

Jeff Dickson
Town Justice

Laurie McGill
Town Clerk

Robert Curry
Town Supervisor

TOWN OF SANTA CLARA
Variance Board
5359 State Route 30
Saranac Lake, NY 12983

November 5, 2025

Mark Hall
Hall Design Group, LLC
P.O. Box 182
Essex, NY 12936

Mike and Wendy Lincoln
1001 Founders Ridge Lane
McLean, VA 22102

Dear Mark,

Thank you for applying to the Town of Santa Clara Variance Board on behalf of Mike and Wendy Lincoln.

A public hearing will be held on Monday, December 1st, 2025, at 6 PM at the Santa Clara Town Hall, Route 30, Saranac Inn, New York, to consider your application for a variance:

The construction of a dock and boathouse would exceed what is allowed in the Santa Clara Land Use Code in total area, height, and extension from the land.

If you have any questions, please feel free to contact me at 860-416-9238 or Nancy LaBombard, Chairperson, at 518-891-5203. Thank you.

Sincerely,



Robin Sullivan

Secretary

Town of Santa Clara Variance Board

CC Nancy LaBombard
Todd David
Laurie McGill

PUBLIC HEARING NOTICE
VARIANCE BOARD
TOWN OF SANTA CLARA

The Variance Board of the Town of Santa Clara, County of Franklin, State of New York will hold a Public Hearing on Monday, December 1st, 2025, at 6:00 PM at the Santa Clara Town Hall, Route 30, Saranac Inn, New York, to hear comments on the following application:

Application of Mike and Wendy Lincoln would require a variance for the construction of a dock and boathouse. This variance would be on the applicants' property at 417 Gilpin Bay Rd., Saranac Lake, NY 12983, Town of Santa Clara, Franklin County, New York Tax Map 463.-2-2.100.

The proposed dock and boathouse would exceed what is allowed in the Santa Clara Land Use Code in total area, height, and extension from the land. Section 7.35 of the Land Use Code states that a dock may not exceed an area of 500 sq ft, a boathouse may not exceed an area of 625 sq ft and the combined surface area of a boathouse and dock may not exceed an area of 875 sq ft. The proposed dock would be 368 sq ft, the proposed boathouse would be 1024 sq ft and the combination of those would be 1392 sq ft. The Land Use Code states that the maximum height of a boathouse is 15 ft from the mean high-water mark. The proposed boathouse would be 16 ft 6 inches in height from the mean high-water mark. The Land Use Code states that a dock or boathouse may not extend away from land more than 33 ft from the mean high-water closest to such structure. The proposed dock would extend 38 ft from the mean high-water mark.

The variance application of Mike and Wendy Lincoln is available for public review and inspection at the office of the Santa Clara Town Clerk, Santa Clara Town Hall, 5367 State Route 30, Saranac Inn, NY, during the Clerk's business hours. Contact the Clerk at 518-354-8477 or by e-mail at sctownclerk@centralny.twcbc.com for information about the Clerk's office hours. Arrangements to review the application can also be made by contacting the Chairperson of the Variance Board, Nancy LaBombard, at 518-891-5203.

Anyone wishing to comment on the variance application may do so, either personally or by authorizing a representative to comment. Comments can be made verbally at the Public Hearing. Comments may also be submitted in writing, either at the Public Hearing or via United States mail addressed to: Variance Board Chairperson- Town of Santa Clara, Nancy La Bombard, 41 Kimpton Rd., Saranac Lake, NY 12983. Comments submitted by U.S. Mail must be received by 5:00 PM on November 28th, 2025.

Nancy LaBombard
Chairperson

Publish: November 24, 2025

Fee – Area Variance – Single Project \$160.00 Payable to the Town of Santa Clara

Use Variance – Single Project \$210.00 Payable to the Town of Santa Clara

A. Statement of Ownership and Interest:

The applicant(s) Michael and Wendy Lincoln

Is (are) the owner(s) of property situated at the following location:

Moss Ledge - 417 Gilpin Bay Road, Santa Clara, NY

Lot #, Street #, Road (State, County, Town, Right of Way)

Property Description Seasonal Residence

(as per tax Bill)

B. Relief sought: The applicant(s) request(s) the following variance(s):

1. Structure setback from water or wetland

Indicate: ___ body of water, ___ Stream, ___ wetland, ___ Resource Management Class

b. Describe structure and purpose _____

(If more space is needed attach added page(s))

c. Dimensions of construction: L _____ ft, W _____ ft, H _____ ft

(Submit scaled sketch showing dimension & site Location)

