FULL TO BASE
RH	RUDBECKIA HIRTA	BLACK EYED SUSAN	CONTAINER, FULL TO BASE
SO	SYMPHYOTRICHUM 'OCTOBER SKIES'	AROMATIC ASTER	CONTAINER, FULL TO BASE
	ORNAMENTAL GRASSES		
CS	CAREX STRICTA	TUSSOCK SEDGE	CONTAINER
EP	ELEOCHARIS PALUSTRIS	CREEPING SPICE RUSH	CONTAINER
SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONTAINER

0 2.5' 5' 10'
SCALE: AS SHOWN

N

PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

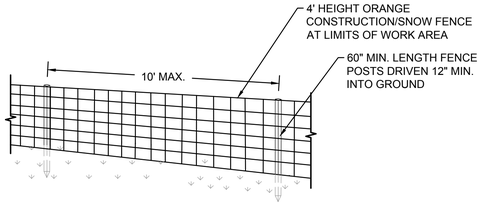
PERMITTING

PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
BIORETENTION AREAS PLANTING ENLARGEMENT

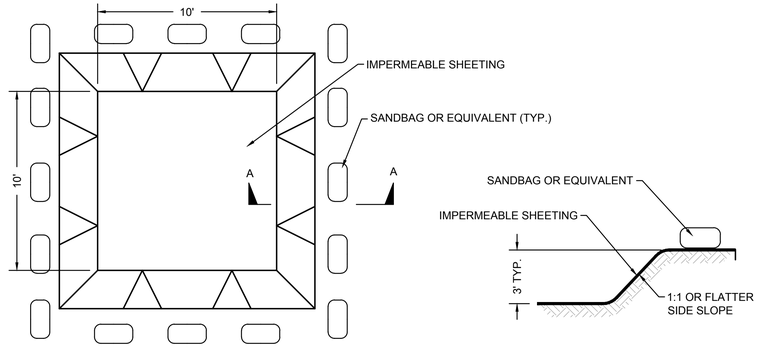
SHEET NUMBER:
L701



NOTES:

1. ORANGE CONSTRUCTION/SNOW FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE 2"X2" HARDWOOD.
2. WHEN TWO SECTIONS OF ORANGE CONSTRUCTION/SNOW FENCE ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 12" OR SECURED.

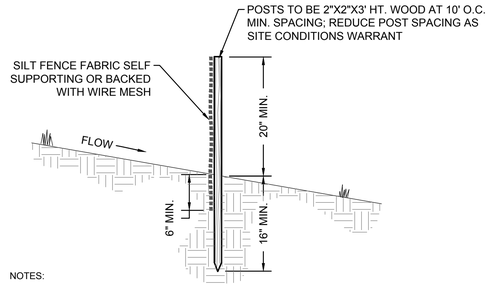
1 CONSTRUCTION FENCE
SCALE: N.T.S.



PLAN

SECTION A-A

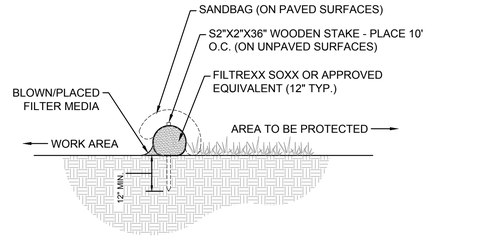
2 CONCRETE WASHOUT AREA
SCALE: N.T.S.



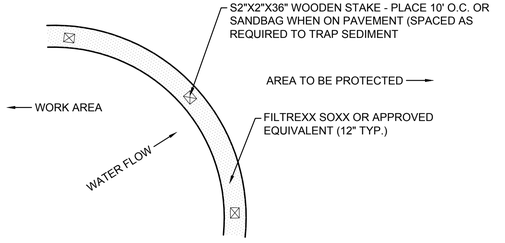
NOTES:

1. SILT FENCE FABRIC SHALL BE FIRMLY ATTACHED TO POSTS USING WIRE TIES OR STAPLES.
2. EMBED FILTER CLOTH A MINIMUM OF 6" BELOW FINISHED GRADE.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED A MINIMUM OF SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE "GENERAL MAINTENANCE PLAN" OR WHEN BULGES OF MATERIAL DEVELOP IN FENCES.

3 SILT FENCE
SCALE: N.T.S.



SECTION

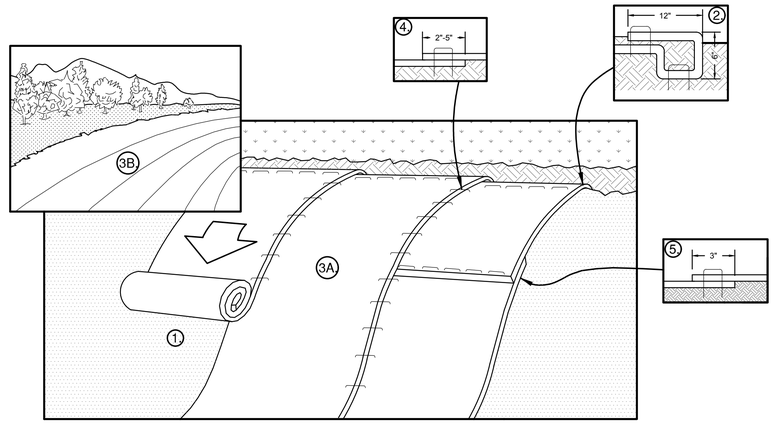


PLAN

NOTES:

1. ALL MATERIALS TO MEET SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY LANDSCAPE ARCHITECT.

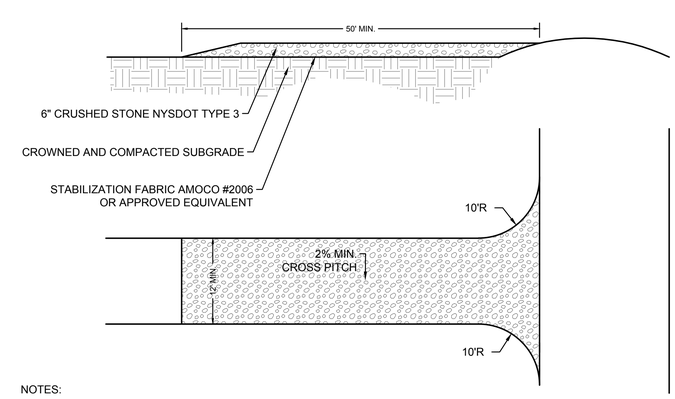
4 SILT SOCK
SCALE: N.T.S.



NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED. WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S DOWN (A) OR HORIZONTALLY (B) ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS THE ENTIRE RECP'S TYPE. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE STAKES LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

5 SLOPE STABILIZATION MATTING
SCALE: N.T.S.



NOTES:

1. STABILIZED FABRIC SHALL BE PLACED OVER THE ENTIRE ENTRANCE AREA PRIOR TO PLACING OF STONE. OVERLAP FABRIC PER MANUFACTURER'S SPECIFICATIONS.
2. ALL SURFACE WATER FLOWING OF DIVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE ROAD.
3. WHEN EQUIPMENT WASHING IS REQUIRED IT SHALL BE DONE ON A SEPARATE AREA ADJACENT TO THE ENTRANCE ROAD AND STABILIZED WITH STONE. EQUIPMENT WASHING WILL BE REQUIRED IF ROAD RECEIVES SIGNIFICANT SOILS OR DEBRIS ACCORDING TO JUDGMENT BY OWNER OR OWNER'S REPRESENTATIVE.
4. KEEP ROADS CLEAR OF STONES, MUD, AND OTHER CONSTRUCTION DEBRIS. CLEAN PAVEMENT AS ACCUMULATIONS WARRANT AND AS ORDERED BY ENGINEER.
5. REMOVE SILT ACCUMULATIONS ROUTINELY AND DISPOSE OF PROPERLY SUCH THAT WATER QUALITY IS NOT IMPAIRED. DO NOT INTRODUCE SILT INTO DRAINAGE SYSTEM OR TOPSOIL/RESTORATION AREAS.

6 STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.

PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

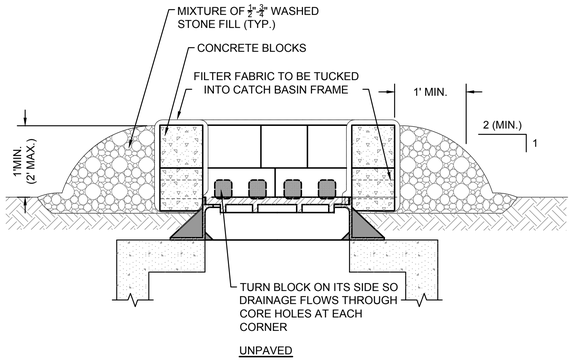
PERMITTING

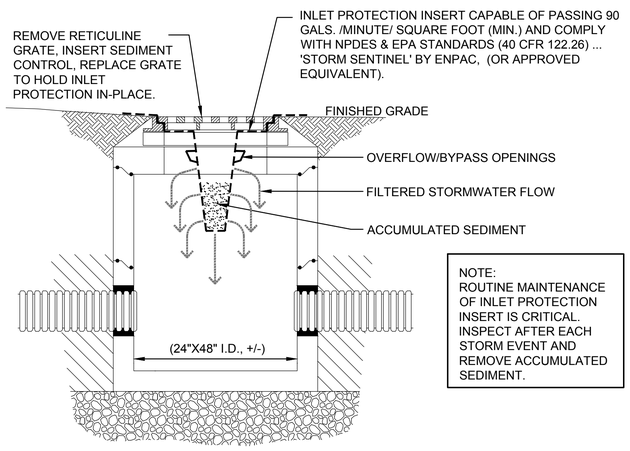
PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER:
L900





NOTE:
ROUTINE MAINTENANCE OF INLET PROTECTION INSERT IS CRITICAL. INSPECT AFTER EACH STORM EVENT AND REMOVE ACCUMULATED SEDIMENT.

1 INLET PROTECTION
SCALE: N.T.S.

SWPPP
(STORMWATER POLLUTION PREVENTION PLAN)

- ☑ HAS BEEN DETERMINED TO BE REQUIRED BASED ON SCOPE OF PROJECT. SWPPP REQUIRES DOCUMENTS FROM CONSTRUCTION TEAM.
- ☐ HAS BEEN DETERMINED NOT TO BE REQUIRED BASED ON SCOPE OF PROJECT.
- REFER TO REQUIREMENTS LISTED ON THIS SHEET AND SPECIFICATION SECTION 01560 ENCLOSED IN THE SWPPP. IF SCOPE OF PROJECT CHANGES, THE REQUIREMENT FOR A SWPPP AND NYSDEC PERMITTING MAY REQUIRE RE-EVALUATION.

2 SWPPP CHECK BOX
SCALE: N.T.S.

GENERAL MAINTENANCE PLAN:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY WEEK, IN ACCORDANCE WITH THE SWPPP AND NYSDEC SPDES GENERAL PERMIT NO. GP-0-10-15. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND STRAW BALE DIKES AND BEHIND SILT FENCES WHEN IT BECOMES 6" DEEP AT THE DIKE/FENCE OR WHEN ACCUMULATIONS HAVE ADVERSELY AFFECTED IT'S FUNCTION. STRAW BALE DIKES AND SITE FENCES WILL BE REPAIRED BY REMOVING SILT AND SEDIMENTS AND THEN TAMPING LOOSE SOIL ALONG BASE, REPLACING DAMAGED OR WEAKENED POSTS AND STAKES, OR AS NECESSARY TO MAINTAIN A BARRIER.
3. SEDIMENT WILL BE REMOVED AND FILTER DEVICES CLEANED OR REPLACED AT CATCH BASINS WHEN THE SEDIMENT POOL NO LONGER DRAINS FREELY. SEDIMENT ACCUMULATIONS WITHIN DRAINAGE STRUCTURES AND PIPING SHALL BE CLEANED OUT AT THE PROJECT COMPLETION AND AS ORDERED BY ENGINEER WHEN DETERMINED THAT PRE-COMPLETION INSTALLATIONS NO LONGER FUNCTION PROPERLY DUE TO SEDIMENT OR DEBRIS. EVENTUAL SYSTEM CLEANING IS NOT AN EXCUSE TO NOT IMPLEMENT APPROPRIATE CONTROLS UPSTREAM. THE ENGINEER SHALL BE THE FINAL JUDGE REGARDING WHETHER THE PIPING SYSTEM REQUIRES CLEANING. THE CONTRACTOR CAN MINIMIZE THE NECESSITY OF EXTENSIVE SILT AND SEDIMENT ACCUMULATION REMOVALS BY EFFECTIVE IMPLEMENTATION OF THE SWPPP.
4. ALL DISTURBED AREAS WILL BE FERTILIZED, SEEDED AND MULCHED ACCORDING TO LANDSCAPE RESTORATION SPECIFICATIONS TO MAINTAIN VIGOROUS, DENSE VEGETATION. REPAIR ANY ERODED SLOPES, REAPPLY TOPSOIL, RESEED AND STABILIZE REPAIR AREA AS REQUIRED FOR PERMANENT OR TEMPORARY MEANS. REPAIR SOIL AREAS DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
5. IMMEDIATELY REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION EQUIPMENT, MAINTENANCE OR OTHER ACTIVITY TO ANY EROSION CONTROL MEASURE, OR BEST MANAGEMENT PRACTICE OR DEVICE.
6. THE PRIME CONTRACTOR(S) ARE RESPONSIBLE FOR THE PERFORMANCE AND COMPLIANCE OF THEIR SUB-CONTRACTOR'S ACTIVITIES RELATING TO THE SWPPP. THEY SHALL MAKE FREQUENT INSPECTIONS OF THEIR WORK AND COORDINATE APPROPRIATE INSTALLATION AND MAINTENANCE OF EROSION CONTROL AND WATER QUALITY DEVICES.
7. EMPLOY POLLUTION PREVENTION MEASURES TO CONTROL LITTER, CONSTRUCTION CHEMICALS, SEDIMENT AND CONSTRUCTION DEBRIS INCLUDING, BUT NOT LIMITED, TO THE FOLLOWING: SALVAGE AND REUSE OF MATERIALS, MINIMIZING PACKAGING WASTE, RECYCLING, PROPER DISPOSAL AT FREQUENT INTERVALS IN ACCORDANCE WITH PREVAILING LAWS, ONSITE INSTRUCTION REGARDING APPROPRIATE SEPARATION/HANDLING/RECYCLING, PERIODIC DEBRIS REMOVAL AT DRAINAGE STRUCTURES (GRATES AND SUMPS)/SEDIMENT TRAPS/FOREBAY AND OTHER BMP'S, PROPER MAINTENANCE OF SEDIMENT/EROSION CONTROL SYSTEMS, ROUTINE AND EVENT RELATED INSPECTIONS OF DRAINAGE AND BMP SYSTEMS PER PERMIT REQUIREMENTS, PROVIDE APPROPRIATE SANITARY FACILITIES FOR ONSITE PERSONNEL, PICK UP TRASH AND DEBRIS FREQUENTLY AND USE WATER MIST, CALCIUM CHLORIDE OR OTHER LEGAL MEANS TO LIMIT THE SPREAD OF DUST AND SOIL PARTICLES.

SUGGESTED EROSION CONTROL CONSTRUCTION SCHEDULE:

1. FLAG THE GRADING LIMITS AND MARK A 10' BUFFER AREA BEYOND THE GRADING LIMITS FOR PROTECTION.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AT APPROXIMATE LOCATION OF DRIVEWAY IF DRIVEWAY STONE HAS NOT YET BEEN PLACED.
3. INSTALL PROTECTIVE MEASURES AROUND TREES TO BE RETAINED WITHIN GRADING LIMITS.
4. INSTALL BRIGHTLY COLORED CONSTRUCTION FENCE ALONG ROAD TO LIMIT VEHICULAR ACCESS TO STONE DRIVEWAY OR CONSTRUCTION ACCESS DRIVE.
5. INSTALL INLET PROTECTION DEVICES AT CATCH BASINS DOWN SLOPE FROM THE SITE THAT ARE VULNERABLE TO SEDIMENT ACCUMULATIONS.
6. COMPLETE SITE CLEARING, STOCKPILE SAVED MATERIALS IN DESIGNATED AREAS.
7. INSTALL SILT FENCES IN LOCATIONS AROUND THE PERIMETER OF SITE WORK, STOCKPILE AREA AND ALONG THE CONTOUR OF ALL DISTURBED SLOPES AT A MINIMUM OF EVERY 50' OF HORIZONTAL DISTANCE OR AS SPECIFIED, MEASURED PERPENDICULAR TO THE SLOPE.
8. ROUGH GRADE SWALES AROUND PROPOSED EARTHWORK AND STRUCTURES TO EXTENT POSSIBLE WITHIN GRADING LIMITS, INSTALL SILT FENCES, STRAW BALE DIKES, DIVERSION SWALES AND OTHER EROSION CONTROL MEASURES AS SHOWN ON PLANS, AND AS NECESSARY TO COMPLY WITH THE SWPPP AND ENSURE WATER QUALITY OF RUNOFF.
9. CONTRACTOR MUST ROUTINELY INSPECT AND MAINTAIN EROSION CONTROL DEVICES AND BEST MANAGEMENT PRACTICES (BMP'S). DOCUMENT WEEKLY INSPECTIONS IN SEPARATE CONTRACTOR'S LOG.
10. ROUTE ALL DEWATERING AND SUMP PUMP OUTFALLS OF TURBID QUALITY DIRECTLY TO SEDIMENT BASINS OR OTHER APPROPRIATE BMP.
11. THE CONTRACTOR SHALL INITIATE STABILIZATION OF ANY BARE SOIL AREAS, AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN 14 DAYS AFTER INITIAL DISTURBANCE OF THE RESPECTIVE AREAS OF THE SITE. THE CONTRACTOR SHALL RETAIN SITE RECORDS OF THE EARTHWORK AND STABILIZATION WORK PERFORMED. EXCEPTIONS OF THIS POLICY CAN BE GRANTED UNDER NORMAL CONDITIONS IN THE FOLLOWING INSTANCES:

A. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASED IN PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN TWENTY-ONE (21) DAYS, TEMPORARY STABILIZATION MEASURES NEED NOT BE INITIATED ON THE PORTION OF THE SITE IF REQUESTED IN WRITING AND APPROVED BY THE ENGINEER.

12. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ATTAINED. REMOVE OF ANY EROSION CONTROL MEASURES MUST FIRST BE APPROVED BY THE ENGINEER AND/OR THE JURISDICTION HAVING AUTHORITY.
13. WHEN WEATHER CONDITIONS PROHIBIT SEED GERMINATION, DISTURBED GROUND SHOULD BE MULCHED WITH STRAW OR FIBER MULCH AND RECEIVE A BINDER/TACK APPLICATION OR EQUIVALENT.
14. THE SCHEDULE DESCRIPTIONS ABOVE ARE SUGGESTIONS PROVIDED TO ASSIST THE CONTRACTOR(S) IN DEVELOPING THEIR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SCHEDULE SPECIFIC TO THIS PROJECT. THE ACTUAL SCHEDULING AND IMPLEMENTATION OF THE SWPPP AND MAINTENANCE OF REQUIRED WATER QUALITY IS THE RESPONSIBILITY OF THE CONTRACTOR(S). THE EROSION AND SEDIMENT CONTROL PLAN AND DEVICES SHOWN ARE CONSIDERED TO COMPRISE THE MAJORITY OF EFFORTS NEEDED, BUT NOT NECESSARILY ALL THAT WILL BE REQUIRED. WEATHER, SITE, AND UNFORESEEN CONDITIONS CAN DICTATE THAT GREATER EFFORTS WILL BE NECESSARY. IN THE CASE OF PROJECTS THAT DISTURB MORE THAN 1 ACRE OF LAND, THE OWNER, OR OWNER'S REPRESENTATIVE, WILL DEVELOP THE SWPPP WITH SUBMITTED CONTRIBUTIONS FROM THE ASSIGNED CONTRACTORS PERFORMING PROJECT SITE WORK. THESE CONTRIBUTIONS WILL CONSIST OF AN EROSION AND CONTROL SCHEDULE (AS SPECIFIED IN THE PROJECT MANUAL), SHORT NARRATIVE OF ANTICIPATED EROSION CONTROL ACTIVITIES, INSPECTION REPORTS AND LOGS AND SIGNED CERTIFICATION STATEMENTS AND PRE-CONSTRUCTION PHOTOGRAPHS AS SPECIFIED. THIS COMPETENT PERSON SHALL BE EITHER A LICENSED ENGINEER, LANDSCAPE ARCHITECT OR CERTIFIED EROSION CONTROL SPECIALIST.

SEDIMENT TRAP:

1. THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE FIVE (5) FEET, MEASURED AT CENTERLINE OF EMBANKMENT.
3. ALL FILL SLOPES SHALL BE 2:1 OR FLATTER, CUT SLOPES 1:1 OR FLATTER.
4. ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF EMBANKMENT.
5. STORAGE AREA PROVIDED SHALL BE FIGURED BY COMPUTING THE VOLUME AVAILABLE BEHIND THE OUTLET CHANNEL UP TO AN ELEVATION OF ONE (1) FOOT BELOW THE LEVEL WEIR CREST.
6. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE SECTIONS OF FABRIC MUST OVERLAP AT LEAST ONE 1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
7. STONE USED IN OUTLET CHANNEL SHALL BE FOUR (4) TO EIGHT (8) INCH RUP-RAP. TO PROVIDE A FILTERING EFFECT, A LAYER OF FILTER CLOTH SHALL BE EMBEDDED ONE (1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
8. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED ½ THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
9. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRED AS NEEDED.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
11. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
12. DRAINAGE AREA FOR THE PRACTICE IS LIMITED TO 15 ACRES OR LESS.
13. FILTER CLOTH SHALL BE AMOCO 4545 OR APPROVED EQUIVALENT.

PROTECTION OF TREES:

PROTECT EXISTING TREES WHICH ARE TO REMAIN AND WHICH MAY BE INJURED, BRUISED, DEFACED, OR OTHERWISE DAMAGED BY CONSTRUCTION OPERATIONS, UTILIZING STANDARD TREE PROTECTION CRITERIA INCLUDING:

1. INSTALLATION OF SAFETY ORANGE PLASTIC FENCING (MINIMUM4' IN HEIGHT) AROUND INDIVIDUAL TREES DESIGNATED FOR PROTECTION. FENCING SHALL BE INSTALLED AT THE OUTWARD LIMIT OF THE TREE'S DRIPLINE OR EXTENT OF CANOPY COVER.
2. INSTALLATION OF SAFETY ORANGE PLASTIC FENCING (MINIMUM 4' IN HEIGHT) AROUND GROUPS OF TREES DESIGNATED FOR PROTECTION.
3. TREE AND/OR SHRUB BRANCHES IN THE WAY OF EQUIPMENT SHALL BE TRIMMED ACCORDING TO PROFESSIONAL HORTICULTURAL STANDARDS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR AND SUB-CONTRACTORS USE EQUIPMENT TO DEMOLISH BRANCHES AS WORK PROCEEDS.

REQUIRED FENCING SHALL BE INSTALLED PRIOR TO THE INITIATION OF LAND DISTURBING ACTIVITIES AND SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION. REMOVE DISPLACED ROCKS FROM UNCLEARED AREAS. BY APPROVED EXCAVATION, REMOVE TREES WITH 30 PERCENT OR MORE OF THEIR ROOT SYSTEMS DESTROYED. REMOVAL OF TREES AND THE PROCEDURE FOR REMOVAL REQUIRES APPROVAL OF THE OWNER OR LANDSCAPE ARCHITECT. TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED IN A MANNER THAT WILL NOT IMPACT ADJACENT TREES.

LANDSCAPE REPLACEMENT:

REMOVE TREES AND OTHER LANDSCAPE FEATURES SCARRED OR DAMAGED BY EQUIPMENT OPERATIONS, AND REPLACE WITH EQUIVALENT, UNDAMAGED TREES AND LANDSCAPE FEATURES. OBTAIN OWNER'S OR LANDSCAPE ARCHITECT'S APPROVAL BEFORE REPLACEMENT. REPLACEMENT OF TREES SHALL OCCUR ON A ONE-TO-ONE BASIS, UNLESS OTHERWISE NOTED.

PHINNEY DESIGNGROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

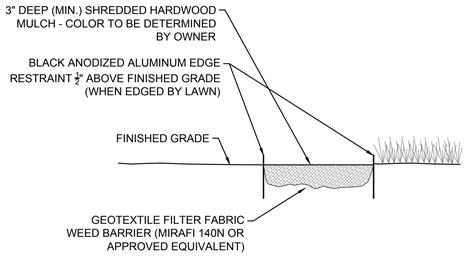
PERMITTING

PLAY ADK

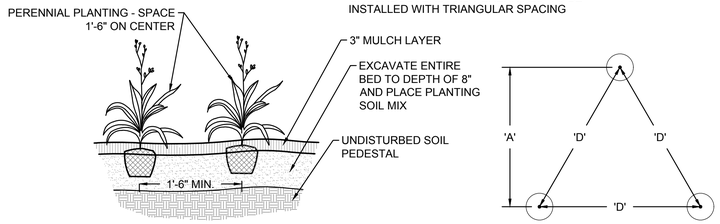
PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER:
L901



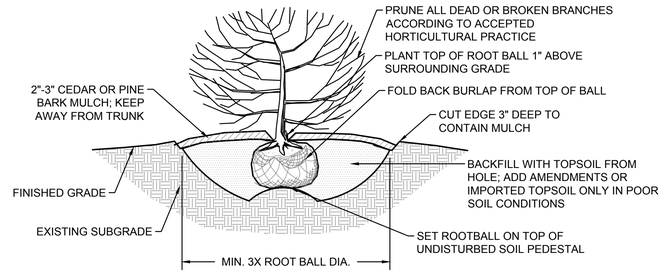
1 HARDWOOD MULCH
SCALE: N.T.S.



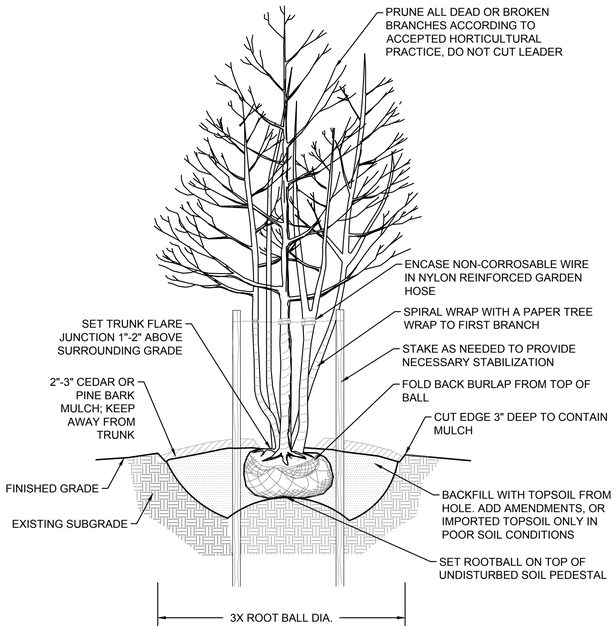
NOTE:
GROUNDCOVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING

PLANT SPACING ' D '	ROW ' A '
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

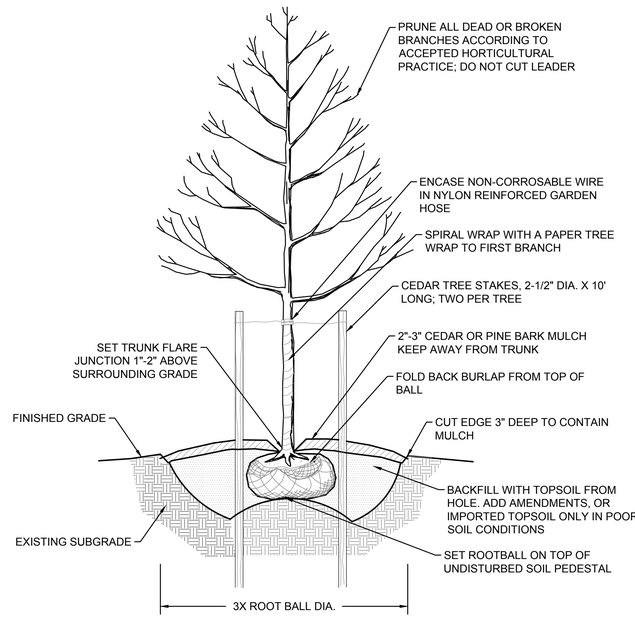
2 PERENNIAL PLANTING
SCALE: N.T.S.



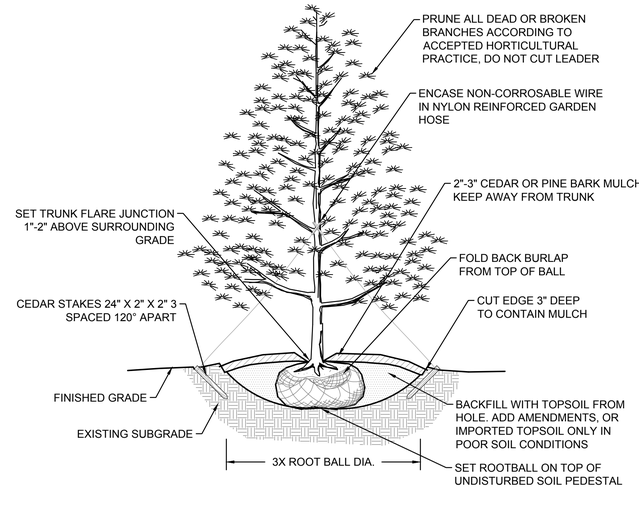
3 SHRUB PLANTING
SCALE: N.T.S.



4 MULTI-STEM DECIDIOUS TREE PLANTING
SCALE: N.T.S.



5 SINGLE-STEM DECIDIOUS TREE PLANTING
SCALE: N.T.S.

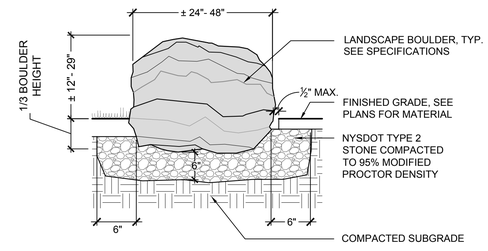


6 EVERGREEN TREE PLANTING
SCALE: N.T.S.

PLANTING SCHEDULE OVERALL

KEY	BOTANIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	TREES				
AB	ABIES BALSAMEA	BALSAM FIR	4	8' - 10' HT.	B&B, EVERGREEN, FULL TO BASE
AF	ACER X FREEMANII 'JEFFERSRED'	'AUTUMN BLAZE' RED MAPLE	2	2.5" - 3.0" CAL.	B&B, SINGLE STEM, UNIFORM BRANCHING
AC	AMELANCHIER CAN. 'PRINCE WILLIAM'	'PRINCE WILLIAM' SERVICEBERRY	3	6' - 8' HT.	B&B, MULTI-STEM
BA	BETULA ALLEGHANIENSIS	YELLOW BIRCH	1	2.0" - 2.5" CAL.	B&B, SINGLE STEM, UNIFORM BRANCHING
BP	BETULA PAPYRIFERA	PAPER BIRCH	1	2.0" - 2.5" CAL.	B&B, SINGLE STEM, UNIFORM BRANCHING
JC	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	'HETZII' UPRIGHT JUNIPER	14	6' - 8' HT.	B&B, EVERGREEN, FULL TO BASE
PR	PICEA RUBENS	RED SPRUCE	5	8' - 10' HT.	B&B, EVERGREEN, FULL TO BASE
PS	PINUS STROBUS	EASTERN WHITE PINE	3	8' - 10' HT.	B&B, EVERGREEN, FULL TO BASE
	SHRUBS				
AA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	'BRILLIANTISSIMA' CHOKEBERRY	6	#5 CONT.	CONTAINER, FULL TO BASE
CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	'HUMMINGBIRD' CLETHRA	23	#5 CONT.	CONTAINER, DWARF VARIETY, FULL TO BASE
HP	HYDRANGEA PANICULATA 'LITTLE LIME'	'LITTLE LIME' HYDRANGEA	35	#5 CONT.	CONTAINER, DWARF VARIETY, FULL TO BASE
IV	ILEX VERTICILLATA 'RED SPRITE'	'RED SPRITE' WINTERBERRY	6	#3 CONT.	CONTAINER, FREE FROM RUST
PO	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	'DIABOLO' NINEBARK	5	#3 CONT.	CONTAINER, FREE FROM RUST
RA	RHUS AROMATICA 'GRO-LOW'	'GRO-LOW' SUMAC	26	#3 CONT.	CONTAINER, GROUNDCOVER
ST	SPIRAEA BETULIFOLIA 'TOR'	'TOR' BIRCHLEAF SPIREA	12	#5 CONT.	CONTAINER, FULL TO BASE
SB	SYRINGA 'BLOOMERANG'	'BLOOMERANG' LILAC	6	#5 CONT.	CONTAINER, REBLOOMING, FULL TO BASE
VA	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	54	#3 CONT.	CONTAINER, FRUITING, FULL TO BASE
	PERENNIALS				
AT	ASCLEPIAS TUBEROSA	BUTTERFLY FLOWER	52	#2 CONT.	CONTAINER, NATIVE, YELLOW FLOWERS
DM	DRYOPTERIS MARGINALIS	MARGINAL WOOD FERN	114	#2 CONT.	CONTAINER, FREE OF RUST
IV	IRIS VERSICOLOR	NORTHERN BLUE FLAG IRIS	56	#1 CONT.	RHIZOME
MD	MONARDA DIDYMA 'CORAL REEF'	CORAL REEF BEEBALM	22	#2 CONT.	CONTAINER, NATIVE, PINK FLOWERS
RH	RUDBECKIA HIRTA	BLACK EYED SUSAN	137	#1 CONT.	CONTAINER, NATIVE, YELLOW FLOWERS
SO	SYMPHYOTRICHUM 'OCTOBER SKIES'	AROMATIC ASTER	33	#2 CONT.	CONTAINER, NATIVE, PURPLE FLOWERS
	ORNAMENTAL GRASSES				
CS	CAREX STRICTA	TUSSOCK SEDGE	42	#2 CONT.	CONTAINER
EP	ELEOCHARIS PALUSTRIS	CREEPING SPICE RUSH	18	#2 CONT.	CONTAINER
SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	66	#1 CONT.	CONTAINER

7 PLANTING SCHEDULE
SCALE: N.T.S.



NOTES:
1. ALL JOINTS BETWEEN LANDSCAPE BOULDER AND ADJACENT PAVED SURFACES TO BE INFILLED WITH MORTAR FLUSH WITH ADJACENT PAVEMENT

8 LANDSCAPE BOULDER
SCALE: N.T.S.

PHINNEY DESIGNGROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

PERMITTING

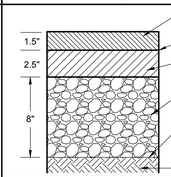
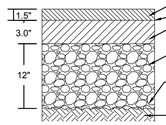
PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
LANDSCAPE DETAILS

SHEET NUMBER:
L902

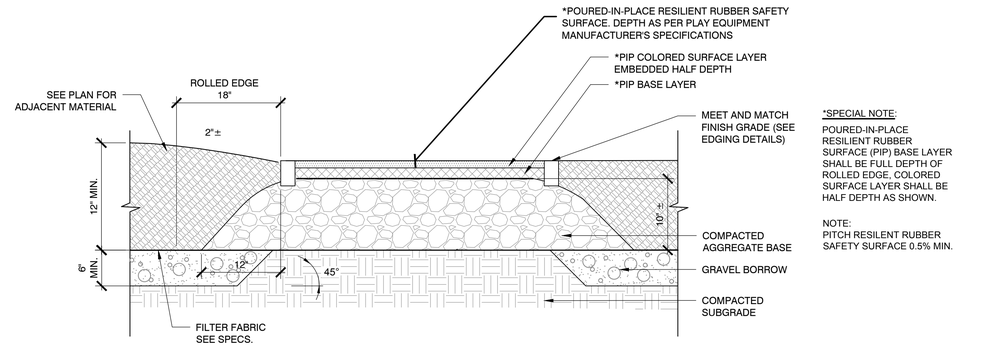
PAVING SCHEDULE

KEY	TYPE	SECTION: N.T.S.	USE
a	MEDIUM DUTY ASPHALT		PARKING LOTS
b	HEAVY DUTY ASPHALT		ROADWAYS

NOTES:

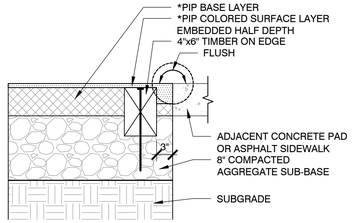
1. GRADE SUBGRADE AND GRAVEL BASES AT SAME SLOPES AS FINISHED SURFACES.
2. PROOF ROLL SUBGRADE AND REPORT UNSTABLE AREAS TO PROJECT DESIGNERS.
3. EXTEND GRAVEL BASE MATERIALS AND STABILIZATION FABRIC FOR PADS, LIGHT, MEDIUM AND HEAVY DUTY ASPHALTIC CONCRETE PAVEMENTS 12" BEYOND LIMITS OF PAVING. EXTEND GRAVEL BASE 4" BEYOND LIMIT OF CONCRETE AND ASPHALT WALKS.
4. SUBBASES USED FOR STAGING AREAS AND ACCESS ROADS SHALL BE INSPECTED PRIOR TO PAVING FOR CONFORMANCE TO GRADATION AND COMPACTION SPECIFICATIONS. CONTRACTOR SHALL PROMPTLY REPAIR RUTTING OR DEFORMATIONS OF SUB-BASE MATERIAL DURING CONSTRUCTION AND ADD/REPLACE SUB-BASE AS NECESSARY AT NO ADDITIONAL COST TO OWNER. ENSURE RUNOFF DRAINS OFF SUB-BASE WITHOUT PONDING.
5. ASPHALT THICKNESSES SHOWN ABOVE ARE THE MINIMUM AND REFLECT POST COMPACTION DEPTHS.

