

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

August 19, 2025

James and Laura Carpenter
P.O. Box 62
Lake Clear, NY 12945

Timothy R. Smith, Attorney
Christopher and Susan Koegel
2296 Saranac Avenue
Lake Placid, NY 12946

Dear Mr. and Mrs. Carpenter, Mr. Smith, and Mr. and Mrs. Koegel,

Thank you for applying to the Town of Santa Clara Variance Board.

A public hearing will be held on Monday, September 15, 2025, at 6 PM at the Santa Clara Town Hall, Route 30, Saranac Inn, New York, to consider your application for a variance:

A lot size variance is needed for the construction of a single-family dwelling because it is less than two-thirds of the minimum lot size requirement of 3.2 acres.

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, September 15, 2025, at 6:00 PM at the Santa Clara Town Hall, Route 30, Saranac Inn, New York, to hear comments on the following application:

The application of James and Laura Carpenter (owners) and Christopher and Susan Koegel (contract vendees) would require a lot size variance for the construction of a single-family dwelling.

This variance would be on the applicants' property on Gilpin Bay Road, Town of Santa Clara, Franklin County, New York, Tax Map 463.-2-7.2.

The proposed variance is:

The property is in a R-1.3.2 district under the Town Land Use Code, with a minimum size of 3.2 acres. Section 8.3 of the town code, along with a 1997 non-jurisdictional letter from the APA, makes the property eligible for a reduction of the minimum lot size to two-thirds of 3.2 acres, which is 2.133 acres. The applicants' property contains 1.956 acres which is 91.7 % of the 2.133 acres requirement.

The variance application of James and Laura Carpenter and Christopher and Susan Koegel 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 santaclaratownclerk@gmail.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 Friday, September 12, 2025.

Nancy LaBombard
Chairperson

Publish: Monday, September 8th, 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) are Christopher Koegel and Susan Koegel (contract vendees)

James H. Carpenter and Laura Rocco Carpenter

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

Gilpin Bay Road, Town of Santa Clara, Franklin County, New York (no official street #)

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

Property Description	Tax Map Parcel	463.-2-7.2
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(as per tax Bill)

1.956-acre vacant lot on north side of Gilpin Bay Road

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

1. Structure setback from water or wetland	SEE ATTACHED NARRATIVE
--	------------------------

a. 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

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 _____ ft

Lateral dimension: from _____ % to _____ %

Area from _____ ft to _____ 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 _____ ft

Height from _____ ft to _____ ft

Area from _____ ft to _____ ft

e. Area Combination:

Wharf from _____ ft to _____ ft

Dock from _____ ft to _____ ft

Pier from _____ ft to _____ ft

Boathouse from _____ ft to _____ ft

Total Area from _____ ft to _____ ft

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).

The property has been a separate tax map parcel since 1998, assessed and taxed like a "building lot" since that time. The lot size restrictions of the Land Use Code prevent any reasonable use of the property. As stated in the Narrative, the lot has 91.7% of the lot area required by the Code, and for that reason the variance is not substantial.

[See the answer to Question "a" on the bottom of the preceding page]

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:

1. The lot in question and surrounding lots are forested, and the single family dwelling to be constructed by the applicants is unlikely to be visible from Gilpin Bay Road or off-site locations.
2. A single family dwelling is a Primary Use in an R-1-3.2 District, and the proposed single family dwelling will comply with all relevant Town and APA setback requirements.
3. The proposed dwelling will not occasion noise other than the subdued noise levels typical of a single family dwelling.
4. For these reasons, there will be no detriment to the character of the neighborhood or to adjoining and nearby properties.

c. Describe any unusual impact upon municipal services provided (fire protection, rescue service, road maintenance and snow removal, animal control, etc.). None

SIGNATURE(S) OF OWNER(S)

X

James H. Carpenter

X

Laura Rocco Carpenter

Address (es)

P.O. Box 62

Lake Clear, New York 12945

Telephone #(s)

SIGNATURE OF APPLICANT(S)
(If Authorized Agent)

Christopher Koegel

Susan Koegel

Address (es)

Timothy R. Smith, Attorney

2296 Saranac Avenue

Lake Placid, New York 12946

Telephone #(s)

518-523-3300 (Smith)