Excavation _____ ft. depth

d. Distance Change requested: from 75 ft to _____ ft

2. Lot line setback (Section 6, Article 5) **Submit scaled sketch showing both existing and new setbacks.**

a. Side or rear: (indicate which or both)

From _____ ft to _____ ft

From _____ ft to _____ ft

From _____ ft to _____ ft

b. Public road/right of way: (indicate which or both)

From _____ ft to _____ ft

- c. Body of water, stream, and wetland: (indicate which type and whether parcel is in APA designated Resource Management). **CONSULT CODE ENFORCEMENT OFFICER IN THIS AREA.**

TYPE _____ RESOURCE MANAGEMENT _____

PLEASE NOTE: Specific attention will be given to site size, terrain, soil structure, vegetation, animal life, type of structure (including excavation), type of water flow, etc. Owner will be responsible for any test and/or specialized data collection required.

- d. Sewage/septic: (Section 6.4, Article 11) Follow directions as per 2 c. above.

From _____ ft to _____ ft

3. Sewage/septic/water supply distance relationship: (Section 6.4, Article 11) Follow directions as per 2 c. above.

From _____ ft to _____ ft

NOTE: Any request for a lessening of requirements of N. Y. State Health Dept. requirements must first be denied by the Code Enforcement Officer before as appeal is filed with the State Health Dept.

4. Height: (Section 6.4)

From _____ ft to _____ ft

5. Shoreline: **Show location(s) and dimensions of all structures affected through scaled sketch(es) plus new dimensions and/or location(s). See Law 6.4 and indicate type(s) of structure(s).**

Type of Structure

see attached SPR set

Wharf _____ Dock ☒ Pier _____ Boathouse ☒

(Check all that apply)

- a. Wharf:

Extension form shoreline: from _____ ft to _____ ft

Lateral dimension: from _____ % to _____ %

Area from _____ ft to _____ ft

- b. Dock:

Extension form shoreline: from _____ ft to 38 ft

Lateral dimension: from _____ % to 8' wide with an 8'x16' "L" at the end

Area from _____ ft to 368 ft

- c. Pier:

Extension form shoreline: from _____ ft to _____ ft

Lateral dimension: from _____ % to _____ %

Area from _____ ft to _____ ft

d. Boathouse:

Setback from _____ ft to Roughly 630' from sideyards
Extends 32' from MHW (33' allowed)

Height from _____ ft to 15' (from floor) 16'-6" from MHW

Area from _____ ft to 1,024sf

e. Area Combination:

Wharf from _____ ft to _____ ft

Dock from _____ ft to 368sf

Pier from _____ ft to _____ ft

Boathouse from _____ ft to 1,024sf

Total Area from _____ ft to 1,392sf

6. Vegetation removal: (Section 6B.4, Article 7.26)

a. Percent removal: from _____ % to _____ %

b. Size from _____ inches to _____ inches

7. Previously completed structure:

a. Exceptions for elements missing (making structure "incomplete" ex: windows, roof, interior fixtures – toilet, tub, etc., finish flooring) CONSULT CODE ENFORCEMENT OFFICER

List _____

b. Change in use and/or occupancy: _____

8. Justification of the request for this variance:

a. The strict application of the section(s) of this law which relief is sought in this application would create practical difficulty inconsistent with the general purpose of the Laws in that: (Describe the nature of the difficulty and how it prevents reasonable use of the property. Attach additional sheets if needed).

Relief is sought from Section 7.35 A and B which limit the area and height of boathouses and docks (See attached supplemental sheets for complete response)

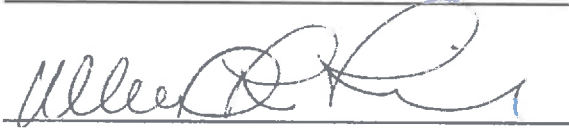
- b. The granting of the relief sought variance(s) will not be a substantial detriment to the quality of the nature and character of the neighborhood or area, other owners' property improvements, its ecosystems, and the health and safety of the other residents because:

The granting of the relief sought would not be a substantial detriment (see attached supplemental sheet for complete response)

- c. Describe any unusual impact upon municipal services provided (fire protection, rescue service, road maintenance and snow removal, animal control, etc.).

There would be no impact on municipal services

SIGNATURE(S) OF OWNER(S)

Address (es)

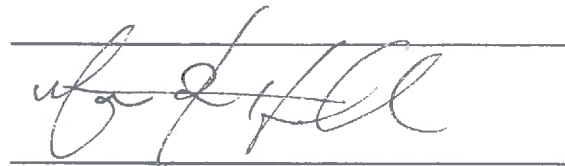
1001 Founders Ridge Lane

McClean, VA 22102

Telephone #(s)

(703) 615-9032

SIGNATURE OF APPLICANT(S)
(If Authorized Agent)



Address (es)

2241 Lakeshore Road

Essex, NY 12936

Telephone #(s)

(518) 524-1048

Email address:

wendylincoln8@gmail.com

Email address:

mark@halldesigngroup.com

Date: October 28, 2025

Date: October 28, 2025

NOTE: THE CODE ENFORCEMENT OFFICER IS AVAILABLE TO ADVISE AND AID IN THE PREPARATION OF THIS FORM.