1 PAVING SCHEDULE
SCALE: N.T.S.

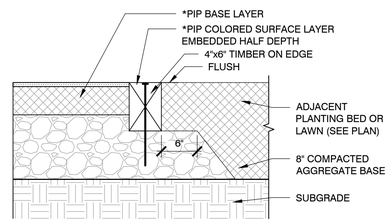


*SPECIAL NOTE:
POURED-IN-PLACE RESILIENT RUBBER SURFACE (PIP) BASE LAYER SHALL BE FULL DEPTH OF ROLLED EDGE, COLORED SURFACE LAYER SHALL BE HALF DEPTH AS SHOWN.

NOTE:
PITCH RESILENT RUBBER SAFETY SURFACE 0.5% MIN.

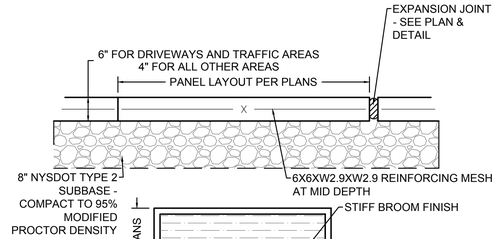


EDGING AT ADJACENT PAVEMENT



EDGING AT ADJACENT LANDSCAPE AREA

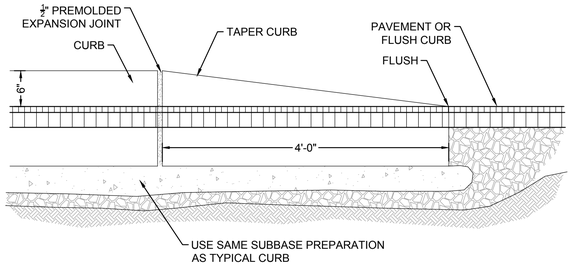
2 POURED-IN-PLACE RESILIENT RUBBER SAFETY SURFACING
SCALE: N.T.S.



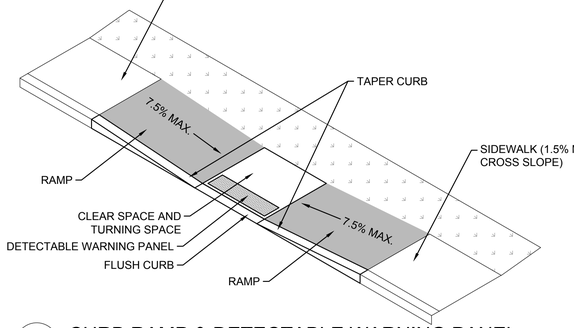
NOTES:

1. THE CONCRETE USED SHALL BE PORTLAND CEMENT, AIR-ENTRAINED, CLASS 'A' CONCRETE WITH AN AIR CONTENT OF 5% MIN., TO 7% MAX., AND A SLUMP OF THREE INCHES, MIN., TO FIVE INCHES, MAX.
2. ALL SIDEWALKS SHALL BE FINISHED WITH A STIFF BROOM FINISH.
3. 2" WINDOW PANE EDGE FINISH.
4. EXPANSION JOINTS TO BE PLACED BETWEEN ADJACENT SLABS, AT BUILDING LINE, AT CURBS OR AT PENETRATING STRUCTURES.

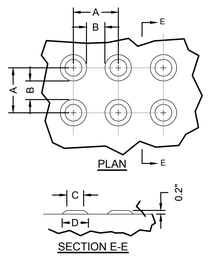
3 CONCRETE SIDEWALK
SCALE: N.T.S.



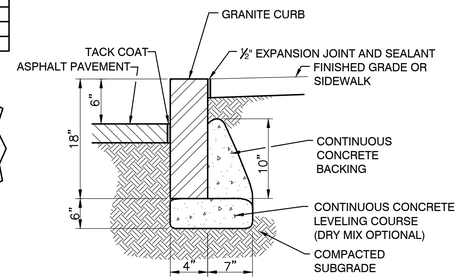
4 TAPER CURB
SCALE: N.T.S.



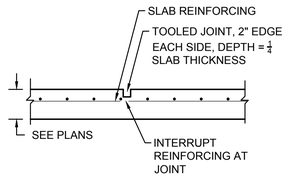
TRUNCATED DOME DIMENSIONS		
DIM.	MIN. (IN)	MAX. (IN)
A	1.60"	2.40"
B	0.65"	1.50"
C	50%-65% OF D DIM.	
D	0.90"	1.40"



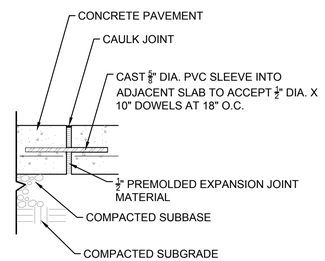
5 CURB RAMP & DETECTABLE WARNING PANEL
SCALE: N.T.S.



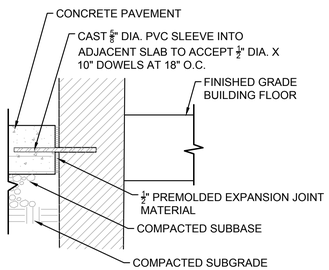
6 GRANITE CURB
SCALE: N.T.S.



7 CONTROL JOINT
SCALE: N.T.S.

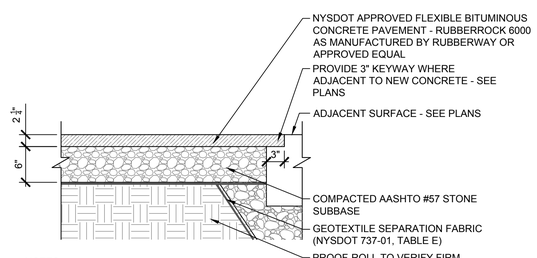


TYPICAL EXPANSION JOINT IN WALKS AND SLABS



TYPICAL EXPANSION JOINT AT BUILDING ENTRANCES

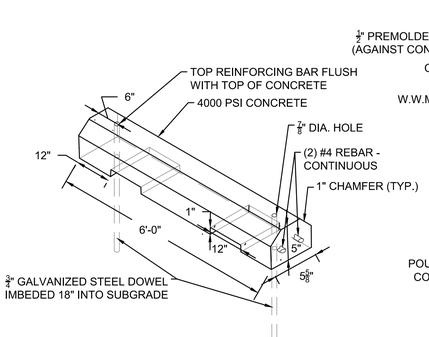
8 EXPANSION JOINT
SCALE: N.T.S.



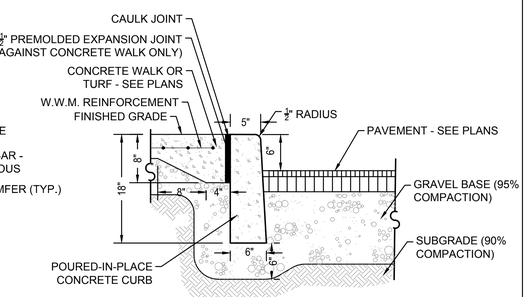
NOTES:

1. FLEXIBLE BITUMINOUS CONCRETE SHALL BE AS MANUFACTURED BY RUBBERWAY OR APPROVED EQUAL FROM NYSDOT APPROVED SUPPLIER LIST.
2. FLEXIBLE BITUMINOUS CONCRETE COLOR TO BE GRAY/BROWN BLEND - SUBMIT SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE.
3. SUBMIT ALL AVAILABLE COLOR SAMPLES FROM MANUFACTURER FOR SELECTION AND APPROVAL BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PROVIDE (3) DISTINCT COLORS AS SHOW ON PLANS.

9 FLEXIBLE POROUS PAVEMENT
SCALE: N.T.S.



10 CONCRETE WHEELSTOP
SCALE: N.T.S.



11 CONCRETE CURB
SCALE: N.T.S.

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

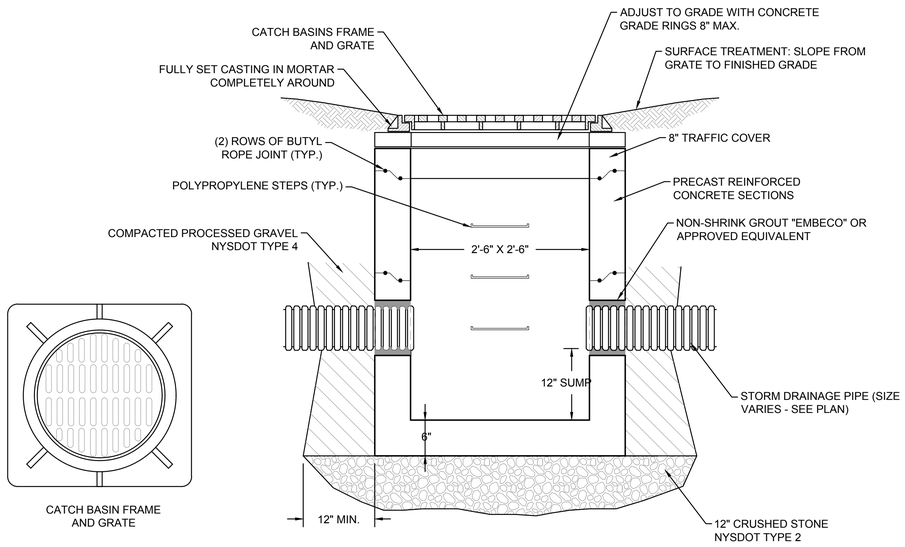
PERMITTING

PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
PAVING DETAILS

SHEET NUMBER:
L903

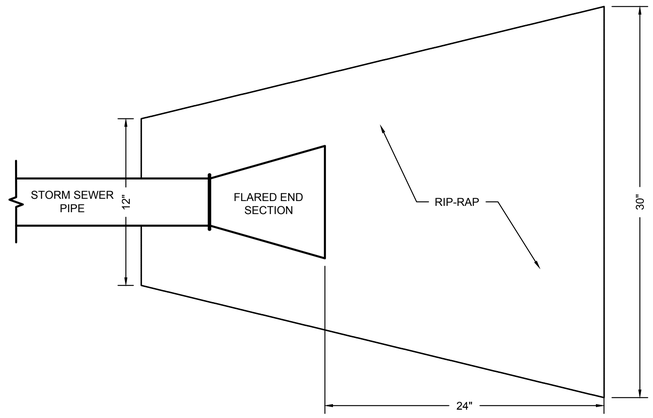


NOTES:

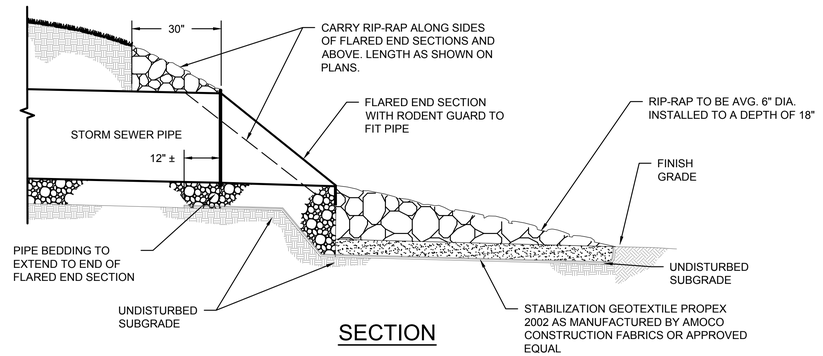
1. ANY REBAR LIFTING LOOPS IN CATCH BASINS SHALL BE CUTOFF AND PATCHED FLUSH. STRUCTURE TO BE WATERTIGHT.
2. MORTAR ALL ANNULAR SPACE AROUND PIPE, AT PIPE TO CATCH BASIN CONNECTIONS, WITH NON-SHRINK GROUT. "EMBECO" OR AN APPROVED EQUIVALENT.
3. REFER TO TRENCH DETAILS FOR ALL BEDDING AND BACKFILL MATERIALS WITHIN PIPE ZONE AREA.

1 SQUARE CATCH BASIN

SCALE: N.T.S.



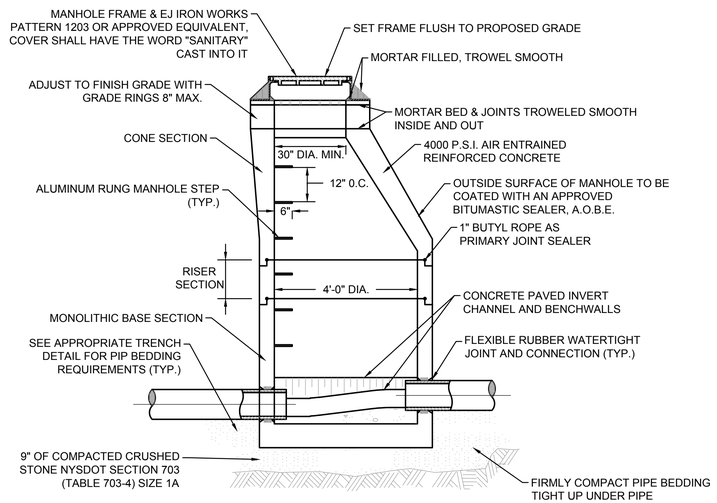
PLAN



SECTION

2 STORM SEWER OUTFALL

SCALE: N.T.S.



NOTES:

1. LIFT HOLE TO BE CEMENT MORTAR FILLED SMOOTH WITH WALL.

3 STORM SEWER MAN HOLE

SCALE: N.T.S.

PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

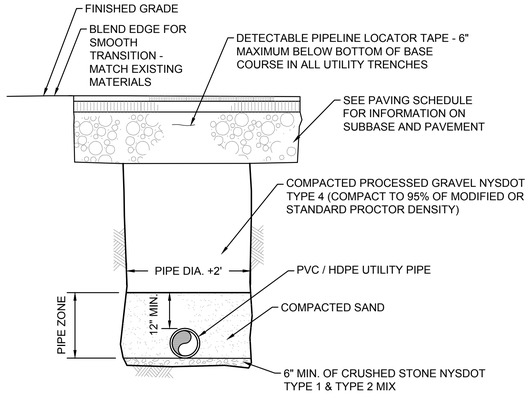
PERMITTING

PLAY ADK

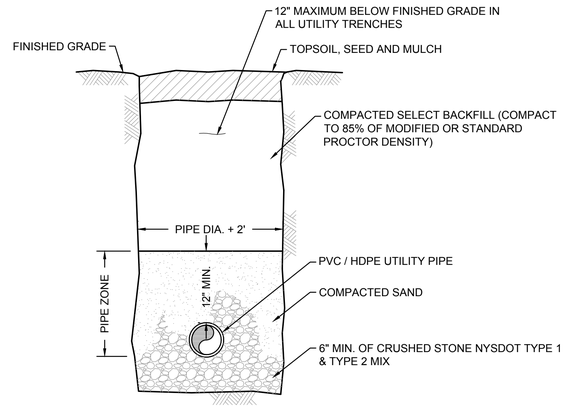
PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
UTILITY DETAILS

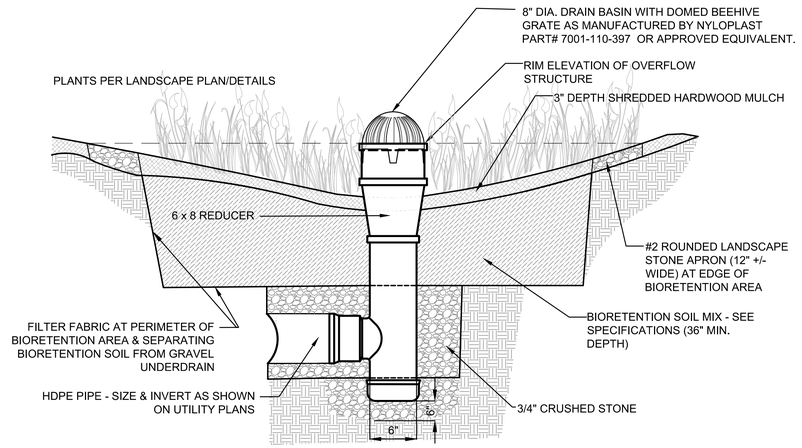
SHEET NUMBER:
L904



1 UTILITY TRENCH PAVED
SCALE: N.T.S.



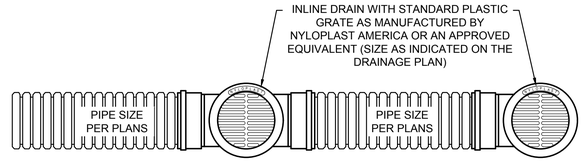
2 UTILITY TRENCH UNPAVED
SCALE: N.T.S.



