

Richard Donovan
Town Justice

Laurie McGill
Town Clerk

Curtis Reynolds
Town Supervisor

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

January 19, 2026

Harrison Flynn
The Dock Doctors
19 Little Otter Lane
Ferrisburg, VT 05456

Carrie Speshock
18 Little Drive
Malta, NY 12020

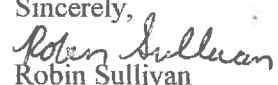
Dear Harrison and Ms. Speshock,

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

A public hearing will be held Monday, February 16th, 2026, at 6 PM at the Santa Clara Town Hall, Route 30, Saranac Inn, New York, to consider your application for a variance:

The replacement of a dock and boathouse would exceed what is allowed in the Santa Clara Land Use Code in total percentage of the shoreline. The altering of a non-conforming structure is not allowed in the Santa Clara Land Use Code.

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, February 16th, 2026, 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 Cheers MF-Holdings NY, LLC, owners David Smith and Carrie Speschock, requires a variance for the replacement of a dock and boathouse and a modification of a non-conforming building.

This variance would be on the applicants' property at 87 Saranac Inn Lane, Saranac Lake, NY 12983, Town of Santa Clara, Franklin County, New York Tax Map ID 442.-2-9-13.6.

The proposed dock and boathouse would exceed what is allowed in the Santa Clara Land Use Code in total percentage of the shoreline used. Section 7.35 of the Santa Clara Land use code states that the width of a boathouse and dock structure may not exceed 15% of the width of the shoreline of the lot. The proposed structure would use 31.73% of the shoreline. The proposed bridge connection from the existing pumphouse structure to the proposed boathouse would require modification to the non-conforming pumphouse. It is non-conforming because it is within 75 ft of the shoreline. Section 8.30 of the Santa Clara Land Use Code states that a non-conforming structure may not be expanded in any direction.

The variance application of Cheers MF-Holdings NY, LLC 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 February 13th, 2026.

Nancy LaBombard
Chairperson

Publish: February 9, 2026

Application for a Variance from the provisions of Local Law #1 of 1989 and Land use Code of 2019.

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) Cheers MF-Holdings NY, LLC

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

87 Saranac Inn Lane, Saranac Lake, NY 12983Lot #, Street #, Road (State, County, Town, Right of Way)Property Description Property and site class is 210 - A one family dwelling constructed for year-round occupancy

(as per tax Bill)

/ W-waterfront on a .83 acre lot, with 99' of waterfront. The home was built in 1997. Tax Map ID 442.2-9-13.600

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

1. Structure setback from water or wetland

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 X Pier _____ Boathouse X (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 23' 7" ft to 30' 3" ft

Lateral dimension: from 30.81 % to 31.73 %

Area from 150.63 ft to 294.67 ft

- c. Pier:

Extension form shoreline: from _____ ft to _____ ft

Lateral dimension: from _____ % to _____ %

Area from _____ ft to _____ ft

d. Boathouse:

Setback from 20 ft to 25 ft

Height from 9' +/- ft to 13' 3" +/- ft

Area from 501.89 ft to 576.43 ft

e. Area Combination:

Wharf from _____ ft to _____ ft

Dock from 150.63 ft to 294.67 ft

Pier from _____ ft to _____ ft

Boathouse from 501.89 ft to 576.43 ft

Total Area from 652.52 ft to 871.1 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).

(see supporting document)

- 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:

(see supporting document)

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

(see supporting document)

SIGNATURE(S) OF OWNER(S)

SIGNATURE OF APPLICANT(S)
(If Authorized Agent)

Carrie D. Speshock

Address (es)

Address (es)

18 Little Drive, Malta, NY 12020

Telephone #(s)

Telephone #(s)

(518) 376-1538

Date: 01/14/2026

Date:

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

Application and responses are to be mailed to:

Robin Sullivan
Variance Board Secretary
5359 State Route 30
Saranac Lake NY 12983

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. **ASSISTANCE 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.