Application and responses are to be mailed or scanned into a pdf file and emailed to:

Robin Sullivan
Variance Board Secretary
5359 State Route 30
Saranac Lake NY 12983
santaclaravariancesecretary@gmail.com

A COPY OF ALL VARIANCE APPLICATIONS SHALL BE SENT BY THE APPLICANT AT HIS/HER OWN COST AND EXPENSE BY FIRST CLASS MAIL TO ALL PROPERTY OWNERS LOCATED WITHIN 750 FEET OF THE APPLICANT'S PROPERTY LINES AS DETERMINED BY REFERENCE TO THE FRANKLIN COUNTY REAL PROPERTY TAX MAP. **ASSITANCE WILL BE PROVIDED BY THE CODE ENFORCEMENT OFFICER TO DETERMINE THESE PROPERTIES THAT ARE WITHIN 750 FEET.**

THE APPLICANT MAY OBTAIN THE NAMES AND MAILING ADDRESSES OF SUCH PROPERTY OWNERS FROM THE MOST CURRENT ASSESSMENT ROLLS OF THE TOWN. **PROOF OF MAILING SHALL BE IN THE FORM OF CERTIFICATES OF MAILING SIGNED BY A REPRESENTATIVE OF THE U. S. POSTAL SERVICE AND CERTIFICATES SHALL BE FILED WITH THE VARIANCE BOARD AT THE TIME OF APPLICATION. PLEASE INCLUDE 6 COPIES OF ANY OVERSIZED ARCHITECTURAL DRAWINGS RELATED TO THE VARIANCE.**

IN THE EVENT THAT THE APPLICANT HAS A PARCEL OF LAND IN EXCESS OF FIVE ACRES, AND THE VARIANCE ONLY AFFECTS A PORTION OF SAID LANDS, AND THE FOREGOING REQUIREMENTS OF MAILED NOTICE WOULD REQUIRE MORE THAN 10 NOTICES TO BE SENT, THE APPLICANT MAY MAKE APPLICATION TO THE VARIANCE BOARD TO LIMIT SUCH NOTICES TO PROPERTY OWNERS WITHIN 750 FEET OF THE BOUNDARY LINES OF THE APPLICANT'S LANDS MOST DIRECTLY AFFECTED BY THE VARIANCE REQUEST.

THE VARIANCE BOARD IN CONSIDERING SUCH AN APPLICATION SHOULD ONLY GRANT IT IF A MAJORITY OF THE VARIANCE BOARD DETERMINES THAT THOSE PROPERTY OWNERS AFFECTED BY THE VARIANCE WOULD RECEIVE NOTIFICATION UNDER THE PROVISION.

ALSO SEE VARIANCE APPLICATION INSTRUCTION SHEET.