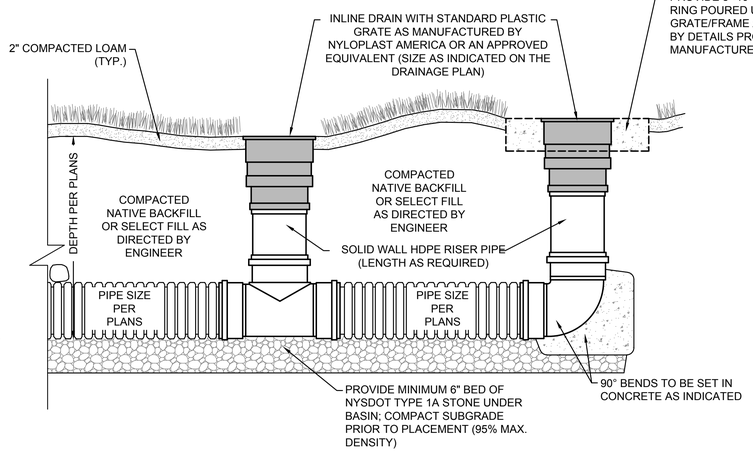
3 BIORETENTION AREA
SCALE: N.T.S.

NOTES:

1. PIPE RUNS/ANGLES SHALL BE AS INDICATED ON THE DRAINAGE PLAN (TYP.).
2. PERFORATED PIPE SHALL BE WRAPPED IN FILTER FABRIC.

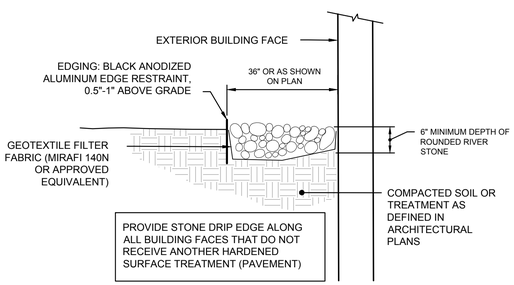


PLAN

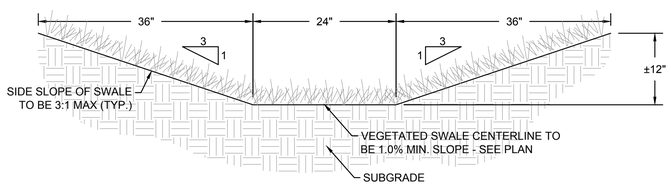


SECTION

4 YARD DRAIN
SCALE: N.T.S.



5 GRAVEL DIAPHRAGM
SCALE: N.T.S.



6 STORM SWALE
SCALE: N.T.S.

PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

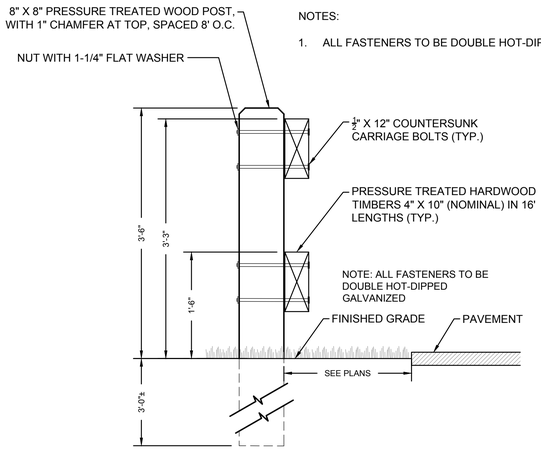
PERMITTING

PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
UTILITY DETAILS

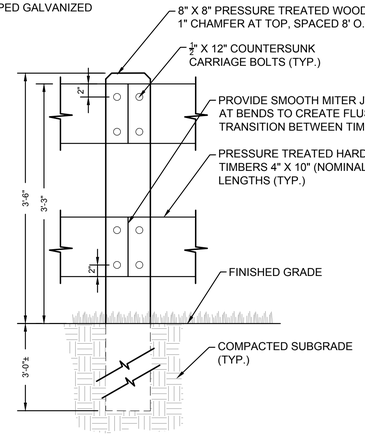
SHEET NUMBER:
L905



SECTION

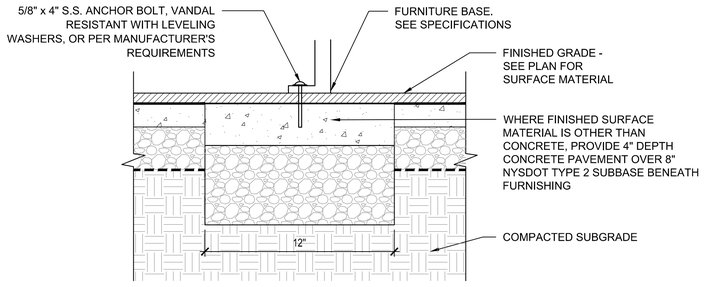
NOTES:

1. ALL FASTENERS TO BE DOUBLE HOT-DIPPED GALVANIZED

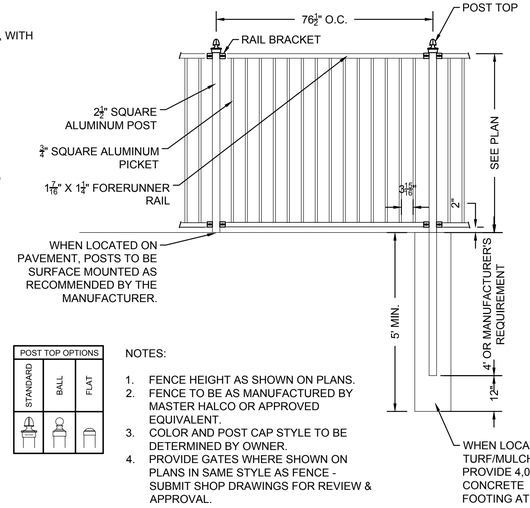


ELEVATION

1 TIMBER GUARDRAIL
SCALE: N.T.S.



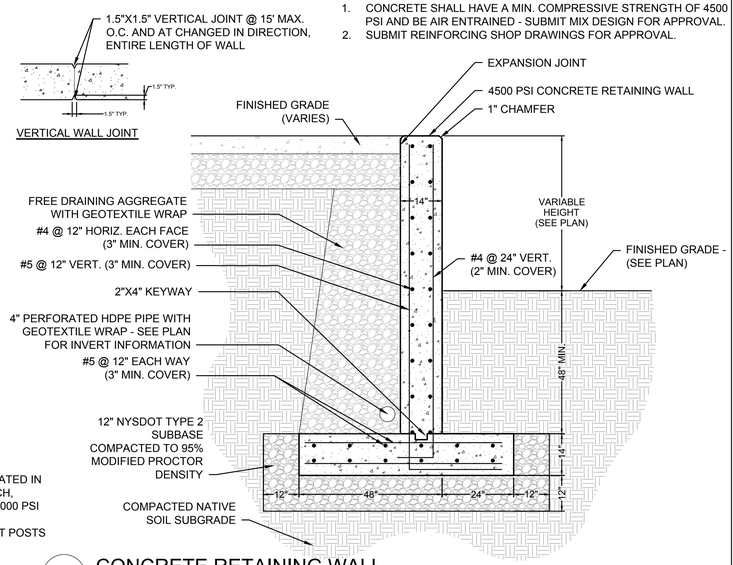
2 ORNAMENTAL FENCE
SCALE: N.T.S.



NOTES:

1. FENCE HEIGHT AS SHOWN ON PLANS.
2. FENCE TO BE AS MANUFACTURED BY MASTER HALCO OR APPROVED EQUIVALENT.
3. COLOR AND POST CAP STYLE TO BE DETERMINED BY OWNER.
4. PROVIDE GATES WHERE SHOWN ON PLANS IN SAME STYLE AS FENCE - SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.

3 CONCRETE RETAINING WALL
SCALE: N.T.S.



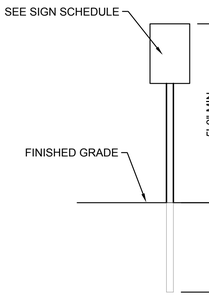
NOTES:

1. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4500 PSI AND BE AIR ENTRAINED - SUBMIT MIX DESIGN FOR APPROVAL.
2. SUBMIT REINFORCING SHOP DRAWINGS FOR APPROVAL.

4 FURNISHING SURFACE MOUNT
SCALE: N.T.S.

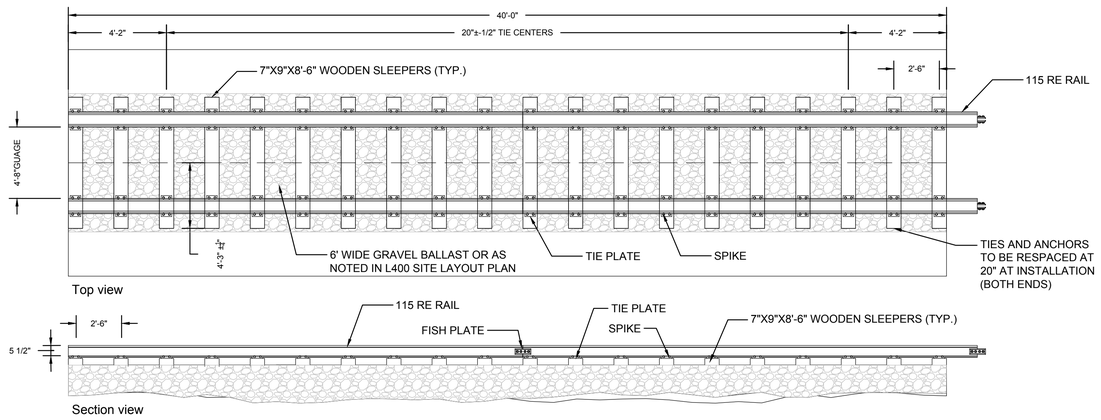
5 SIGN SCHEDULE
SCALE: N.T.S.

TEXT NO.	TEXT	SIZE	NATIONAL MUTCD NO.	TYPE OF MOUNTING	QUANT.	REMARKS
1	PARKING	12" x 18"	R7-8	POST	2	SET AT 5' ABOVE GRADE
2	NO PARKING	12" x 18"	R8-3	POST	1	SET AT 5' ABOVE GRADE

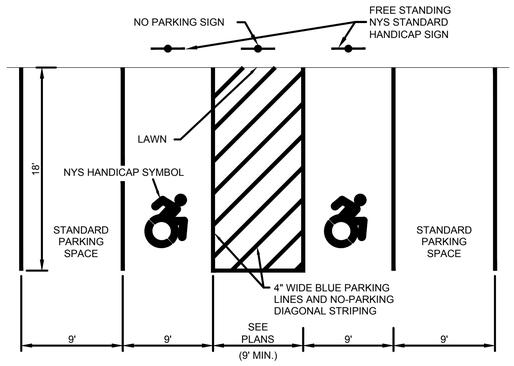


ALL SIGNAGE SHALL BE NEW AND CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)

6 SIGN POST
SCALE: N.T.S.

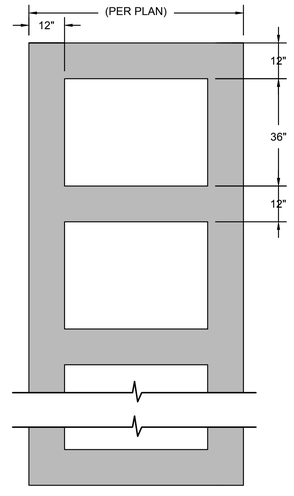


7 TYPICAL RAILROAD TRACK
SCALE: N.T.S.



NOTE: STANDARD PARKING SPACES SHALL BE MIN. 9'x18'.
RADIAL PARKING SPACES SHALL BE 180 S.F. MINIMUM.
ALL PARKING MARKINGS (NOT INCLUDING ADA) TO BE WHITE EPOXY SIMI REFLECTIVE PAINT.
HANDICAP PARKING SPACES SHALL HAVE A TOTAL LENGTH OF NO LESS THAN 18' (STALL & LOADING AREA) - SEE PLANS.

8 ADA PARKING STALL LAYOUT
SCALE: N.T.S.



NOTE: ALL MARKINGS ARE TO BE WHITE.

9 CROSSWALK STRIPING
SCALE: N.T.S.

PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

PERMITTING

PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
SITE CONSTRUCTION DETAILS

SHEET NUMBER:
L906



D-Series Size 0
LED Area Luminaire

d^series

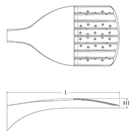
Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



EPA: 0.44 ft² (0.04 m²)

Length: 26.18" (66.5 cm)

Width: 14.06" (35.7 cm)

Height H1: 2.26" (5.7 cm)

Height H2: 7.46" (18.9 cm)

Weight: 23 lbs (10.4 kg)

Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[3]	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[4] T4M Type IV medium T4LG Type IV low glare[4] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[5] BLC4 Type IV backlight control[5] LCCO Left corner cutoff[5] RCCO Right corner cutoff[5]	MVOLT (120V-277V)[6,7] HVOLT (347V-480V)[7,8] XVOLT (277V-480V)[7,9] 120 [6,24] 208 [6,24] 240 [6,24] 277 [6,24] 347 [6,24] 480 [6,24]	**Shipped included** SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) RPA5 Round pole mounting (#5 drilling, 3" min. RND pole)[10] SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,18]	HS Houseside shield (black finish standard)[20]		DBLXD	Black
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,18]	L90 Left rotated optics[1]		DNAXD	Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separately)[18]	R90 Right rotated optics[1]		DWHXD	White
PERS	Five-pin receptacle only (controls ordered separately)[18,19]	CCE Coastal Construction[21]		DDBTXD	Textured dark bronze
		HA 50°C ambient operation[22]		DBLBXD	Textured black
		BAA Buy American Act and/or Build America Buy America Qualified		DNATXD	Textured natural aluminum
		SF Single fuse (120, 277, 347V)[24]		DWHGXD	Textured white
		DF Double fuse (208, 240, 480V)[24]			
		Shipped separately			
		EGSR External Glare Shield (reversible, field install required, matches housing finish)			
		BSDB Bird Spikes (field install required)			
PER7	Seven-pin receptacle only (controls ordered separately)[18,19]				
FAO	Field adjustable output[13,23]				
BL30	Bi-level switched dimming, 30%[14,18]				
BL50	Bi-level switched dimming, 50%[14,18]				
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[15]				

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[18]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[18]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[18]
DSHORT SBK	Shorting cap[18]
DSXHS-PH	House-side shield (ontire package number P1-7, P10-13 in place of it)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter (#5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter (#5 drilling (specify finish)
DSXBSCSB (FINISH)	External glare shield (specify finish)
DSXBSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES
1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 XVOLT not available with packages P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
12 PIR not available with P3, P4 or P7 when ordered with DSXHS-PH, AFR, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT. NLTAIR2 PIRHN not available with P3 using MVOLT.
13 PIR not available with NLTAIR2, PER, PERS, PER7, FAO, BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P3, P4 or P7 using XVOLT. PIR not available with P1 using MVOLT.
14 PER/PERS/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See Controls Table on page 4.
15 FAO not available with DMG.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, FAO and DMG. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, BL30, BL50 and FAO.
18 Reference Motion Sensor Default Settings table on page 4 to see functionality.
19 Reference Controls Options table on page 4.
20 Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21 Not available with P10, P11, P12 or P13. Not available in CCE and 40K configurations. Contact Technical Support for availability.
22 Option HA not available with configurations P4, P7, P12 and P13.
23 Requires luminaire to be specified with PSIR, PSIRE or PER7 option. See Controls Table on page 4.
24 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



External Glare Shield (EGSR)

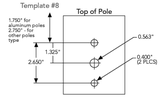


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AS375-190	AS375-280	AS375-290	AS375-390	AS375-320	AS375-490
4"	RPA	AS735-190	AS735-280	AS735-290	AS735-390	AS735-320	AS735-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM23AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

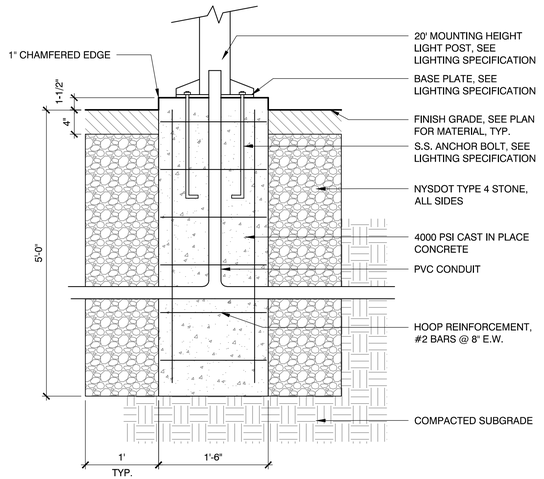
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	—	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	—	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with WA	0.64	1.28	1.24	1.67	1.70	1.93

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

1 LIGHT POLE FIXTURE
SCALE: N.T.S.

2 LIGHT POLE BASE
SCALE: N.T.S.



RAMP NOTES:

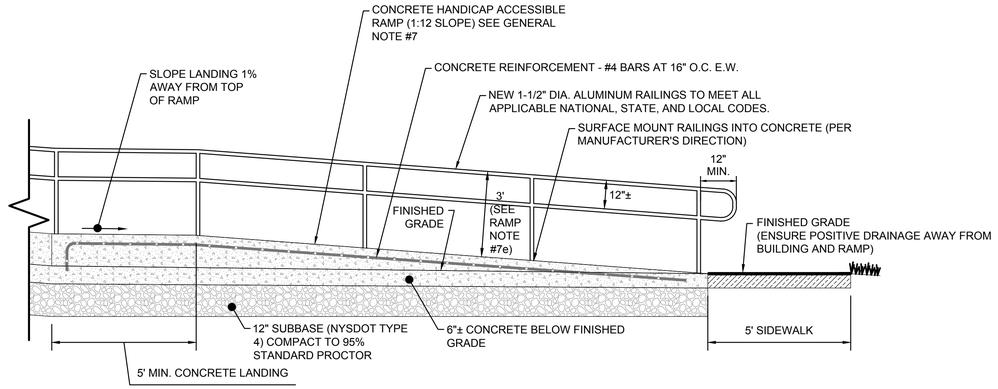
1. SEE SHEET C201 FOR FOR HANDICAP ACCESSIBLE RAMP/RAILINGS AT BUILDING.
2. INSTALL RAMP AND RAILINGS TO MEET ALL LOCAL, STATE, AND FEDERAL GUIDELINES.
3. OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 36 IN (915 MM).
4. RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

   (1) THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT. (2) THE LANDING LENGTH SHALL BE A MINIMUM OF 60 IN (1525 MM) CLEAR. (3) IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 IN BY 60 IN (1525 MM BY 1525 MM).

5. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A HANDRAIL SHALL BE 1-1/4 IN TO 1-1/2 IN (32 MM TO 38 MM), OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF HANDRAILS OR GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2 IN (38 MM) MIN.
6. STRUCTURAL STRENGTH. THE STRUCTURAL STRENGTH OF HANDRAILS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATION:

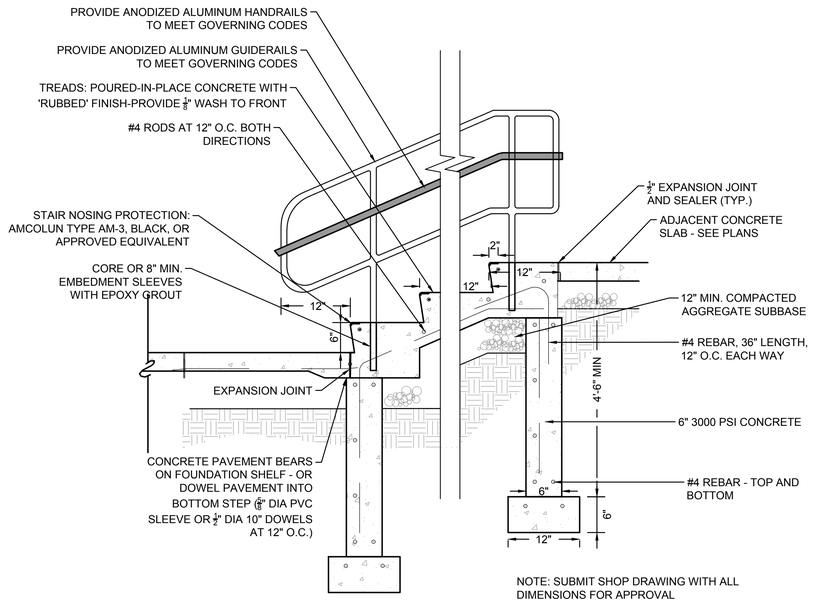
   (1) BENDING STRESS IN A HANDRAIL INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE HANDRAIL. (2) SHEAR STRESS INDUCED IN A HANDRAIL BY THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE HANDRAIL. IF THE CONNECTION BETWEEN THE HANDRAIL AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. (3) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 LBF (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE. (4) GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
7. HANDRAILS SHALL HAVE THE FOLLOWING FEATURES:

   (a) HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS. (b) IF HANDRAILS ARE NOT CONTINUOUS, THEY SHALL EXTEND AT LEAST 12 IN (305 MM) BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT AND SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE. (c) THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1 - 1/2 IN (38 MM). (d) GRIPPING SURFACES SHALL BE CONTINUOUS. (e) TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN AND 38 IN (865 MM AND 965 MM) ABOVE RAMP SURFACES. (f) ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL, OR POST. (g) HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.



3 CONCRETE ADA RAMP
SCALE: N.T.S.

* CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW *



4 CONCRETE STAIRS
SCALE: N.T.S.

PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

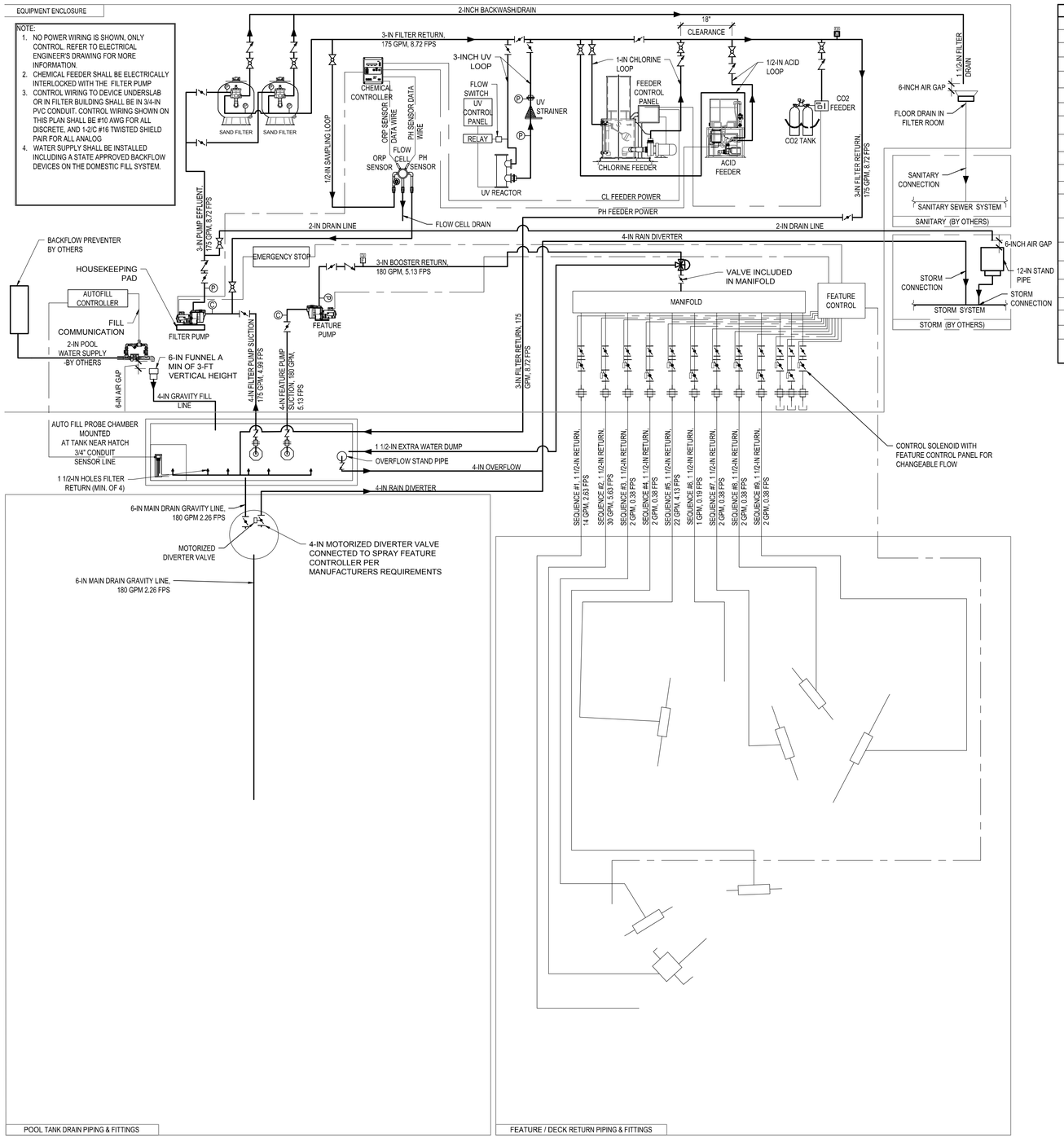
PERMITTING

PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
SITE CONSTRUCTION DETAILS

SHEET NUMBER:
L907



SYMBOL LEGEND	
	BUTTERFLY VALVE
	CHECK VALVE
	BALL VALVE
	SOLENOID VALVE
	BASKET STRAINER
	ANTI-VORTEX PLATE
	HORIZONTAL PUMP
	MANUAL/AUTO MAKE-UP WATER
	MAIN DRAINS
	REDUCER
	UNION
	PIPE CAP
M	MAGNETIC FLOW METER
F	MECHANICAL FLOW METER
	COMPOUND PRESSURE GAUGE
	VACUUM GAUGE
	PRESSURE GAUGE
	STAND PIPE/FILL FUNNEL
	STAND PIPE
	CONE STRAINER
	PRESSURE SUSTAINING VALVE

PLAY ADK SPLASH PAD EQUIPMENT SCHEDULE

GRATING SYSTEM

QTY	ITEM	MANUFACTURER	CAT NO.	DESCRIPTION
1	MAIN DRAIN ASSEMBLY	WATERPLAY	0010-4133	18-IN DIAMETER 304 SS SUMP/GRATE WITH 6-INCH SIDE PORT. COMPLY WITH ASME/ANSI A112.19.8-2007.

FILTER AREA MISCELLANEOUS EQUIPMENT

QTY	ITEM	MANUFACTURER	CAT NO.	DESCRIPTION
6	PRESSURE GAUGE	WEKSLER	UA25B4L	2-1/2-INCH DIA. FACE. 0-60 PSI
2	COMPOUND GAUGE	WEKSLER	UA25K4L	2-1/2-INCH DIA. FACE. 0-30 INCHES HG, 0-60 PSI
1	FLOW METER	GF SIGNET	2551	MAGMETER FLOW SENSOR - 4-20 mA. RELAY TO CHEMICAL CONTROLLER. ON FILTER RETURN LINE.
1	FLOW METER	H2FLOW	FV-3	3-IN PRESSURE FLOW METER ON BOOSTER RETURN LINE.
1	ANTI-VORTEX PLATE	EVOQUA	AVPLATE02KIT	PVC ANTI-VORTEX PLATE WITH 316L STAINLESS STEEL HARDWARE FOR 2-IN PVC PIPE
1	ANTI-VORTEX PLATE	EVOQUA	AVPLATE03KIT	PVC ANTI-VORTEX PLATE WITH 316L STAINLESS STEEL HARDWARE FOR 3-IN PVC PIPE
1	WATER LEVEL CONTROLLER AND SENSOR	LEVELOR	K-1100	WATER LEVEL CONTROLLER WITH SLOW CLOSING SOLENOID VALVE, PROBE, AND CHAMBER WITH FITTINGS AS REQUIRED FOR FILL CONTROL.

FILTRATION EQUIPMENT

QTY	ITEM	MANUFACTURER	CAT NO.	DESCRIPTION
1	COLLECTOR TANK	SHEA	-	5,000 GAL PRECAST CONCRETE COLLECTION TANK
1	COLLECTOR TANK HATCH	BILCO	TER-3	36-IN BY 36-IN SINGLE LEAF HATCH WITH 300 LB PER SQ FT LOAD RATING. ALUMINUM FRAME, 1-IN PAN TO ACCEPT CONCRETE INFILL. T-316 STAINLESS HARDWARE.
1	RAIN DIVERTER	WATERPLAY	0010-4666	30-IN HDPE CORRUGATED TUBING COMPATIBLE WITH H-20 TRAFFIC AND PEDESTRIAN RATED ACCESS HATCH. MOTORIZED ACTUATOR AND BUTTERFLY VALVE. INTEGRATES WITH WATERPLAY CONTROLLER. PROVIDE HATCH WITH DIVERTER.
2	FILTER	PENTAIR	TR140C	HIGH RATE SAND FILTER SYSTEM, 3-IN CONNECTION, FIBERGLASS-REINFORCED TANKS, 7.06 SWFT FILTER AREA. SCHEDULE 80 PVC PIPING.
1	FILTER PUMP	PENTAIR	WHISPERFLO XF	WHISPERFLO XF 5 HP, 175 GPM @ 70 TDH, 3 PHASE, 208V, 13 AMPS. INTEGRAL VFD. PROVIDE SPARE STRAINER BASKET
1	FEATURE PUMP	PENTAIR	EQK-500	EQK 7.5 HP 228 GPM @ 30 TDH, 3 PHASE, 208V, 20 AMPS. INTEGRAL VFD. PROVIDE SPARE STRAINER BASKET
1	EMERGENCY STOP	SAFETY TECHNOLOGY INTERNATIONAL	SS2231PO-EN	EMERGENCY POWER OFF PUSH BUTTON: TURN-TO-RESET, PUSH BUTTON INSTALL BOTH AT TOP OF SLIDE TOWER

CHEMICAL EQUIPMENT

QTY	ITEM	MANUFACTURER	CAT NO.	DESCRIPTION
1	CHEMICAL CONTROLLER	BECSYS	BECSYS 7	CHEMICAL CONTROLLER WITH OPTIONS OF FILTER PUMP CONTROL, FLOW MONITORING, AND WATER LEVEL CONTROL.
1	ALKALINITY CONTROLLER	BECSYS	2100418	TOTAL ALKALINITY MONITORING AND CONTROLLER. COMPATABLE WITH BECSYS 7 CONTROLLER
1	CO_2 FEED UNIT	PROMINENT	7746993	CO2 FEED SYSTEM. ADJUSTABLE RATE, 2 TO 50 SCFH. INJECTION DIFFUSER.
1	ACID FEEDER	ACCU-TAB	ACID-RITE 450	TABLET FEEDER, COMPLETE WITH 120V, 1.5HP BOOSTER PUMP. 20 AMP CIRCUIT.
1	CHLORINE FEEDER	ACCU-TAB	POWERBASE - 1030AT	TABLET FEEDER, COMPLETE WITH 120V. 1.5HP BOOSTER PUMP. 20 AMP CIRCUIT.
1	EYE WASH STATION	HAWS	7500	16 GALLON STAND ALONE EYE WASH STATION. CONTRACTOR TO VERIFY PLUMBING CONTRACTOR IS NOT PROVIDING PLUMBED EYE WASH.
1	UV	XYLEM	BARRIER TI	UV UNIT, 4-IN CONNECTIONS, MAX 330 GPM, 200 WATT-2 LAMP SINGLE PHASE 120-240V. SHALL INCLUDE 1 SET OF REPLACEMENT BULBS

DECK SAFETY & MAINTENANCE EQUIPMENT

QTY	ITEM	MANUFACTURER	CAT NO.	DESCRIPTION
1	TEST KIT	TAYLOR	K-2006	DUPLEX CAPABLE OF MEETING ALL CHEMICAL TESTS pH, and ORP CHEMICAL TESTING KIT
1	1ST AID KIT	FIRST AID ONLY	9301-25P	25 UNIT KIT SPECIFIED BY THE MASSACHUSETTS DEPARTMENT OF PUBLIC HEATH CODE, CHAPTER V 105 CMR 435.29

SPRAY PAD FEATURES

QTY	ITEM	MANUFACTURER	CAT NO.	DESCRIPTION

SPLASH PAD DATA

DESCRIPTION	AMOUNT / RATE	
TOTAL SPLASH PAD SURFACE - SQUARE FEET (SQ. FT.)	886	S.F.
COLLECTOR TANK VOLUME	5,000	GALLONS
SYSTEM TURNOVER	0.48	MINS
RECIRCULATION FLOW RATE	175	GPM
FEATURE FLOW	180	GPM
TOTAL FLOW	355	GPM
FILTER	TR140	
TOTAL FILTER SURFACE AREA	7.06	S.F.
FILTRATION APPLICATION RATE	12.39	GPM / SF

N

PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation of Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

#	Description	Date

PERMITTING

PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:

PIPING SCHEMATIC AND EQUIPEMENT LIST

SHEET NUMBER:

AQ-130



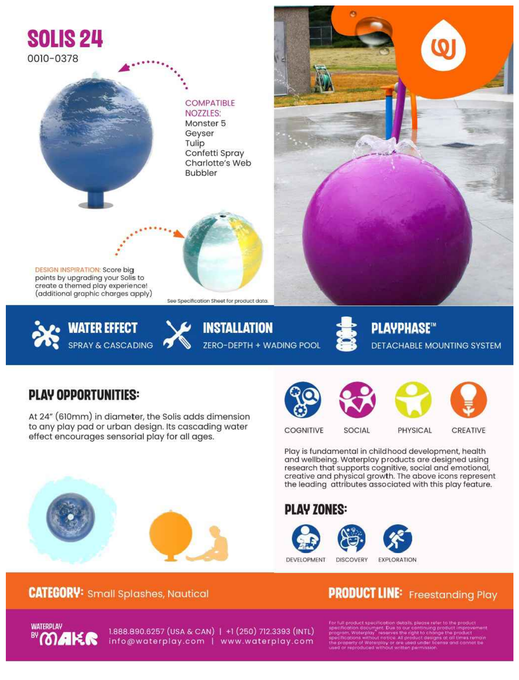
1 POWER POST
SCALE: N.T.S.



2 CIRCULAR DRAW STAINLESS STEEL
SCALE: N.T.S.



3 FUN-BRELLA
SCALE: N.T.S.



4 SOLIS 24
SCALE: N.T.S.



5 SPIN SPRAY 1
SCALE: N.T.S.



6 SPIN SPRAY 2
SCALE: N.T.S.

PHINNEY DESIGN GROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

VILLAGE OF SARANAC LAKE, N.Y.