[See the answer to Question "a" on the bottom of the preceding page]

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:

1. The lot in question and surrounding lots are forested, and the single family dwelling to be constructed by the applicants is unlikely to be visible from Gilpin Bay Road or off-site locations.
2. A single family dwelling is a Primary Use in an R-1-3.2 District, and the proposed single family dwelling will comply with all relevant Town and APA setback requirements.
3. The proposed dwelling will not occasion noise other than the subdued noise levels typical of a single family dwelling.
4. For these reasons, there will be no detriment to the character of the neighborhood or to adjoining and nearby properties.

c. Describe any unusual impact upon municipal services provided (fire protection, rescue service, road maintenance and snow removal, animal control, etc.). None

SIGNATURE(S) OF OWNER(S)

James H. Carpenter

Laura Rocco Carpenter

Address (es)

P.O. Box 62

Lake Clear, New York 12945

Telephone #(s)

SIGNATURE OF APPLICANT(S)

(If Authorized Agent)

X

Christopher Koegel

X

Susan Koegel

Address (es)

Timothy R. Smith, Attorney

2296 Saranac Avenue

Lake Placid, New York 12946

Telephone #(s)

518-523-3300 (Smith)

Email address:

Email address:

timsmith@lakeplacidlaw.com

Date:

Date:

8-11-25

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.