SUPPLEMENTAL SHEET

8. Justification of the request for this variance:

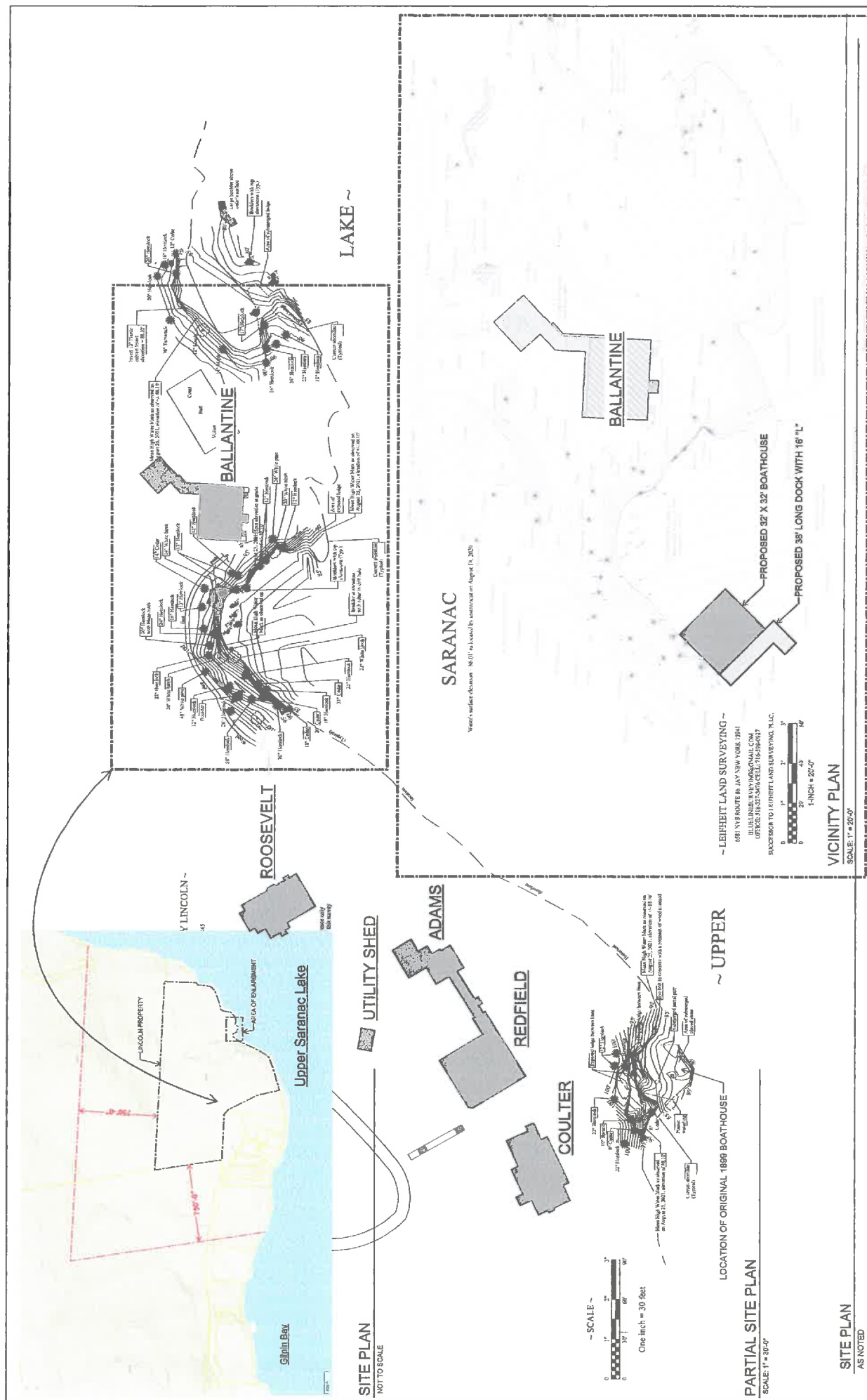
- a. The strict application of the section(s) of this law which relief is sought in this application would create practical difficulty inconsistent with the general purpose of the Laws in that: (Describe the nature of the difficulty and how it prevents reasonable use of the property. Attach additional sheets if needed).

The goal of this project is the construction of a boathouse that would be in keeping with the size and style of the original c.1899 boathouse which existed on the property. The location would be moved from the original spot, for better weather protection and access from the land and water. The proposed boathouse is one part of a larger undertaking to refurbish and expand the historic William Coulter designed great camp called "Moss Ledge", for which the current owners were awarded the prestigious Adirondack Architectural Heritage Association's "Historic Preservation Award" in 2018. Moss Ledge sits on more than 28 acres, including over 1,400ft of shoreline, and unlike many Great Camps that have been sub-divided, it is essentially the same size today as when it was created in 1898.

The original camp included several cottages as well as a substantial boathouse. The original boathouse burned down in the 1950's when Moss Ledge was owned by Syracuse University. Sadly, while there are minimal remains and no original plans in existence, the original boathouse crib is still visible and is partially exposed above the water line. An historical log book indicates that the original boathouse accommodated several boats, including the 25' long wooden "Moss Ledge" motorboat. An appropriately sized and detailed boathouse would not be possible without the requested area variance. The project has the support of many of the neighbors (letters of support transmitted separately) and would be in lieu of constructing two or more smaller boathouses.

- b. The granting of the relief sought variance(s) will not be a substantial detriment to the quality of the nature and character of the neighborhood or area, other owners' property improvements, its ecosystems, and the health and safety of the other residents because:

Granting of the relief sought would not be detrimental. The request represents a modest expansion in area (64%) and height (10%) beyond what is allowed by Santa Clara zoning. It is 15% smaller than the APA allows and meets the APA height restrictions. The property includes roughly 1,400 feet of shoreline. The current zoning allows a boathouse to occupy up to 15% of the shoreline. The proposed boathouse would occupy only 2.3%. When viewed in context the increase in size would be virtually imperceptible (see shoreline rendering). The boathouse and dock are located on the water, so there would be no significant change to the terrain and vegetation of the shoreline. The health and safety of other residents would not be effected because the location is within a small cove that is not in the typical path of boat traffic.