#	Description	Date

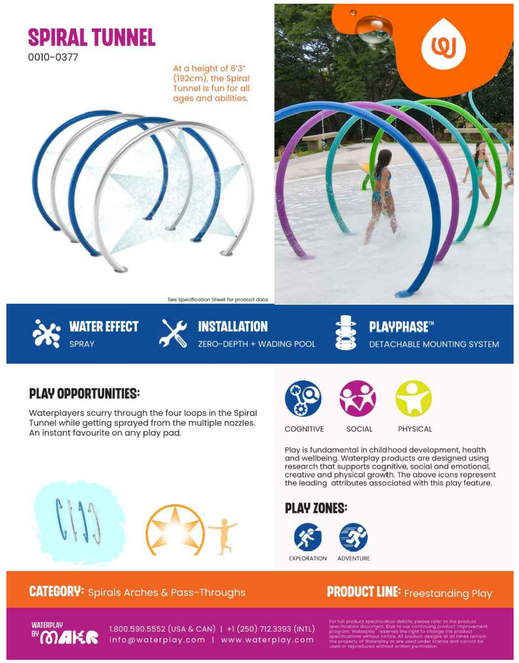
PERMITTING

PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
SPLASH PAD DETAILS

SHEET NUMBER:
AQ900



1 SPIRAL TUNNEL
SCALE: N.T.S.



2 WATERFALL 1
SCALE: N.T.S.



3 WIGGLY JR
SCALE: N.T.S.



4 WIGGLY
SCALE: N.T.S.



5 DOUGHNUT
SCALE: N.T.S.



6 SPRAY TUNNEL 4
SCALE: N.T.S.

PHINNEY DESIGNGROUP

ARCHITECT
PHINNEY DESIGN GROUP
291 RIVER STREET
TROY, NY 12180
TEL: (518) 587-7120

OWNER
PLAY ADK
PO BOX 1090
SARANAC LAKE, NY 12983
TEL: (518) 304-7440

STRUCTURAL ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

MEP ENGINEER
WESTSHORE DESIGN ENGINEERS, P.C.
6279 JOHNSTON ROAD
ALBANY, NY 12203
TEL: (518) 657-1029

SITE / CIVIL ENGINEER
WESTON & SAMPSON PE, LS, LA, Architects, PC
1 WINNERS CIRCLE, SUITE 130
ALBANY, NY 12205
TEL: (518) 463-4400

Unauthorized alteration or addition to this document is a violation or Section 7209 of New York State Education Law

©PHINNEY DESIGN GROUP 2026

VILLAGE OF SARANAC LAKE N.Y.

#	Description	Date

PERMITTING

PLAY ADK

PROJECT NO:
DISCIPLINE: **SITE/CIVIL**
ISSUE DATE: **02/17/2026**
PHASE: **DESIGN DEVELOPMENT**
DESIGNED: **JV**
DRAWN: **JV / DS**
CHECKED: **JG**

DRAWING NAME:
SPLASH PAD DETAILS

SHEET NUMBER:
AQ901

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Play ADK

Project Location (describe, and attach a location map):
55 Depot Street, Saranac Lake, NY

Brief Description of Proposed Action:
Play ADK proposes to renovate and expand a historic warehouse and industrial site on Depot Street into a 15,000-square-foot children's play space and family resource center. Located in a Village-designated priority redevelopment area, the project aims to serve as a catalyst for revitalizing the Depot Street corridor. The project includes structural reinforcement of the existing metal building to retain its historic character, along with a primary addition on the footprint of a former structure lost to fire. Three smaller additions—one main entrance and two egress points—are also proposed outside the current footprint. Site improvements will feature interactive outdoor elements such as a splash pad, train-themed table tops, fire tower play structure, parking and meandering pathways, all designed to promote accessible, family-oriented play. The facility will meet all applicable safety, accessibility, zoning, utility, storm water, and parking requirements. As a family-centered community hub, the project supports educational, recreational, and social goals while contributing to the broader revitalization of the area.

Name of Applicant or Sponsor:	Telephone: 518-463-4400
Weston & Sampson, PE, LS, LA, Architects, PC	E-Mail: BiggsD@wseinc.com

Address:
One Winners Circle, Suite 130

City/PO:	State:	Zip Code:
Albany	NY	12205

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYS Downtown Revitalization Initiative, North Country Regional Economic Development Council, Adirondack Parks Agency	☐	☑

3.a. Total acreage of the site of the proposed action? ±1.13 acres
b. Total acreage to be physically disturbed? ±1.28 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±1.13 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify:	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies:		
Yes, the project will exceed state energy code requirements and incorporate the use of geothermal heat pumps, provide enhanced building envelope and high-efficiency equipment and fixtures.	☐	☑
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water:	☐	☑
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment:	☐	☑
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☑	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		
a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		
If Yes, briefly describe: ☐ NO ☑ YES		
Stormwater runoff will be directed to new storm drains proposed on the property. These structures will connect to proposed stormwater management facilities (bioretention areas / subsurface chambers, to be determined) & existing municipal storm drains.		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: Stormwater management practices (subsurface chambers, bioretention, etc.) - systems will be designed & constructed in accordance with NYSDEC approved practices - exact systems to be determined pending preparation of SWPPP.	☐	☑
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: Adjoining property at 120 Broadway is part of the Brownfield Cleanup Program (Saranac Lofts: Site Code: C517015). Details can be found in the Environmental Remediation Database Details. The site was a former gas station, auto repair, and wood w	☐	☑

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Daniel Biggs Associate | Regional Manager Date: 7/21/25

Signature: Daniel P. Biggs

PRINT FORM

Agency Use Only [If applicable]

Project:	
Date:	

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	**Moderate to large impact may occur**
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Village of Saranac Lake
Name of Lead Agency

8/5/2025
Date

Katrina Glynn
Print or Type Name of Responsible Officer in Lead Agency

Director Community Development
Title of Responsible Officer

K. Glynn
Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Village of Saranac Lake
Community Development Department
39 Main Street
Saranac Lake, NY 12983
Phone (518) 891-4150
Fax (518) 891-1324
www.saranaclakeny.gov

Notice of Determination
Development Board

Applicant: Play ADK, Inc.

Project Name: Site Plan Review Permit, Play ADK, Inc.
Project Address: 55 Depot Street, Saranac Lake, NY 12983

Project Discussed at Meetings: August 6, 2025
Decision Date: August 6, 2025

Case Number: 2025-DB023
Tax Map ID: 447.69-1-13
Zoning District: E-1

Project Description:
Play ADK will renovate a historic warehouse and large industrial site on Depot Street into a 15,000-square-foot children's play center and family resource center. The Depot Street area—identified by the Village as a priority for revitalization—will serve as a family-focused corridor in the heart of Saranac Lake. Play ADK is leading this transformation, creating a central hub for kids and families while encouraging future business and nonprofit investments. The Center for Play will be open six days a week from 10 a.m. to 5 p.m. It will be fully accessible, with play spaces thoughtfully designed to accommodate people of all abilities and to encourage families and caregivers of all ages to play alongside their children. The existing building's structure will be reinforced while preserving the historic character of the original metal building. The main addition will be built on the site of a previous structure lost to fire. Three smaller additions—serving as the main entrance and two means of egress—will be constructed outside of the building's original footprint. Site upgrades will feature interactive elements such as a splash pad, train track tabletops, outdoor seating, a fire tower, a caboose, and irregular pathways—all designed to promote meaningful play. The building and grounds will be developed in compliance with local zoning and design standards, and will include utility connections, storm water management, and parking provisions as required by the Village's site plan review process.

The Applicant submitted the following materials:

- Site Plan Review Permit Application
  - Site Plan Review Permit Application dated July 22, 2025
  - Short Environmental Assessment Form
  - Village Waterfront Assessment Form

- Site Plan Drawings including demolition plan and erosion & sediment control
- Site Renderings
- Proposal for Geotechnical Engineering Services

DECISION:

Preliminary Site Plan approval with the following conditions:

- Preliminary approval pertains only to approval of general layout and building footprint.
- Applicant to return for further site plan review upon completion of the SWPPP and at 50%, 75% and 100% completion of Design Development drawings.

Decision moved by: Ms. Stiles
Seconded by: Mr. Domenico
Voting Aye: Mr. Weber, Ms. Stiles, Mr. Domenico
Voting Nay:

Motion to issue a negative declaration for purposes of SEQR

- Contingent upon further review by VOSL DPW and DEC.

Decision moved by: Mr. Domenico
Seconded by: Ms. Stiles
Voting Aye: Mr. Weber, Ms. Stiles, Mr. Domenico
Voting Nay:

Katrina L Flynn
Signature, Development Code Administrator

8/5/2025
Date

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
- Dependent on the project scope, a public hearing may be required: https://ecode360.com/31626259
- Site Plan regulations can be found at: https://ecode360.com/31626635

SITE PLAN REVIEW APPLICATION

Project Address: 314 PANORAMA DR, SARANAC LAKE, NY		Tax Map #: 3229-1-30.200	Zoning District
Property Owner Name: LYNNE KAY ULICKI DOUGAS FRALICK		Applicant Name (if different):	
Address: 314 PANORAMA DR.		Address: 92 GLENWOOD DR.	
City: SARANAC LAKE	State: NY	City: SARANAC LAKE	State: NY
Phone: 262-705-5487	Zip: 12983	Phone: 518-354-9923	Zip: 12983
Email: IMAJUJU@ICLOUD.COM		Email: DEFRALICK@ROADRUNNER.COM	

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

Narrative

BUILDING A 2500' SQ FT. RESIDENTIAL HOME.

Property Owner Signature(required): Lynne Kay Ulicki Date: Mar 16, 2026

Applicant Signature(if different): Doug Fralick Date: 3/16/26

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
2 story Residential

Project Location (describe, and attach a location map):
314 Panorama Drive

Brief Description of Proposed Action:
2 story Residential new build

Name of Applicant or Sponsor:	Telephone: 518-354-[redacted]9923
LYNNE KAY ULICKI DOUGLAS FRALICK	E-Mail: IMALUCK@ICLOUD.COM

Address:
314 PANORAMA DR.

City/PO:	State:	Zip Code:
SARANAC LAKE	NY	12983

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Code, Saranac Lake	☐	☒

3.a. Total acreage of the site of the proposed action? 1.1162 acres
b. Total acreage to be physically disturbed? / acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.1162 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	☒	☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: well	☒	☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: on sight septic	☑	☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐	
b. Is the proposed action located in an archeological sensitive area?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☒ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☒	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Lynne Kay Ulicki Date: Mar 16, 2026

Signature: Lynne Kay Ulicki

PRINT FORM

Village of Saranac Lake
Community Development Department
39 Main St.
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, 39 Main St., Second Floor, 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: LYNNE KAE ULICKI DOUGLAS FRALICK

2. Mailing address: 314 PANORAMA DR.

3. Telephone Number: 518-354-9923

4. Location of action: 314 Panorama Dr. SL, NY 12983

5. Tax Map # (s):

6. Size of site: 1.1162

7. Present land use(s): Residential

8. Present zoning classification: I

9. Percentage of site which contains slopes of 15% or greater: Ø

10. Type of action (check appropriate response)
- ☐ Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction)
- ☐ Financial assistance (e.g. grant, loan, subsidy)
- ☒ Permit, approval, license, certification
- ☐ Agency undertaking action:

11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area?
- ☒ No
- ☐ Yes If yes, Waterbody Name: Waterbody Size (in acres):

12. Describe nature and extent of action: New Residential buildings

13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations): Ø

14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency?
- ☒ No
- ☐ Yes If yes, which State or Federal Agency?

SECTION C. Waterfront Assessment (To be completed by reviewing agency)

	YES	NO
1. Will the proposed action have a significant effect upon:		
(a) Commercial or recreational use of fish and wildlife resources	☐	☐
(b) Scenic quality of the waterfront environment?	☐	☐
(c) Development of future, or existing water dependent uses?	☐	☐
(d) Stability of the shoreline?	☐	☐
(e) Surface or groundwater quality?	☐	☐
(f) Existing or potential public recreation opportunities?	☐	☐
(g) Structures, sites or districts of historic, archeological or cultural significance to the Village, State or nation?	☐	☐
2. Will the proposed action involve or result in any of the following:	YES	NO
(a) Physical alteration of land along the shoreline, land under water or coastal waters?	☐	☐
(b) Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	☐	☐
(c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the waterfront area?	☐	☐
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	☐	☐
(e) Mining, excavation, filling or dredging?	☐	☐
(f) Reduction of existing or potential public access to or along the shore?	☐	☐
(g) Sale or change in use of publicity-owned lands located on the shoreline or under water?	☐	☐
(h) Development within designated flood hazard area?	☐	☐
(i) Development on a natural feature that provides protection against flooding or erosion?	☐	☐
(j) Diminished surface or groundwater quality?	☐	☐
(k) Removal of ground cover from the site?	☐	☐
3. Project:	YES	NO
(a) If a project is to be located adjacent to shore:		
(1) Will water-related recreation be provided?	☐	☐
(2) Will public access to the shoreline be provided?	☐	☐
(3) Does the project require a waterfront site?	☐	☐
(4) Will it supplant a recreational or maritime use?	☐	☐
(5) Do essential public services and facilities presently exist at or near the site?	☐	☐
(6) Is it located in a flood prone area	☐	☐
(7) Is it located in an area of high erosion	☐	☐
(b) If the project site is publicly owned:		
(1) Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?	☐	☐
(2) If located in the foreshore, will access to those and adjacent lands be provided?	☐	☐
(3) Will it involve the siting and construction of major energy facilities?	☐	☐
(4) Will it involve the discharge of effluents from major steam electric generating and industrial facilities into a waterway	☐	☐
(c) Is the project site presently used by the community as an open space or recreation area?	☐	☐
(d) Does the present site offer or include scenic views or vistas known to be important to the community?	☐	☐
(e) Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?	☐	☐
(f) Will the project involve any waste discharges?	☐	☐
(g) Does the project involve surface or subsurface liquid waste disposal?	☐	☐
(h) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous material?	☐	☐
(i) Does the project involve shipment or storage of petroleum products?	☐	☐
(j) Does the project involve discharge of toxics, hazardous substances or other pollutants?	☐	☐
(k) Will the project affect any area designated as a freshwater wetland?	☐	☐
(l) Will the project alter drainage flow, patterns or surface water runoff on or from the site	☐	☐
(m) Will best management practices be utilized to control storm water runoff into waterways?	☐	☐
(n) Will the project cause emissions which exceed Federal or State air quality standards or generate significant amounts of nitrates or sulfates?	☐	☐

SECTION D. Remarks or Additional Information

For questions answered "Yes" in Section C, explain methods you will undertake to reduce adverse effects. Review the LWRP to see if the project is consistent with each policy. List policies the project is not consistent with and explain all mitigating actions. Add any additional sheets necessary to complete this form.

SECTION E. Preparer Information

Preparer's Name (Please print): Katrina Glynn

Title: Community Development Director

Organization Name: Village of Saranac Lake

Phone Number: 518-891-4150 x235

Signature: Katrina Gly

Date: 3/16/26

SECTION F. Determination of LWRP Consistency (To be completed by the Planning Board)

The Village of Saranac Lake Planning Board finds that the above referenced project is:

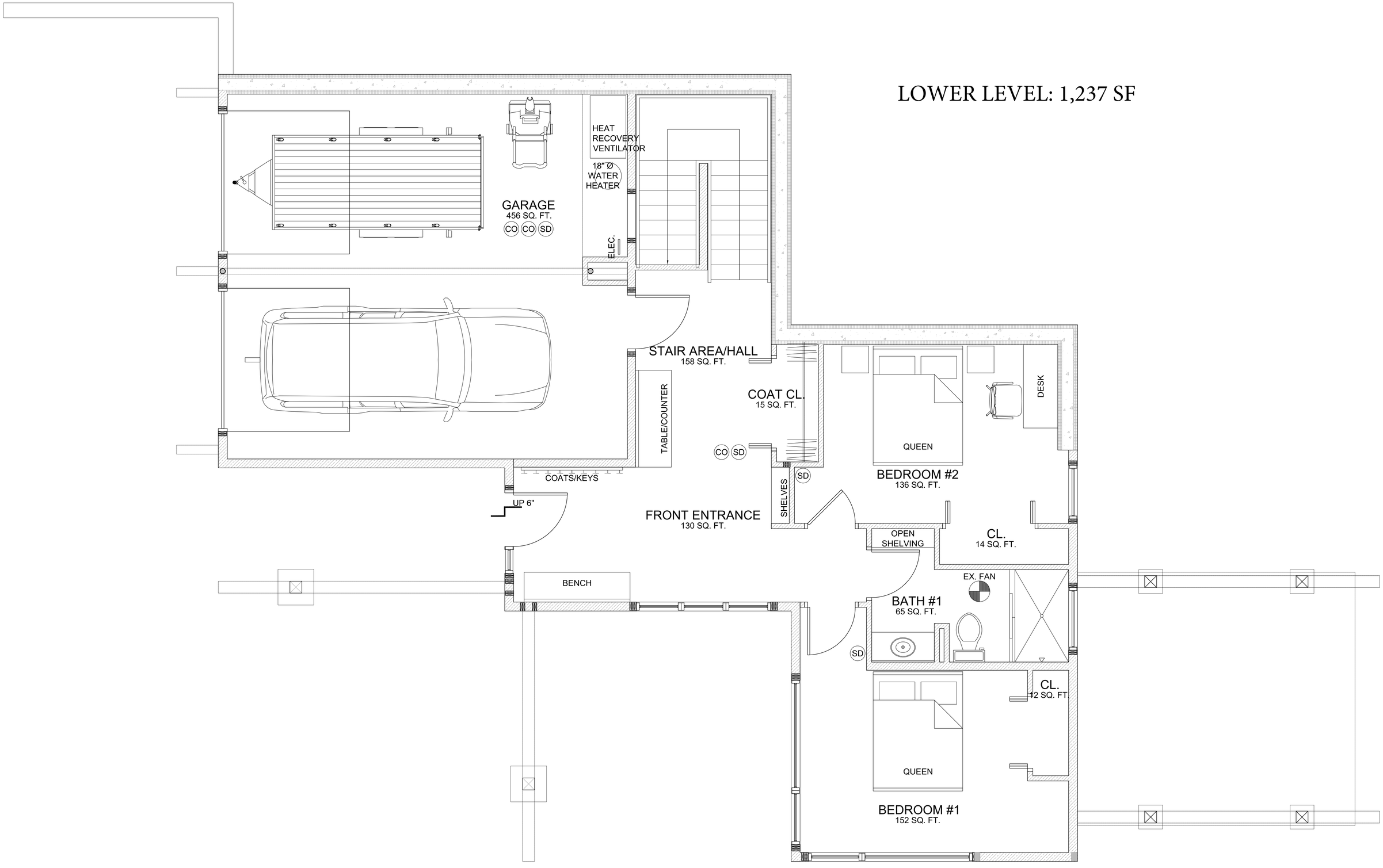
- ☐ consistent with LWRP policy standards and conditions.
- ☐ not consistent with LWRP policy standards and conditions and shall not be undertaken.