January 15, 2026

Town of Santa Clara
Robin Sullivan
Variance Board Secretary
5359 State Route 30
Saranac Lake, NY 12983

RE: Cover Letter & Answers to #8 within the application - Cheers MF, NY LLC Dock & Open-Sided Boathouse Project

87 Saranac Inn Ln
Saranac Lake, NY 12983
Tax map: 442.2-9-13.600

Variance application for the proposed project exceeding 15% of the shoreline frontage and modification of a grandfathered non-conforming structure within 75' of the shoreline by connecting the access bridge from this structure to the boathouse.

#8 Justification of the request for this variance

a.

We are seeking approval for the proposed project as we feel it is in keeping with the character of the surrounding area and will minimize impacts to the shoreline / sloping upland soils, by preventing excess runoff into the cherished lake waters. One of the main goals for when the clients purchased this property was to be able to age in place on the lake and have accessibility for all by gaining access to the proposed boathouse, from the existing grandfathered pumphouse structure along the shoreline, with a simple and unobtrusive 15' 4" bridge, with The American's with Disabilities Act in mind.

- We are seeking the approval of a replacement of a dock and an open-sided boathouse for our client's property. The entire shoreline is sloped with no area for recreation; the proposed project will provide safe docking, covered boat storage, and enhance the property by creating a flat area to recreate and enjoy the summer on the lake.
- The current dock structure is grandfathered and could be replaced in-kind; however, it is currently non-compliant for the following reasons.
 - Town zoning requires 25' side lot setbacks. The existing dock is within the setback to the west
 - Town zoning allows for a dock or boathouse to be 15% of the shoreline. The shoreline width is 99' allowing for a 14.85' wide structure and the existing is 30.81% of the shoreline.



- The proposed project meets all current zoning laws except for the width of the structure in relation to the shoreline and modifying the grandfathered non-conforming structure by proposing to add a 15' 4" bridge connection from that structure to the proposed open-sided boathouse.
 - The existing dock is 30' 6" wide; we are asking for a slight 11" increase to allow for a safe width of dock to walk on, wider piling footprint for ice exposure and meeting the town's square footage allowance. This results in the proposed structure being 31.73% of the shoreline.
 - This project went through many design revisions with the APA focusing on this grandfathered pumphouse structure and the access to the Sundeck. The APA agreed that the 15' 4" bridge from the grandfathered pumphouse structure onshore to the proposed sundeck would be the least impactful to the shoreline and make the most sense given this structure is pre-existing and remaining on-site.
 - The North and South side lot setbacks will be compliant.

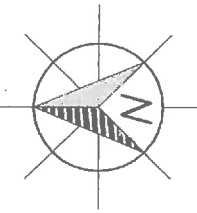
b.

The plans, as submitted, offer the most reasonable solution to maintain the current and historical use of the grandfathered dock through its replacement with a more conforming structure that delivers impactful environmental and ecological improvements. There are no proposed changes to the site's low-impact use, to the number of boats or other watercraft that can be accommodated, or to the volume of boat traffic or human traffic at the site. The site, under our client's stewardship, will continue to be responsibly enjoyed, preserved, and protected.

After completing a thorough review, the Adirondack Park Agency's (APA) official position is that our proposed plans are the best option for the wellbeing of the upland and lakeward ecosystems. The New York State Department of Environmental Conservation (NYSDEC), noting the improvements made to conform with current codes as well as the long-lasting environmental and ecological improvements provided by the new structure, also approved this project as submitted.

The proposed project is in keeping with the character of the surrounding area, the Adirondacks and the entirety of Upper Saranac Lake as many properties have either existing docks and boathouses or are currently installing new docks and boathouses. Every effort will be made to ensure that the replacement structure is non-intrusive, visibly subdued, and aesthetically pleasing. Yes, the proposed project is asking for two variance requests but from an accessibility / safety, common sense and environmental standpoints; we hope the board can agree it's the right thing to do, especially with improvements to the neighboring properties by becoming compliant with the side lot setbacks.

c. No unusual impacts to the municipal services will be created by the proposed project. Thank you for your time and consideration of our waterfront project.