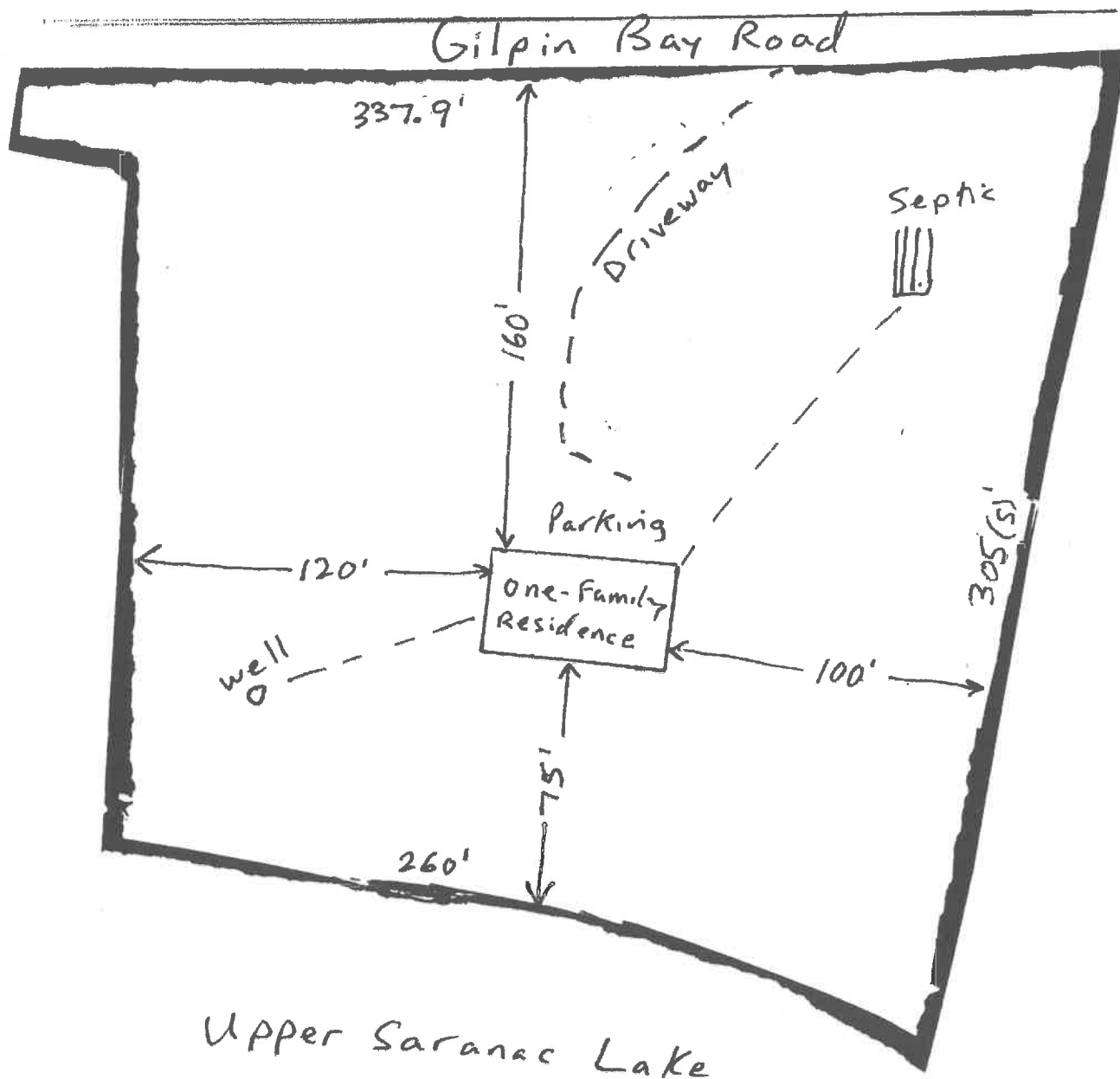
NARRATIVE

Narrative: This is an application for a lot size variance. The subject property is in an R-1-3.2 District under the Town Land Use Code, with a minimum lot size of 3.2 acres. The language of Section 8.30 of the Code (coupled with the attached 1997 APA non-jurisdictional letter for the property) makes this property eligible for a reduction of the minimum lot size to two-thirds of 3.2 acres, or 2.133 acres. The subject-property contains 1.956 acres (according to the attached 1998 Deed), which is 91.7% of the 2.133-acre reduced-area requirement. The property complies with the minimum road frontage requirement, so that is not an issue.

NARRATIVE

Plot Map
Tax Map Parcel 463-2-7.2
1.956 Acres

↑ N
 $1" = 50' \pm$
Boundary Dimensions
Taken from Tax Maps



Read Warranty with Lien Covenant

THIS INDENTURE, made the 20th day of January,
Nineteen Hundred and Ninety-eight

186
BETWEEN **REMYT OHMAN and POLLY OHMAN**, his wife, both residing
at Duane Stage, Malone, New York 12953,
parties of the first part, and

JAMES H. CARPENTER and LAURA ROCCO CARPENTER, his
wife, both residing at 25 Brambach Avenue,
Scarsdale, NY 10583,

parties of the second part,

WITNESSETH: that the parties of the first part, in
consideration of ~~ONE AND NO/100~~ (\$1.00) lawful
money of the United States, paid by the parties of the second part,
does hereby grant and release unto the parties of the second part,
their heirs or successors and assigns of the parties of the second
part forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being
in the Town of Santa Clara, County of Franklin, State of New York,
being part of the Barbour 4000 Acre Tract in Township 23, Great
Tract One of Macomb's Purchase and being part of Lot Number 3 of
the "Howell Tract", a subdivision of land on the north shore of
Gilpin Bay on Upper Saranac Lake, and being more particularly
described as follows: Beginning at a point marked by an iron pipe
in a concrete filled nail keg, said point being the corner of Lots
2 and 3 on the northerly line of said "Howell Tract" and running
thence from said point of beginning, S. 71 degrees 10 minutes 45
seconds E along the northerly line of Lot 3 for a distance of
282.22 feet to a point marked by a one and one-quarter inch iron
pipe; thence S 71 degrees 16 minutes 00 seconds E, continuing along
said line for a distance of 55.71 feet to a point marked by a 1
inch iron pipe and being the corner of Lots 3 and 4 of said "Howell
Tract"; thence S 16 degrees 33 minutes 50 seconds W along the
division line between lands reputedly owned by Swenson and the
lands of the party of the first part herein for a distance of
302.59 feet to a point marked by an old post in a concrete
monument; thence continuing on said course along said division line
for a distance of 3.3 feet more or less to the northerly shoreline
of Gilpin Bay on Upper Saranac Lake; thence in a general westerly
direction along said shoreline as the same winds and turns for a
distance of 260 feet, more or less to a point which is referenced
S 06 degrees 11 minutes 20 seconds W a distance of 19 feet, more or
less from a 1 inch iron pipe; thence N 06 degrees 11 minutes 20
seconds E to said iron pipe and continuing on said course along the
easterly line of a parcel being conveyed by A. Edward Blackmar to
Robert and Mary Koegel for an additional distance of 188.26 feet to
a point marked by a three-quarter inch iron pipe, being the
northeasterly corner of said Koegel premises; thence N 78 degrees
47 minutes 40 seconds W along the northerly line of said Koegel
premises for a distance of 37.74 feet to a point marked by a three-
quarter inch iron pipe, said point being the division line between
Lots 2 and 3 of said "Howell Tract"; thence N 11 degrees 10 minutes
40 seconds E along the division line between Lots 2 and 3 for a
distance of 102.99 feet to the point and place of beginning.
Containing 1.956 acres of land.