MOSS LEDGE BOATHOUSE

SANTA CLARA, NY

OCTOBER 28, 2025

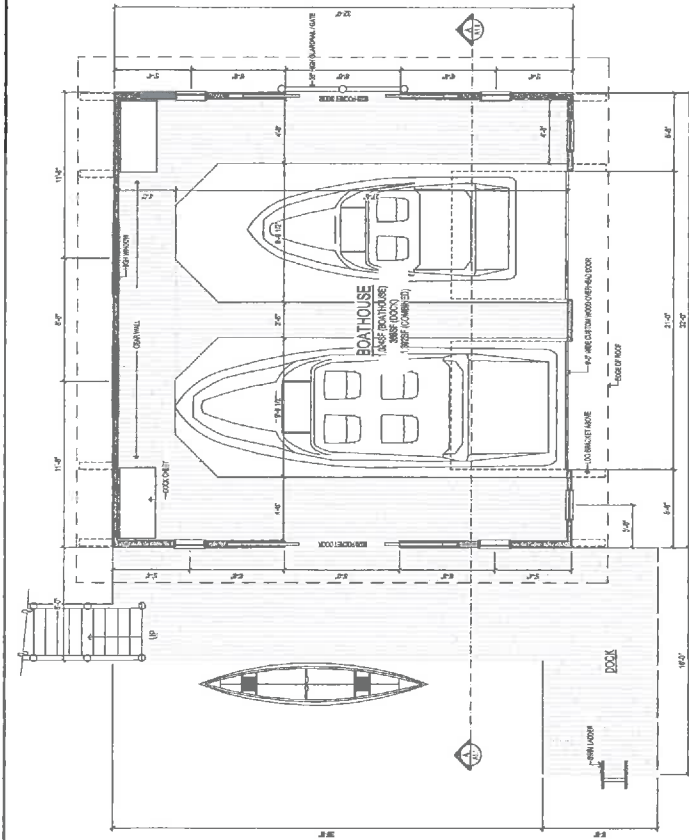


HALL
DESIGN
GROUP

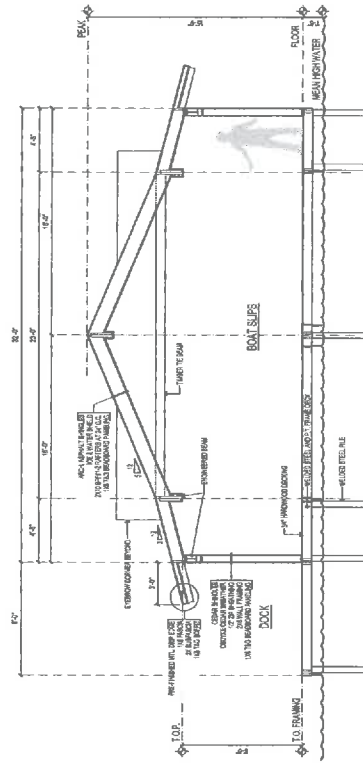
SITE PLAN

PARTIAL SITE PLAN
SCALE: 1" = 30'-0"

VICINITY PLAN



BOATHOUSE PLAN
SCALE 1/8" = 1'-0"