UPPER SARANAC LAKE

EXISTING STRUCTURE ABOVE MHHM
(SHOWN IN RED) = 281.37± Sq./Ft.

EXISTING DOCK Sq./Ft. = 150.63'±

EXISTING BOATHOUSE Sq./Ft. = 501.89'±

TOTAL EXISTING Sq./Ft. = 652.52'±

Shoreline

Found 1 1/4" iron pipe 3.5 feet away of line

Found 1 3/4" iron pipe 0.2 feet above grade

Well

Property of
Cheers MF Holdings NY, LLC
Instrument No. 2023-4765

Tax Parcel No. 442.2-9-13.600

Contains: 0.829 Acres

EXISTING
PUMP
HOUSE

Found 1 1/4" iron pipe 0.5 feet above grade

Single Story Residence

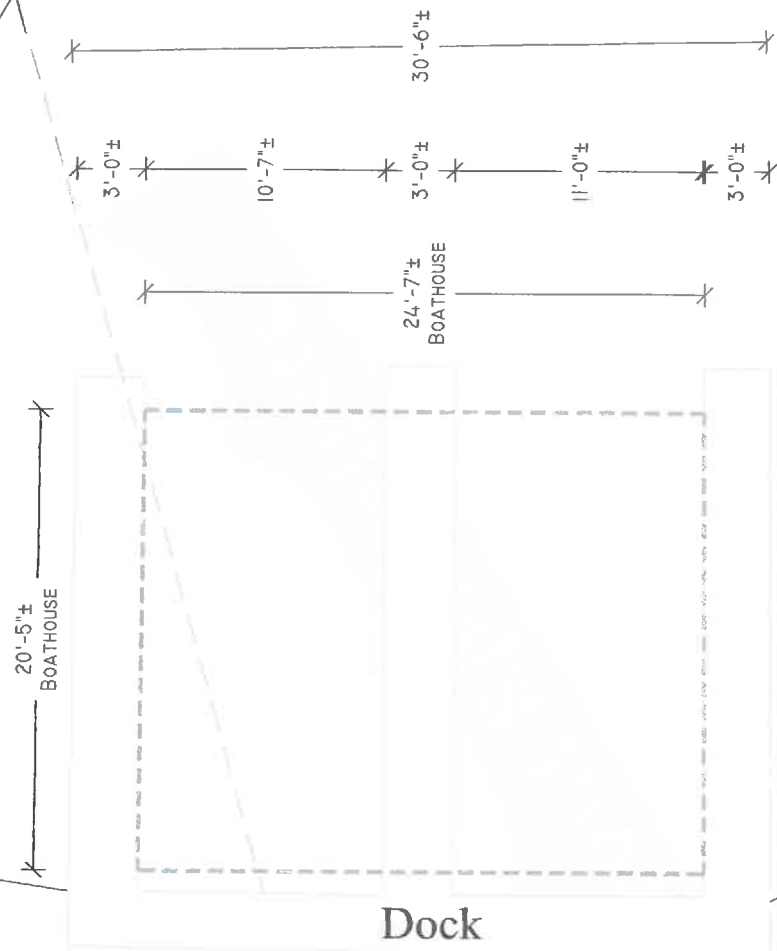
Deck

Clearance

Back W. Access

EXISTING DOCK & BOATHOUSE SITE PLAN

EXISTING DOCK SQ./FT. = 150.63'
EXISTING BOATHOUSE SQ./FT. = 501.89'
TOTAL EXISTING SQ./FT. = 652.52'