TOGETHER with all the right, title and interest of the party of the
first part herein to the land under water in said Gilpin Bay
abutting the premises herein conveyed.

ALSO granting and conveying a right-of-way for ingress and egress
over the said Gilpin Bay Road and leading from New York State
Highway Route 30 to the northerly line of the above described
premises, subject to the provisions for sharing in the maintenance
thereof in prior chain of title.

1500
300
300
200
5440
594.00

SUBJECT to the rights of others in and to that portion of the above described premises lying within the legal limits of said Gilpin Bay Road.

ALSO subject to any rights, easements, covenants and restrictions, if any, of the prior deeds of conveyance in the chain of title to the premises herein conveyed.

EXCEPTING from the above described premises a right-of-way of ingress and egress, 15 feet in width and extending from the intersection of the Gilpin Bay Road with the northerly line of Lot 3, in an easterly direction along said northerly line to the easterly line of the above described premises. Said right-of-way shall only inure to the benefit of Lot 4, adjoining on the east, and shall only become operable in the event that the existing easement across Lot 5 shall be legally terminated.

ALL in accordance with a survey of the above described premises compiled on June 26, 1985, by Glen D. Odone, Professional Land Surveyor, Saranac Lake, N.Y.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs and assigns forever.

AND said party of the first part covenants as follows:

FIRST, That the parties of the second part shall quietly enjoy the same premises;

SECOND, That said party of the first part will forever WARRANT the title to said premises.

THIRD, That, in Compliance with Sec. 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year above written.

In the presence of:


Bengt Ohman L.S.


Polly Ohman L.S.

STATE OF NEW YORK)
SS:
COUNTY OF FRANKLIN)

On this 20th day of January, Nineteen Hundred and ninety-eight, before me, the subscriber, personally appeared BENGT OHMAN AND POLLY OHMAN, to me personally known and known to me to be the same persons described in and who executed the within instrument and they duly acknowledged to me that they executed the same.


Notary Public

ALBERT A. BIRCH
NOTARY PUBLIC - STATE OF NEW YORK
EXPIRATION DATE 12/31/98
JAN 19 1998

RECORD & RETURN TO:
CATHERINE M. RIDGWAY, ESQ.
Hill, Ullman & Erwin
700 White Plains Post Road #309
Scarsdale, New York 10583
(914) 725-2180

AREA 703 FILE 002

Receipt # _____

Number of pages 3

TYPE OF DOCUMENT

Warranty Deed

RETURN TO:

Owens D. Grogan, Esq.

62 West Main Street

Malone, New York 12953

PARTIES TO TRANSACTION:

Bengt Ohman and Polly Ohman

TO

James H. Carpenter and Laura Rocco Carpenter

Location of Property

Village: _____

Town: Santa Clara

Section: 463.

Block: 2

Lot: 7.200

Franklin County Clerk
WANDA D. MORTAGH
63 West Main St.
PO Box 70
Malone, NY 12953

FRANKLIN COUNTY CLERK RECORDING STAMP

FRANKLIN COUNTY CLERK
RECORDED

Deed BK 703 PG 1

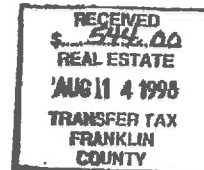
'98 AUG 14 PM 3 26

James D. Mortagh
CLERK

Consideration 136,000.00

RETT Amount 544.00

RETT # 00074



Mortgage Amount _____

Mtg. Serial # _____

Basic Mtg. Tax _____

Special Additional _____

Total Mtg. Tax _____

I hereby certify that I have
received the above imposed tax
paid at the time of recording

By: Franklin County Clerk

This sheet constitutes the Clerk endorsement required by Section 316-A(5)
for the Real Property Law of the State of New York.