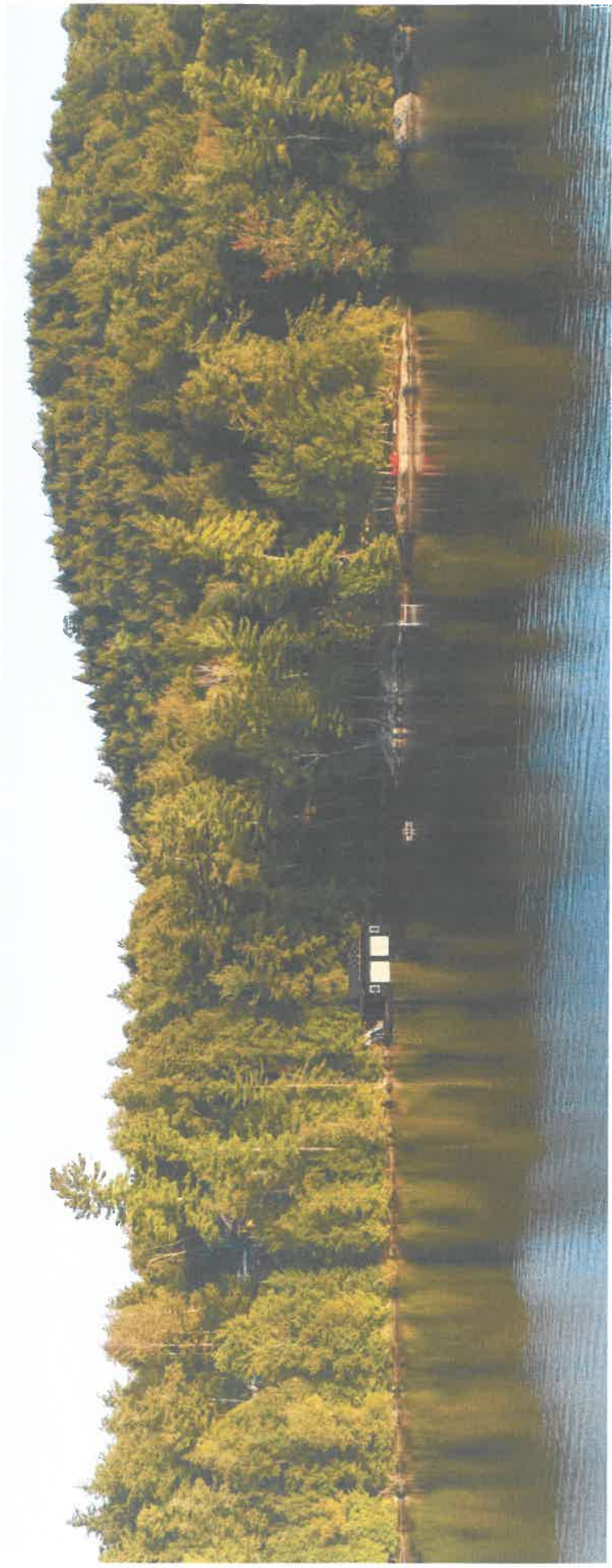


BOATHOUSE SECTION
SCALE 1/4" = 1'-0"



MOSS LEDGE BOATHOUSE

SANTA CLARA, NY
OCTOBER 28, 2023



PROPOSED BOATHOUSE AS VIEWED FROM THE WATER



MOSS LEDGE BOATHOUSE

SANTA CLARA, NY

OCTOBER 28, 2025



Adirondack Park Agency

KATHY HOCHUL
Governor

BARBARA RICE
Executive Director

October 14, 2025

Mark Hall – via email
P.O. Box 182
Essex, NY 12936

RE: Jurisdictional Determination J2025-0956
Tax Map Parcel 463.-2-2.100
Land Use Area: Low Intensity Use
Town of Santa Clara, Franklin County

Dear Mark Hall:

Thank you for your Jurisdictional Inquiry Form, submitted on behalf of your client and received by the Agency on October 3, 2025.

Agency review indicates that the proposed construction of a boathouse as depicted on the three-page plan set titled, "Moss Ledge Boathouse" dated October 9, 2025, and described in the materials submitted does not require a permit or variance from the Adirondack Park Agency. Please note that, in making this determination, the Agency has not reviewed the lawfulness of any other structure on the property or any past subdivisions involving the property.

Agency staff review of aerial photography indicates that no jurisdictional wetlands will be impacted by the proposed. Please remember that all activities within the Adirondack Park must comply with the Freshwater Wetlands Act. Additional information regarding wetlands in the Adirondack Park can be found on the Agency's website at

Although your client's proposal does not require Agency approval, please help to prevent the spread of invasive species by ensuring all excavating tools, fill, and other equipment are thoroughly cleaned and that all fill is free of invasive species prior to use on-site. If any portion of the site contains invasives, all construction equipment and vehicles should be thoroughly cleaned prior to moving to other areas. If the proposal will involve any plantings, care should be taken to avoid the introduction of invasive species. Additional information on how to prevent the spread of invasive species in the Adirondack Park can be found at www.adkinvasives.com.

In addition, please be aware of the following information and requirements:

1. In a Low Intensity Use land use area, any new structure over 100 square feet in size (except docks and boathouses - see definitions in the attached Shoreline Restrictions flyer) must be set back at least 75 feet from the mean high water mark of lakes, ponds, and navigable rivers and streams. Structure setbacks are

measured horizontally from the closest part of the structure to the mean high water mark. For the purpose of applying the setback requirements, a structure consists of all attached components, including all porches, decks, staircases, and other structures.

With minor exceptions, existing structures may be replaced but may not be expanded in any direction within the shoreline setback area. No bedrooms may be added to any structure served by a wastewater treatment system located within 100 feet of a water body.

Vegetative cutting restrictions also apply to shorelines: The removal of vegetation is limited within 6 feet of the mean high water mark, and the cutting of trees is limited within 35 feet of the mean high water mark.