chord: 23'-7"±
26'-0"±

Deck

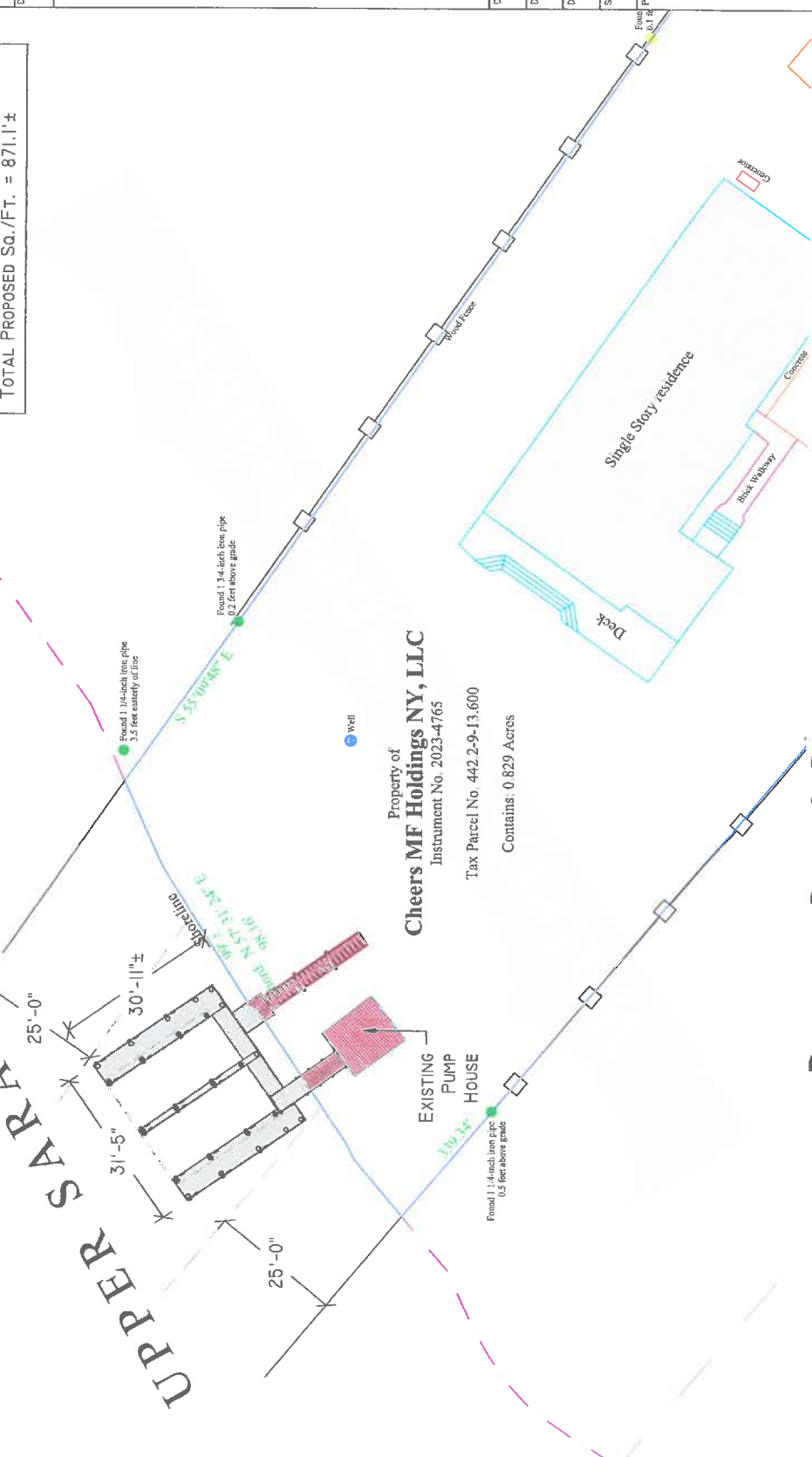
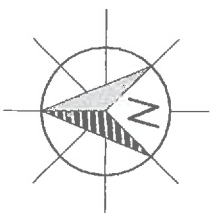
EXISTING
PUMP HOUSE

EXISTING DOCK & BOATHOUSE LAYOUT

CHEERS MF, NY, LLC.
 UPPER SARANAC LAKE, NY

PROPOSED STRUCTURE ABOVE MHWIM
 (SHOWN IN RED) = 229.38± Sq./Ft.
 PROPOSED DOCK Sq./Ft. = 294.67'±
 PROPOSED BOATHOUSE Sq./Ft. = 576.43'±
 TOTAL PROPOSED Sq./Ft. = 871.1'±