LIBER 703 PAGE 003

STATE OF NEW YORK
EXECUTIVE DEPARTMENT

ADIRONDACK PARK AGENCY

P.O. Box 99, Route 86
RAY BROOK, NEW YORK 12977
(518) 891-4050
FAX (518) 891-3938

August 20, 1997

Laura Rocco Carpenter
25 Brambach Avenue
Scarsdale, NY 10583

Dear Ms. Carpenter:

RE: Jurisdictional Determination J97-344

The proposed single family dwelling construction project as described in the materials submitted on July 2, 1997 does not require a permit from this Agency, provided the facts submitted are accurate and complete, and provided there is compliance with the restrictions below.

DESCRIPTION

It is our understanding that the proposed project consists of the following:

1. The property is a vacant 1.96+-acre parcel having shoreline on Upper Saranac Lake and is located in the Town of Santa Clara, Franklin County on the Gilpin Bay Road, Tax Map Designation 463-2-7.2.
2. The property is owned by Bengt and Polly Ohman as described in a deed recorded on September 9, 1985 in Liber 443 of Deeds, page 521 in the Franklin County Clerk's Office. You have entered into a contract to purchase the property in its entirety.
3. The property is lawfully existing, created pursuant to Adirondack Park Agency project and permit 81-281R which authorized a two-lot subdivision, resulting in the creation of the subject parcel.

Laura Rocco Carpenter

August 20, 1997

Page 2

4. You propose to construct one single family dwelling on the property, to be located 130+ feet from the mean high-water mark of Upper Saranac Lake as shown on the sketch map submitted with your Jurisdictional Inquiry Form. The new residence will utilize an on-site wastewater treatment system and water supply, also shown on the sketch. You indicated that no vegetation will be removed from within 35 feet of the shoreline, and that no further new land use or development is proposed.

If any of the above is incorrect, please contact the Agency as a different determination could result.

FOR YOUR INFORMATION

This determination is based upon the existing laws, regulations and Park Plan Map administered by the Agency. If they change before substantial commencement of the proposed project, this determination may also change.

The property is located in a Low Intensity Use land use area on the Adirondack Park Land Use and Development Plan Map.

Agency staff has determined by examination of aerial photography that there are no wetlands subject to Agency jurisdiction on the property. Without a site visit however, we cannot be absolutely certain of that. If you have reason to believe that any wetlands would be affected by this project, please contact the Agency to arrange for a site inspection prior to beginning the project.

The property is not located in a statutory "critical environmental area."

The property is not located in a designated river area pursuant to the New York State Wild, Scenic and Recreational Rivers System Act.

RESTRICTIONS

Although the proposed project described above does not require an Agency permit, the following restrictions are imposed by law. There must also be compliance with all conditions in Permit 81-281R and in the case of conflict the more restrictive

Laura Rocco Carpenter
August 20, 1997
Page 3

requirements apply. A copy of Permit 81-281R should have been recorded in the Franklin County Clerk's Office; you could therefore obtain a copy from the county clerk's office if one has not already been provided to you.

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 enclosed flyer) must be set back at least 75 feet from the mean high water mark of any water body navigable by boat or canoe, including rivers, streams, lakes or ponds. Building setbacks are measured horizontally from the closest part of the structure to the mean high water mark. Porches, decks and other physically attached components are considered part of the structure when applying the setback requirements.

Vegetative cutting restrictions apply to the shoreline of any navigable waterbody. The removal of any vegetation is limited within 6 feet of the high water mark. The cutting of trees is limited within 35 feet of the high water mark. Enclosed is a flyer which further describes shoreline restrictions.

2. The project must be undertaken in accord with Agency regulations implementing the State Freshwater Wetlands Act. Enclosed is a flyer describing some of the activities which require a wetlands permit.
3. Any new on-site sewage disposal system may not be located closer than 100 feet from any water body, including intermittent or seasonal streams or wetlands, without an Agency permit. Sewage disposal system setbacks are measured horizontally from the closest part of a leaching facility to the mean high water mark.