Please see the attached flyers for additional information regarding the Agency's shoreline restrictions and boathouse regulations.

This letter does not authorize the impairment of any easement, right, title, or interest in real or personal property, and shall not be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local. We recommend that you check with Town authorities and the New York State Department of Environmental Conservation to obtain all necessary approvals prior to commencing the project.

Please do not hesitate to contact the Agency with any questions.

Sincerely,

/s/ Kyle Hertel

Kyle Hertel
Project Administrator
Attachments: Shoreline Restrictions Flyer, Boathouse Flyer

cc: Town of Santa Clara – via email
NYS DEC Region 5 – via email

Herbert Pollock Family Trust
Attn: Michael Pollock
5691 Maidenhead Dr
Windsor, CO 80550

Donaldson George A & Sons
P.O. Box 2
Lake Clear, NY 12945

Dean & Janice Butts
25 Suburban Dr
Elmira, NY 14903

Lorraine A Senecal Rev Trust
1411 Bush Creek Drive
Grand Blanc, MI 48439

Paul G & Lori Joynt
7707 Totman Rd
North Syracuse, NY 13212

[Cohen Family Irrevocable Trust](#)
32 Londonderry Lane
Somers, NY 10589

[Susan L. Cohen](#)
32 Londonberry Ln
Somers, NY 13212

Ny Conference Association
Attn: Amkarolyi Sec
Box 67
Syracuse, NY 13215

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MICHAEL POLLOCK
5211 MANDERBROOK DR.
WINDSOR CO 80550

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4707 TOTMAN RD.
N. SYRACUSE, NY 13212

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Street and Apt. No., or PO Box No.
52 LAKEMANORWAY LANE
City, State, ZIP+4®
SENIUS, NY 10589

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City, State, ZIP+4®
LAKE CLEAR NY 12945

PS Form 3800, April 2015 PSN 7530-01-000-904 See Reverse for Instructions



EAGLE ISLAND CAMP

An unplugged island experience

October 23, 2025

Robin Sullivan, Secretary

Santa Clara Zoning Board of Appeals/Variance Board

5359 State Route 30

Saranac Lake NY 12983

Email: santaclaravariancesecretary@gmail.com

Subject: Support for Moss Ledge Boathouse Restoration

Dear Robin Sullivan,

I am writing to express my support for the proposed reconstruction of the original boathouse at **Moss Ledge on Gilpin Bay Road in Saranac Lake**. As the Executive Director of Eagle Island Camp, I have witnessed firsthand the positive impact that this historic site has on our community, both culturally and economically.

Moss Ledge, designed by William Coulter just after the original buildings opened in 1898, is a treasured landmark listed on the **National Register of Historic Places**. Over the past decade, the owners of Moss Ledge have worked diligently to restore each of the original buildings on the property, carefully preserving their historic architecture and character. The reconstruction of the boathouse represents the final phase of this meticulous restoration.

While the proposed boathouse is modestly larger than the current boathouse size limits in Santa Clara, it remains faithful to the original design and historical context. Its completion will honor the architectural heritage of the region.

Additionally, projects like this contribute to the local economy through construction, tourism, and related activities. To support this, Eagle Island and Moss Lodge have frequently done joint historic tours together with the Adirondack Architectural Heritage (AARCH), bringing new members to our community.

I strongly encourage the Santa Clara Zoning Board to support this thoughtful restoration. The boathouse is not merely a building—it is a symbol of **historic preservation, community investment, and the beauty of Upper Saranac Lake**.

Thank you for your consideration.

Sincerely,

Danielle LaCavalla, Executive Director



Robin Sullivan <santaclaravariancesecretary@gmail.com>

Lincoln Variance

1 message

hemlanding@aol.com <hemlanding@aol.com>

Mon, Oct 27, 2025 at 10:24 AM

Reply-To: hemlanding@aol.com

To: SantaClaravariancesecretary@gmail.com

Cc: mlincoln@cooley.com

Dear Robin Sullivan,

I am a neighbor of Michael and Wendy Lincoln of Moss Ledge Camp. I approve the variance they are requesting for building a boat house on Upper Saranac Lake.

Sincerely,

Dean Butts

422 Gilpin Bay,

Saranac Lake, NY 12983

October 23, 2025

Robin Sullivan
Secretary
Santa Clara Zoning Board of Appeals/Variance Board
5359 State Route 30
Saranac Lake NY 12983
Email: santaclaravariiancesecretary@gmail.com

Dear Robin and Members of the Board,

Muffin and I are writing this letter in support of Mike and Wendy Lincoln's re-build of the original boathouse at Moss Ledge.

Along with our families, we have owned property on Upper Saranac Lake for fifty years and were married on Chapel Island.