Print Name of Planning Board Chair

Signature of Planning Board Chair

Date

LOWER LEVEL: 1,237 SF



FIRST FLOOR: 1,312 SF

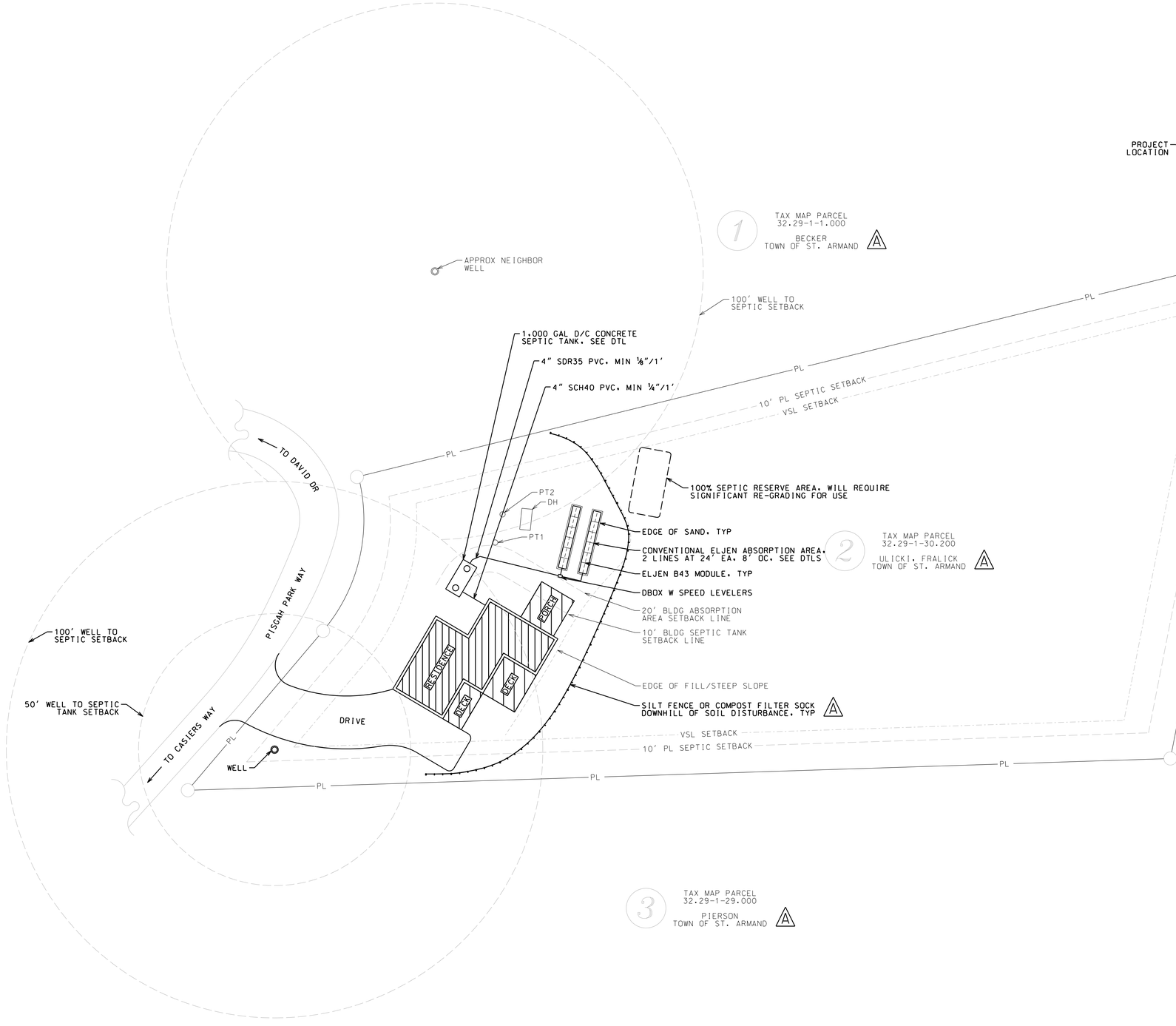














LOCATION MAP

N

GENERAL NOTES

1. SITE PLAN BASED ON UNDATED SURVEY BY LEIFHEIT & LITTLEFIELD LS. FIELD MEASUREMENTS BY R. GILLIS ON 26 SEPTEMBER 2025.
2. CONTACT UDIG NEW YORK MIN TWO DAYS PRIOR TO ANY EXCAVATION (NOT INCLUDING DAY OF PHONE CALL).
3. CONTACT NORTH WOODS ENGINEERING, PLLC AT (518) 891-4975, MIN 2 DAYS PRIOR TO CONSTRUCTION.
4. THE PROPOSED SANITARY SYSTEM SHALL BE INSTALLED IAW THE PROJECT PLANS AND INSTALLATION SPECIFICATIONS. CONSTRUCTION SHALL NOT BEGIN UNTIL ALL REQUIRED PERMITS ARE OBTAINED. FOLLOW ALL PERMIT REQUIREMENTS.
5. CONTRACTOR SHALL PROVIDE AS-BUILT SKETCH OF INSTALLED OR LOCATED COMPONENTS TO OWNER AND ENGINEER.
6. RESTORE ALL EXTERIOR DISTURBED AREAS. SEED TO GRASS AND MULCH.

SOIL INFORMATION

SEE SITE PLAN FOR LOCATION OF DEEP HOLE AND PERCOLATION TESTS.

DEEP HOLE (DH)

DEEP HOLE TEST COMPLETED BY R. GILLIS OF NORTH WOODS ENGINEERING, PLLC ON 26 SEPTEMBER 2025.

0"-20"	BROWN TOPSOIL W PEBBLES, 7.5YR/4/3
20"-40"	YELLOWISH BROWN SILTY SAND, 10YR/5/4
40"-54"	BROWN FINE SAND, 10YR/5/3
54"-BOT	YELLOWISH BROWN COARSE SAND, 10YR/5/6

DEPTH OF HOLE = 75"
DEPTH TO ROOTS = 62"
DEPTH OF SHGW = 54" MOTTLING

PERCOLATION TESTS

PERCOLATION TESTS COMPLETED BY R. GILLIS OF NORTH WOODS ENGINEERING, PLLC ON 26 SEPTEMBER 2025.

PERCOLATION TEST 1 (PT1) — TEST DEPTH = 24"

RUN	TIME
1	1 MIN 14 SEC
2	2 MIN 04 SEC
3	2 MIN 09 SEC
4	2 MIN 10 SEC

DESIGN PERC RATE 1-5 MIN

PERCOLATION TEST 2 (PT2) — TEST DEPTH = 24"

RUN	TIME
1	1 MIN 59 SEC
2	3 MIN 57 SEC
3	4 MIN 01 SEC
4	4 MIN 06 SEC

DESIGN PERC RATE 1-5 MIN

ABSORPTION FIELD DESIGN

PER NYSDOH "RESIDENTIAL ONSITE WASTEWATER TREATMENT SYSTEMS DESIGN HANDBOOK" TABLE 6A:

3BR RESIDENCE
DESIGN FLOW = 330 GPD
PERCOLATION RATE = 1-5 MIN/IN
APPLICATION RATE = 1.2 GPD/SF

USE ELJEN DUE TO SITE SETBACK RESTRAINTS

TRENCH WIDTH = 3'
REQUIRED TRENCH = 330 GPD / 1.2 GPD/SF / 6 SF/FT = 46'
MINIMUM MODULES REQUIRED = 12 MODULES

TRENCH ARRANGEMENT = 2 LINES OF 6 MODULES EA, 8' OC
TOTAL TRENCH = 2 LINES X 24' EA = 48 FT OK

SEPTIC TANK SIZE

PER NYSDOH "RESIDENTIAL ONSITE WASTEWATER TREATMENT SYSTEMS DESIGN HANDBOOK" TABLE 3:

REQUIRED SEPTIC TANK SIZE FOR 3BR RESIDENCE = 1,000 GALLONS

USE 1,000 GALLON DUAL COMPARTMENT CONCRETE SEPTIC TANK W EFFLUENT FILTER

North Woods Engineering PLLC
348 Lake Street
Saranac Lake, NY 12983
(518) 891•4975
www.north-woods-engineering.com
New York State Certified
Service-Disabled Veteran-Owned Business

STATE OF NEW YORK JOSEPH A. GARSO 075492 LICENSED PROFESSIONAL ENGINEER

WARNING: IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PROJECT NAME
FRALICK SEPTIC
LOT 2 CLIFF PARK SUBDIVISION
VILLAGE OF SARANAC LAKE, NY

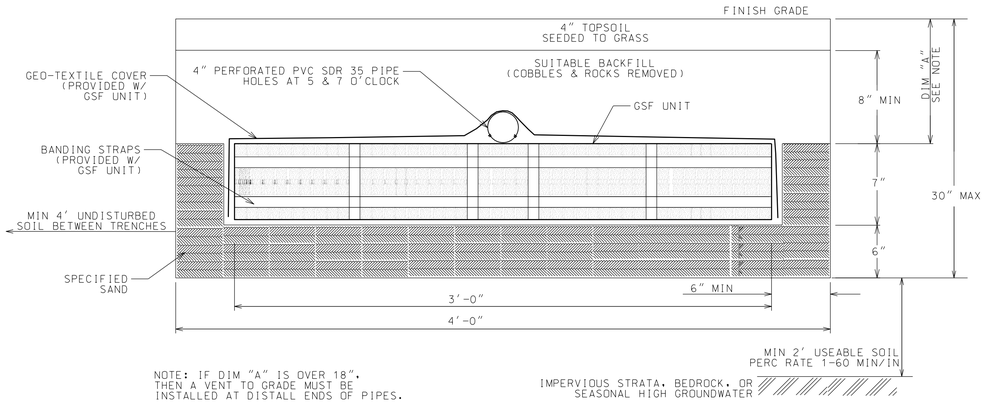
LOCATION
ST. ARMAND, NY

DATE	ISSUED FOR	REV
10/14/25	CONSTRUCTION	
3/23/26	VSL CHANGES	A

DRAWN BY:RRG
CHECKED BY: JAG
PROJECT #:25-089
ORIGINAL 24"x36"

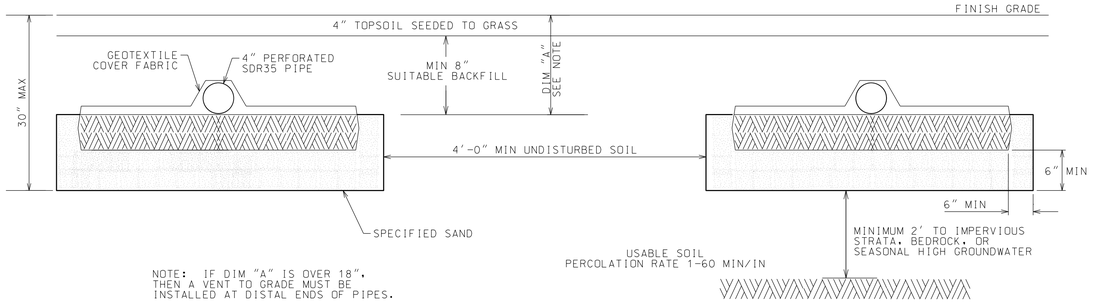
TITLE
SITE PLAN

SHEET
C10



ELJEN GSF UNIT TYPICAL CROSS SECTION

NTS



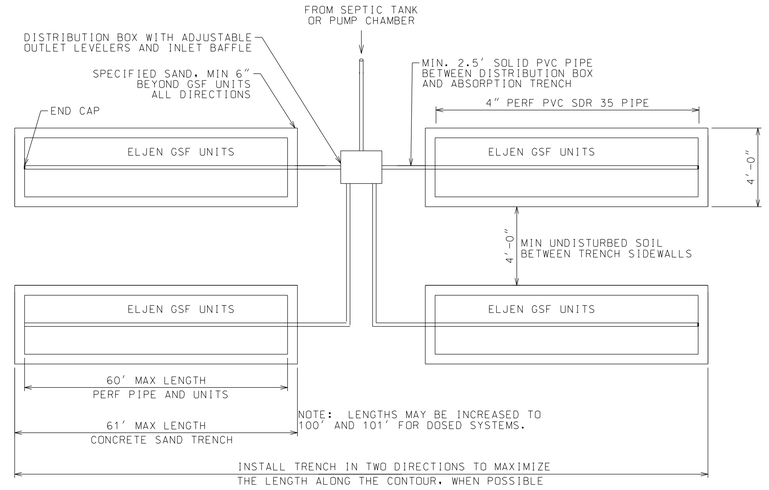
ELJEN GSF TYPICAL CROSS SECTION

NTS

ELJEN GSF TYPICAL SPECIFIED SAND REQUIREMENTS

SPECIFIED SAND MUST MEET ASTM C33.
FOLLOWING ARE THE SIEVE REQUIREMENTS:

SIEVE SIZE	PERCENT PASSING (WET SIEVE)
$^3/_8$ INCH	100 - 100
NO. 4	95 - 100
NO. 8	80 - 100
NO. 16	50 - 85
NO. 30	25 - 60
NO. 50	5 - 30
NO. 100	0 - 10
NO. 200	0 - 5



ELJEN GSF TYPICAL ABSORPTION TRENCH LAYOUT

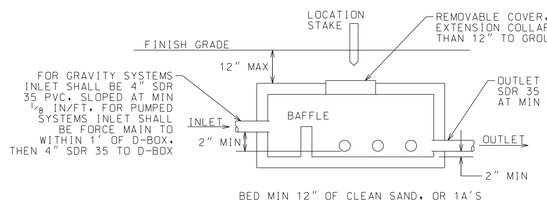
NTS

ELJEN CORPORATION - REQUIRED NOTES ON DESIGN PLANS

1. THIS DESIGN AND CONSTRUCTION REQUIREMENT COMPLIES WITH NYSDOH APPENDIX 75-A AND LOCAL HEALTH DEPT REGULATIONS.
2. THIS DESIGN COMPLIES WITH AND MUST BE INSTALLED IAW THE MOST CURRENT ELJEN NYS DESIGN AND INSTALLATION MANUAL.
3. THIS SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE DISPOSAL.
4. THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENER.
5. ORGANIC MATERIAL THAT CAN RESTRICT FLOW MUST BE REMOVED FOR RAISED BEDS. THE SOIL MUST BE SCARIFIED TO PROVIDE DEEP CHANNELS FOR THE SAND. A PLOWED INTERFACE ON CONTOUR IS RECOMMENDED TO PREPARE THE SOIL FOR FILL PLACEMENT.
6. SCARIFY ANY SMEARED SUBSOIL PRIOR TO FILL PLACEMENT.
7. FILL MATERIAL SHALL MEET OR EXCEED NYS CODE REQUIREMENTS. ALL FILL MATERIAL SHALL BE CLEAN ROB SAND, FREE OF TOPSOIL, HUMUS, AND "DREDGING" DIRECTLY BENEATH THE GSF SYSTEM.
8. ASTM C33 SPECIFIED SAND WITH LESS THAN 10% PASSING A #100 SIEVE AND LESS THAN 5% PASSING A #200 SIEVE SHALL BE PLACED BELOW AND AROUND THE GSF MODULES. WITH 6" MINIMUM UNDERNEATH AND 6" MINIMUM SURROUNDING THE GSF MODULES IN TRENCH CONFIGURATIONS. IN BED SYSTEMS, USE 6" MINIMUM UNDERNEATH THE MODULES WITH 12" MINIMUM BETWEEN MODULE ROWS AND 12" MINIMUM AROUND THE PERIMETR OF THE MODULES.
9. ELJEN PROVIDED GEOTEXTILE COVER FABRIC SHALL PROVIDE PROPER TENSION AND ORIENTATION OF THE FABRIC AROUND THE SIDES OF THE PERFORATED PIPE ON TOP OF THE GSF MODULES. FABRIC SHOULD BE NEITHER TOO LOOSE, NOR TOO TIGHT. THE CORRECT TENSION OF THE FABRIC IS SET BY:

   SPREADING THE COVER FABRIC OVER THE TOP OF THE MODULE AND DOWN BOTH SIDES OF THE MODULE WITH THE COVER FABRIC TENTED OVER THE TOP OF THE PERFORATED DISTRIBUTION PIPE.

   PLACE SHOVELFULS OF SPECIFIED SAND DIRECTLY OVER THE PIPE AREA ALLOWING THE COVER FABRIC TO FORM A MOSTLY VERTICAL ORIENTATION ALONG THE SIDES OF THE PIPE. REPEAT THIS STEP MOVING DOWN THE PIPE.
10. BACKFILL MATERIAL SHALL BE CLEAN WITH NO ROOTS OR STONES LARGER THAN 2" IN ANY DIMENSION TO A MINIMUM DEPTH OF 8" OVER THE GSF MODULES AND FINAL COVER FOR VEGETATION OF 4" TO 6" OF CLEAN LOAM.
11. ANY SYSTEM WHICH IS MORE THAN 18" BELOW FINISH GRADE AS MEASURED FROM THE TOP OF THE MODULE SHALL BE VENTED.