New York State Department of Health has additional sewage disposal system standards which must also be met.

Your proposal may require approvals from other government entities. We recommend that you check with Town authorities and with other State agencies, especially the Departments of Environmental Conservation and Health, to obtain all necessary approvals prior to beginning your project.

Laura Rocco Carpenter
August 20, 1997
Page 4

If you have any questions, please do not hesitate to contact the Agency.

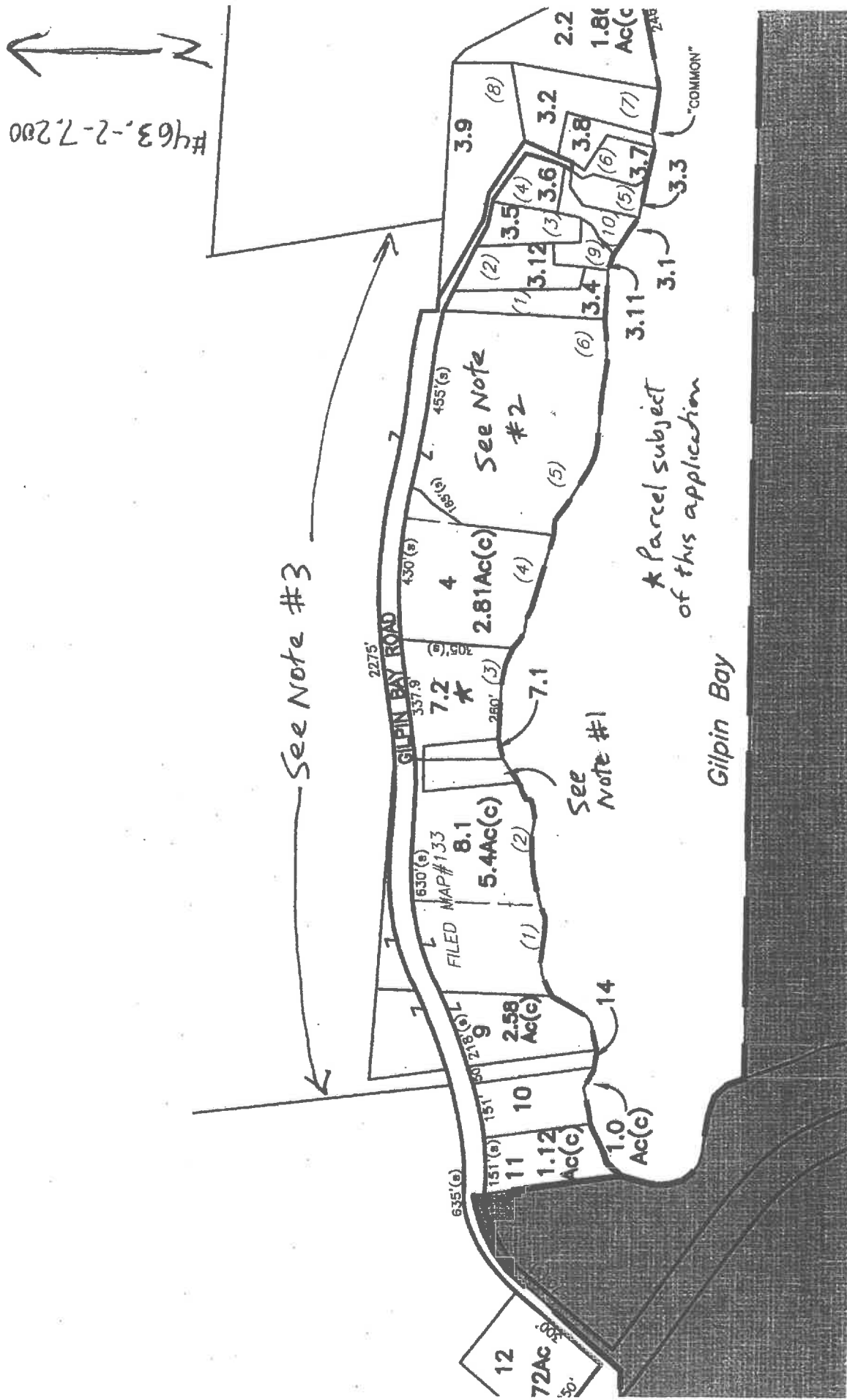
Sincerely,

A handwritten signature in cursive script, appearing to read "Rita G. Quinn".