As fellow neighbors on Gilpin Bay Road, we deeply appreciate the meticulous, historically accurate, and monumental 10-year restoration project the Lincoln's have undertaken in the preservation of Moss Ledge, an Adirondack Great Camp listed on the National Register of Historic Places.

Re-building the original boat house in keeping with William Coulter's 1898 design, is the final piece of the Lincoln's restoration project at Moss Ledge. The proposed boat house, beautifully designed by Mark Hall, is true to the original and just marginally bigger than the current Santa Clara Boathouse sizes limits. The re-built boathouse will nestle into the cove as per the proposed plan and blend in perfectly with the shoreline and the historic architecture of Moss Ledge.

Mike and Wendy Lincoln are true advocates for architectural preservation. The restoration of Moss Ledge is a tremendous gift to the Saranac Lake community, and the storied history of Adirondack Great Camps.

We wholeheartedly support the Lincoln's proposed plan to re-build the original boathouse at Moss Ledge. It is our sincere hope that the Santa Clara Zoning Board of Appeals /Variance Board agrees with the APA's recommendation and community support to approve this project.

Sincerely,

Dr. Paul and Muffin McAfee
439 Gilpin Bay Road
Saranac Lake, NY 12983
Cell: 410-371-2207

Forestcraft Company, LLC
2202 Pinecrest Road
Greensboro, NC 27403
1-336-662-3354



November 1, 2025

Town of Santa Clara Variance Board
Attn: Nancy LaBombard, Chair, and Members
5359 State Route 30
Saranac Lake, NY 12983
santaclaravariancesecretary@gmail.com

Re: Support for Variance Application – 417 Gilpin Bay Road

Dear Ms. LaBombard and Members of the Board,

On behalf of Forestcraft Company, LLC, I am writing to express our strong support for the variance application submitted by Michael and Wendy Lincoln for their property at 417 Gilpin Bay Road in the Town of Santa Clara.

Forestcraft Company, LLC is owned by eight families, most of whom have been part of the Upper Saranac Lake community for decades. Our property, like the Lincolns', is located on Gilpin Bay Road. Since 2016, we have enjoyed a close and respectful relationship with the Lincolns. They have been excellent neighbors and dedicated stewards of Moss Ledge, which is a rare and irreplaceable architectural treasure on Upper Saranac Lake.

When the Lincolns purchased Moss Ledge, the property was in a state of severe decline: overgrown grounds, deteriorating structures, and failing infrastructure. Despite these conditions, they saw its historic value and committed themselves to an extensive, high-quality restoration. It is fair to say that most buyers, perhaps nine out of ten, would have demolished the historic buildings and started over. Had that happened, the lake community and the Adirondacks would have suffered a significant cultural and architectural loss.

Reasons for Supporting the Variance

1. **Historic Restoration and Stewardship**

Built in 1898 and designed by architect William Coulter, Moss Ledge is listed on the National Register of Historic Places. The Lincolns have invested tremendous time and resources into its faithful restoration through a carefully planned series of phases. The proposed boathouse is a natural continuation of that preservation effort.

2. **Alternative Options Exist – but Are Undesirable**

Moss Ledge sits on a 26-acre parcel. If the Lincolns were unable to build a functional boathouse, subdivision of the property is a legal and realistic alternative, though we understand that this is not their current intent. Such an outcome would be far more disruptive to the shoreline, community character, and the Town.

3. **Longstanding Expectation to Build**

The Lincolns purchased Moss Ledge in 2016, before the Town adopted its 2019 Land Use Code restricting boathouse size. At the time of purchase, it was understood that a boathouse would eventually be part of the restoration plan. Urgent structural and infrastructure work necessarily came first; by the time those priorities were complete, the new regulations were in place. Granting this variance acknowledges their reasonable and good-faith expectation.

4. **No Adverse Impacts**

The proposed boathouse presents no detriment to public health, safety, welfare, the environment, or the character of Upper Saranac Lake. It is architecturally consistent, modest in scale, and aligned with the historic design language of the property.

Approving this variance is fully consistent with the spirit and intent of the Town's land use code, particularly with respect to encouraging historic preservation and responsible shoreline development. The Lincolns are not asking for an excessive structure—they are seeking a modest increase in square footage to build a boathouse that matches the scale and historic character of Moss Ledge. In addition to preserving a landmark property, this project strengthens the character and visual integrity of Gilpin Bay and contributes to the long-term cultural, environmental, and economic value of the Upper Saranac Lake community.

For these reasons, Forestcraft Company, LLC respectfully urges the Board to approve the variance request.

Sincerely,

Eric Kuhn

President

Forestcraft Company, LLC