NOTES:
1. PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
2. USE SPEED LEVELING DEVICES.
3. IN CLINTON COUNTY, PROVIDE MIN 5' OF SOLID PIPE OUT OF D-BOX BEFORE BEGINNING PERFORATED PIPE. IN OTHER COUNTIES, PROVIDE MIN 2.5' OF SOLID PIPE OUT OF D-BOX BEFORE BEGINNING PERFORATED PIPE.
4. BAFFLE IS REQUIRED ON ALL D-BOXES.
5. SEE PLAN OR REPORT FOR NUMBER OF OUTLETS.

DISTRIBUTION BOX DETAIL

NTS

North Woods Engineering PLLC
348 Lake Street
Saranac Lake, NY 12983
(518) 891•4975
www.north•woods-engineering.com
New York State Certified
Service-Disabled Veteran-Owned Business

STATE OF NEW YORK
JOSEPH A. GARSO
075492
LICENSED PROFESSIONAL ENGINEER

WARNING: IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PROJECT NAME
FRALICK SEPTIC
LOT 2 CLIFF PARK SUBDIVISION
VILLAGE OF SARANAC LAKE, NY

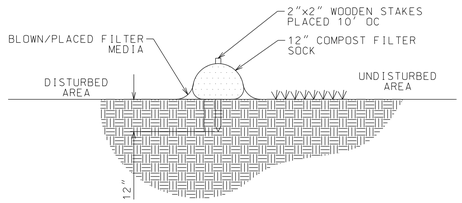
LOCATION
ST. ARMAND, NY

DATE	ISSUED FOR	REV
10/14/25	CONSTRUCTION	

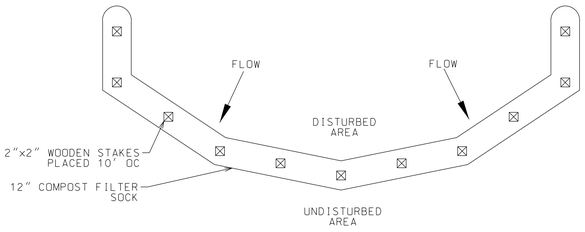
DRAWN BY:RRG
CHECKED BY: JAG
PROJECT #:25-089
ORIGINAL 24"x36"

TITLE
DETAILS & NOTES

SHEET
C20



SECTION VIEW



PLAN VIEW

NOTES

1. SOCK FABRIC SHALL MEET STANDARDS OF TABLE 5.1. COMPOST SHALL MEET THE STANDARDS LISTED ON OF TABLE 5.2 OF NYS STANDARDS AD SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.

3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

4. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

5. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

6. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

7. UPON STABILIZATION OF THE AREA CONTRIBUTORY TO THE SOCKS, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

A COMPOST FILTER SOCK

NTS

MULCH STABILIZATION NOTES

1. MULCH STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS OF FIRST DISTURBANCE AND IMMEDIATELY AFTER COMPLETION OF ROUGH GRADING ACTIVITIES.

2. APPLY MULCHING MATERIAL. MULCH SHALL BE OAT OR WHEAT STRAW, FREE FROM WEEDS OR FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY.

3. IN MID-SUMMER, LATE FALL, OR WINTER: APPLY 100 LB PER 1000 SF, PLUS TACKIFIER. IN SPRING OR EARLY FALL: APPLY 45 LB PER 1000 SF. PLUS TACKIFIER.

4. INSTALL JUTE MATTING WITH OPEN WEAVE FOR SLOPES GREATER THAN 1:6, BUT LESS THAN 1:4. FOR SLOPES GREATER THAN 1:4 INSTALL CURLEX I CL BY AEC OR APPROVED EQUAL, UND.

FINAL SEEDING NOTES

1. PREPARE SUBSOIL TO ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAINTAIN LINES, LEVELS, PROFILES AND CONTOURS. MAKE CHANGES IN GRADE GRADUAL. BLEND SLOPES INTO LEVEL AREAS.

2. REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS AND THEIR ROOTS.

3. SPREAD TOPSOIL TO A MINIMUM DEPTH OF 4" OVER AREA TO BE SEEDED.

4. TYPICAL SEED MIXES FOR LAWN AREAS IS 15-40% KENTUCKY BLUEGRASS, 30-50% FINE FESCUE, 15-40% PERENNIAL RYEGRASS, 5-15% ANNUAL RYEGRASS AND 0-5% WHITE CLOVER. SEED MIXES FOR GENERAL RESTORATION IS 50-70% FINE FESCUE, 15-40% PERENNIAL RYEGRASS, 5-15% ANNUAL RYEGRASS AND 5-10% WHITE CLOVER. APPLY AT A RATE OF 350 LB/AC. PLACE SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE LIGHTLY. ALTERNATE SEED MIXES MAY BE APPROPRIATE FOR SPECIFIC LOCATIONS AND SEASONS. CONFIRM WITH ENGINEER PRIOR TO SEEDING.

5. AFTER 1 OCTOBER INCLUDE AN ADDITIONAL 125 #/AC OF WINTER RYE TO ABOVE SEED MIXES.

6. APPLY MULCHING MATERIAL TO SEED AREA. MULCH SHALL BE OAT OR WHEAT STRAW, FREE FROM WEEDS OR FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. REFER TO MULCH STABILIZATION NOTES FOR APPLICATION REQUIREMENTS.

7. FOR SLOPES GREATER THAN 1:6 INSTALL THE FOLLOWING ANCHORED STABILIZATION MAT:
   7.1 - 1:6 TO 1:3 JUTE MATTING OR CURLEX NETFREE BY AEC
   7.2 - 1:3 TO 1:1.5 AEC PREMIER STRAW / COCONUT FIBERNET BY AEC

8. REAPPLY SEED UNTIL GRASS IS COMPLETELY ESTABLISHED.

9. WHEN HYDROSEEDING SLOPES OVER 3:1, USE HYDROSEEDER TO APPLY SEED, FERTILIZER, WOOD FIBER MULCH (45 LB PER 1000 SF), AND MULCH TACKIFIER.

10. FINAL SEEDING OPERATIONS TO COMMENCE WITHIN SEVEN DAYS OF FINAL CONSTRUCTION IN EACH AREA, AND BE COMPLETE WITHIN 14 DAYS.

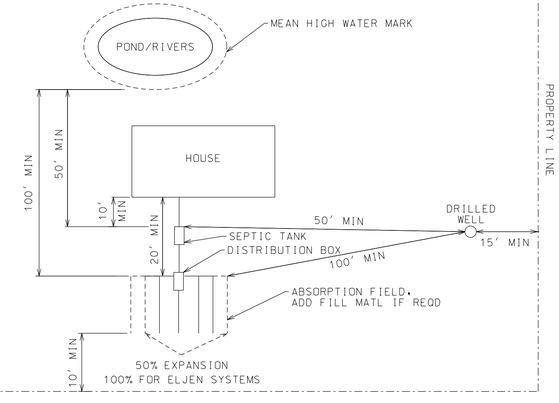
STABILIZATION MAINTENANCE NOTES

1. FERTILIZE IN EARLY WINTER WITH NITROGEN AT 40 LB/AC.

2. FERTILIZE IN EARLY SPRING WITH 10-10-10 AT 150 LB/AC.

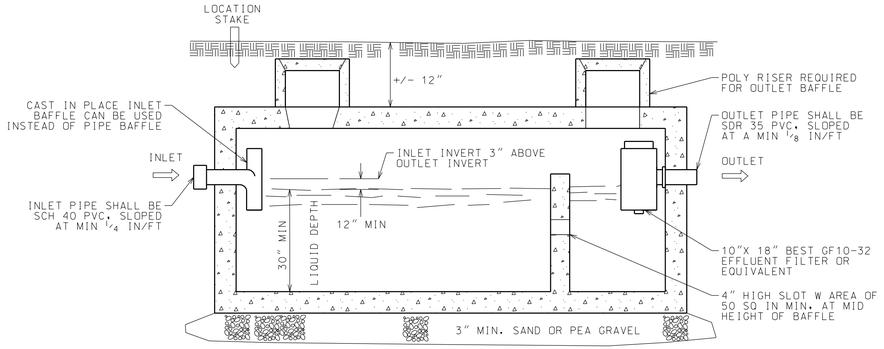
3. KEEP MOWED HEIGHT TO 3" - 4".

NOTES:
1. ANY WATER SERVICE LINE SHALL BE INSTALLED MIN 10' FROM ANY SEPTIC COMPONENT.
2. 100' MIN TO PONDS, RIVERS, AND WELLS ALSO APPLIES TO ADJACENT PROPERTIES.
3. PROVIDE 150' MIN FROM ABSORPTION FIELD TO SPRING OR WELL POINT.
4. FOR SYSTEMS WHICH REQUIRE FILL, ALL SEPARATION DISTANCES ARE GENERALLY MEASURED FROM THE TOE OF SLOPE OF THE ABSORPTION FIELD. HOWEVER, WHEN TRENCH BOTTOM IS AT LEAST 6" INTO EXISTING SOIL, THE SEPARATION DISTANCE IS MEASURED FROM THE TRENCH SIDEWALL.

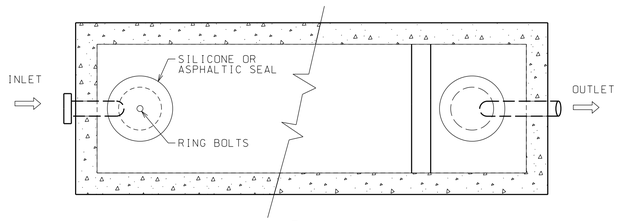


TYPICAL ABSORPTION FIELD SEPARATION REQUIREMENTS

NTS



SECTION



PLAN

NOTES:

1. MIN OF 6" WALL THICKNESS FOR CAST-IN-PLACE CONCRETE.

2. MIN TOTAL CAPACITY AS SHOWN ON PROJECT PLANS. SINGLE COMPARTMENT TANKS IN SERIES MAY BE INSTALLED AS AN ALTERNATE TO ONE DUAL COMPARTMENT TANK.

3. DUAL COMPARTMENT TANKS ARE REQUIRED ON ALL TANKS WITH AN INTERIOR LENGTH OF 10 FT OR MORE.

4. THE FIRST COMPARTMENT OR TANK (INLET SIDE) SHALL ACCOUNT FOR 60-75% OF THE REQUIRED TOTAL DESIGN VOLUME.

5. THE BAFFLE SEPARATING THE COMPARTMENTS SHALL EXTEND FROM THE BOTTOM OF THE TANK TO AT LEAST 6 INCH ABOVE THE INVERT OF THE OUTLET PIPE.

6. COMPARTMENTS SHALL BE CONNECTED BY A 4 INCH VERTICAL SLOT AT LEAST 18 INCHES IN WIDTH, A 6 INCH ELBOW, OR TWO 4 INCH ELBOWS LOCATED AT A DISTANCE BELOW THE LIQUID LEVEL EQUAL TO ONE-THIRD THE DISTANCE BETWEEN THE INVERT OF THE OUTLET AND THE BOTTOM OF THE TANK.

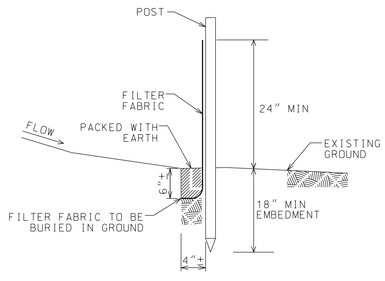
7. AT LEAST ONE ACCESS MANHOLE SHALL BE PROVIDED INTO EACH COMPARTMENT.

8. TANKS IN SERIES SHALL BE CONNECTED BY A SINGLE PIPE WITH A MIN DIAMETER OF 4 INCHES.

9. TANK COVERS SHALL ALWAYS BE ACCESSIBLE. WHERE MANHOLES ARE MORE THAN 12 INCHES BELOW FINAL GRADE, AN EXTENSION COLLAR SHALL BE PROVIDED OVER EACH OPENING. EXTENSION COLLARS SHALL NOT BE BROUGHT FLUSH WITH THE GROUND SURFACE UNLESS THE COVER CAN BE LOCKED TO PREVENT TAMPERING.

DUAL COMPARTMENT CONCRETE SEPTIC TANK

NTS



NOTES:

1. FILTER FABRIC TO BE FASTENED SECURELY TO POSTS.

2. FLARE ENDS UPSLOPE.

3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED TO THE NEXT POST AND SECURED FASTENED TO SUPPORT POSTS.

4. INSPECT AFTER EACH NEW RUNOFF EVENT AND DAILY DURING PROLONGED RAIN FALL. CHECK FOR BREAKS, BULGES, OVERTOPPING, AND UNDERMINING. REPAIR IMMEDIATELY AS NEEDED.

5. POSTS SHALL BE EITHER T OR U TYPE 2" HARDWOOD, SPACED NOT MORE THAN 6' OC.

6. WHEN PROPERLY COMPLETED, SILT FENCES ARE AN ACCEPTABLE BEST MANAGEMENT PRACTICE (BMP), PER US EPA PHASE II.

A SILT FENCE DETAIL

NTS

North Woods Engineering PLLC
348 Lake Street
Saranac Lake, NY 12983
(518) 891•4975
www.north-woods-engineering.com
New York State Certified
Service-Disabled Veteran-Owned Business

STATE OF NEW YORK JOSEPH A. GARSO 075492 LICENSED PROFESSIONAL ENGINEER

WARNING: IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PROJECT NAME

FRALICK SEPTIC
LOT 2 CLIFF PARK SUBDIVISION
VILLAGE OF SARANAC LAKE, NY

LOCATION

ST. ARMAND, NY

DATE	ISSUED FOR	REV
10/14/25	CONSTRUCTION	
3/23/26	VSL CHANGES	A

DRAWN BY:RRG
CHECKED BY: JAG
PROJECT #:25-089
ORIGINAL 24"x36"

TITLE

DETAILS & NOTES

SHEET

C21

To the Development Review Board
Village of Saranac Lake

We respectfully submit this letter requesting consideration of an appeal regarding the Short-Term Rental (STR) permit recommendation for the property located at 5 Harbor Hill.

Our LLC purchased this small one-bedroom cottage on October 31, 2025 with the intention of continuing the long-standing use of the Harbor Hill cottages as rental properties. It is our understanding that these cottages have historically operated as rentals since their construction in the 1940s and 1950s, and the property itself had been functioning as a short-term rental prior to our purchase. Our goal was simply to continue that existing use rather than introduce a new one to the neighborhood.

The purchase was made with the intention of operating a modest, responsibly managed rental that would generate enough income to cover the expenses of maintaining the property while contributing to the local tourism economy. As a graduate and current trustee of Paul Smith's College, I travel to the area periodically for college-related work, and the cottage allows for occasional short stays during those visits. We had also hoped that, when available, the property could occasionally be used by visiting guest lecturers or friends of the college who are traveling to the area in connection with college events or programs.

When we initially began discussing the idea of purchasing a property for this purpose, we knew it would be important to partner with a trusted member of the Saranac Lake community who could help manage the property locally. Through mutual friends we were introduced to Chelsea Graham, and we were immediately impressed by her professionalism, reliability, and strong local knowledge. We ultimately decided to form a business partnership together.

Chelsea is a homeowner in the Village of Saranac Lake, is employed locally with Hudson Headwaters Health Network, and her two children attend Petrova Elementary School. Our intention in partnering with Chelsea was to ensure that the property would be responsibly managed by someone who lives and works in the community while also creating an opportunity for supplemental income for a local family.

Shortly after closing, we contacted the Village to notify them of the change in ownership and to inquire about the STR permitting process. At that time we were informed that new permits would not be issued until January 2026, after the prior year's renewals had been processed. Based on that guidance, we prepared our application materials and waited for notice that new applications would be accepted.

Both Chelsea and I made efforts over the following months to remain informed. We have contacted the Village periodically for updates and at one point attempted to submit the application electronically prior to January but were advised that it could not yet be accepted until a determination had been made regarding the availability of additional permits and residents were notified that submissions were open.

Our completed application has been prepared, printed, and ready for submission for several months, and a check was written for the required fee. Chelsea was prepared to deliver the application in person once the appropriate time was announced. It is our understanding that the applications for the ten permits were submitted at the meeting during which the permits were discussed. As we had checked for updates as recently as the week prior and were unaware that submissions could occur at that meeting, we unfortunately missed that opportunity despite our efforts to remain attentive to the process.

Since purchasing the property, we have refrained from operating it as a short-term rental while waiting for the opportunity to apply for the appropriate permit. As a result, the cottage has remained largely vacant during this period. Prior to our purchase, the property supported several local service providers, including a cleaner and caretaker whom we had intended to retain. Both have expressed that they look forward to the property returning to operation, as it previously provided a meaningful portion of their work. The pause in operations has therefore reduced both local employment associated with the property and the tourism activity it historically supported.

We should note, we also explored the possibility of renting the property through mid-term furnished rental services, including platforms such as Furnished Finder, which often serve traveling professionals such as nurses. However, due to the cottage's very small size and layout as a one-bedroom seasonal cottage, it has proven difficult to place in that market. The property is

much better suited for short-term or transient stays, which is consistent with the historic use of the Harbor Hill cottages.

Since purchasing the property we have also made efforts to invest locally by engaging local legal counsel for the closing and LLC matters, hiring local service providers for maintenance and improvements, and preparing the property to operate responsibly if permitted.

We fully respect the Village's efforts to thoughtfully regulate short-term rentals and appreciate the work that goes into balancing community needs. In this instance, our situation appears to have resulted from a good-faith misunderstanding regarding the timing and method for submitting the application, despite our efforts to follow the process and remain informed.

Given the property's long history as a rental, our efforts to comply with the permitting process, the involvement of a local partner who lives and works in the Village, and the practical limitations of the cottage as a long-term residence, we respectfully ask the Board to consider our appeal and allow the issuance of an STR permit for 2026.

We remain fully committed to complying with all Village STR regulations and operating the property responsibly.

Thank you for your time and consideration.

Sincerely,
Karen Regen