Rita G. Quinn
Project Administrator

RGQ:CCP:dom

Enclosures: Wetland Flyer
 Shoreline Flyer
 On-site wastewater treatment system Flyer



Notes based on phone call with Franklin County Real Prop.:

- #1. The parcel between Lot 8.1 and Lot 7.1 is Lot 8.2.
- #2. The parcel between Lot 4 and Lot 3.4 is Lot 5.
- #3. The parcel north of Gilpin Bay Road is also part of Lot 5. Total area of Lot 5 is 108.1 acres.

Tax Map Parcels within 750 feet of the perimeter of Parcel 463.-2-7.2

TMP# 463.-2-4

Jane Mary	George E Staufenberg
9 Eltinge Pl	436 Gilpin Bay Rd
Scotia, NY 12302	Saranac Lake, NY 12983

TMP#463.-2-5

NY Conference Association of 7th Day Adventists
Attn: Amkarolyi Sec
Box 67
Syracuse, NY 13215

TMP#463.-2-7.100

Robert and Mary Koegel
1960 Clover St
Rochester, NY 14618

TMP#463.-2-8.100

Forestcraft Company LLC
PO Box 1356
Saranac Lake, NY 12983

TMP#463.-2-8.200

Robert and Mary Koegel
1960 Clover St
Rochester, NY 14618

TMP#463.-2-9.000

Paul C. and Leah B. McAfee
521 Belfast Rd
Sparks, MD 21152

Prepared by: Timothy R. Smith, Esq.

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Sparks, MD 21152

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$3.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$2.44

Total Postage and Fees \$12.14

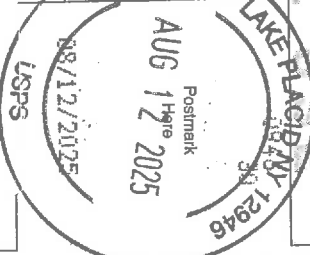
Sent To

Street and Paul C. and Leah B. McAfee

City, State 521 Belfast Rd

Sparks, MD 21152

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Schenectady, NY 12302

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$3.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
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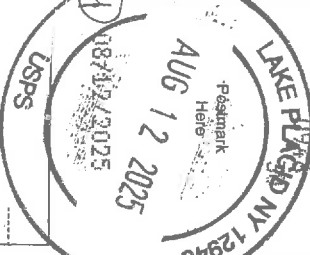
Sent To

Street and Jane Mary

City, State 9 Eltinge Pl

Scotia, NY 12302

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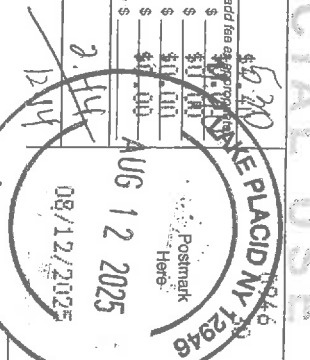
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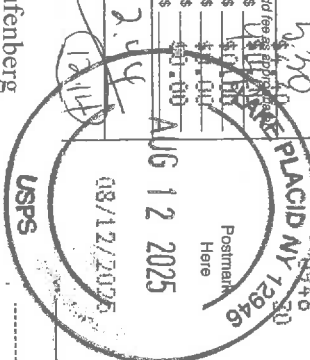
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Street and George E Staufenberg

City, State 436 Gilpin Bay Rd

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$2.44

Total Postage and Fees \$12.14

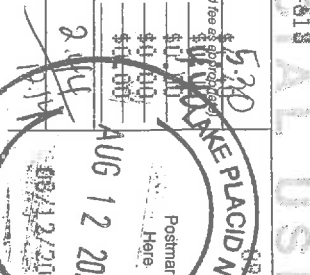
Sent To

Street and Robert and Mary Koegel

City, State 1960 Clover St

Rochester, NY 14618

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Postage \$2.44

Total Postage and Fees \$12.14

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Street and Attn: Amkarolyi Sec

City, State Box 67

Syracuse, NY 13215

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