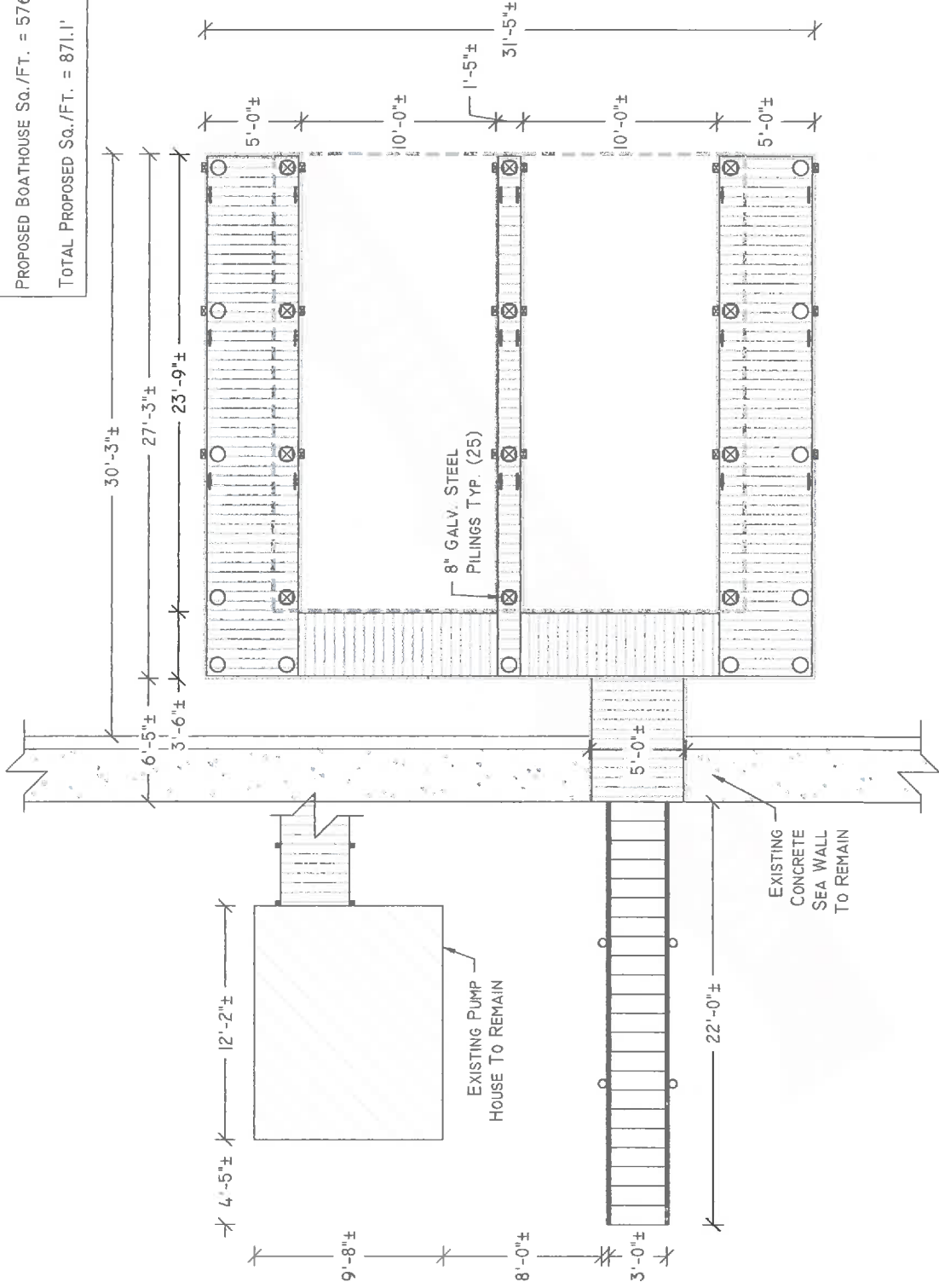
UPPER SARANAC LAKE



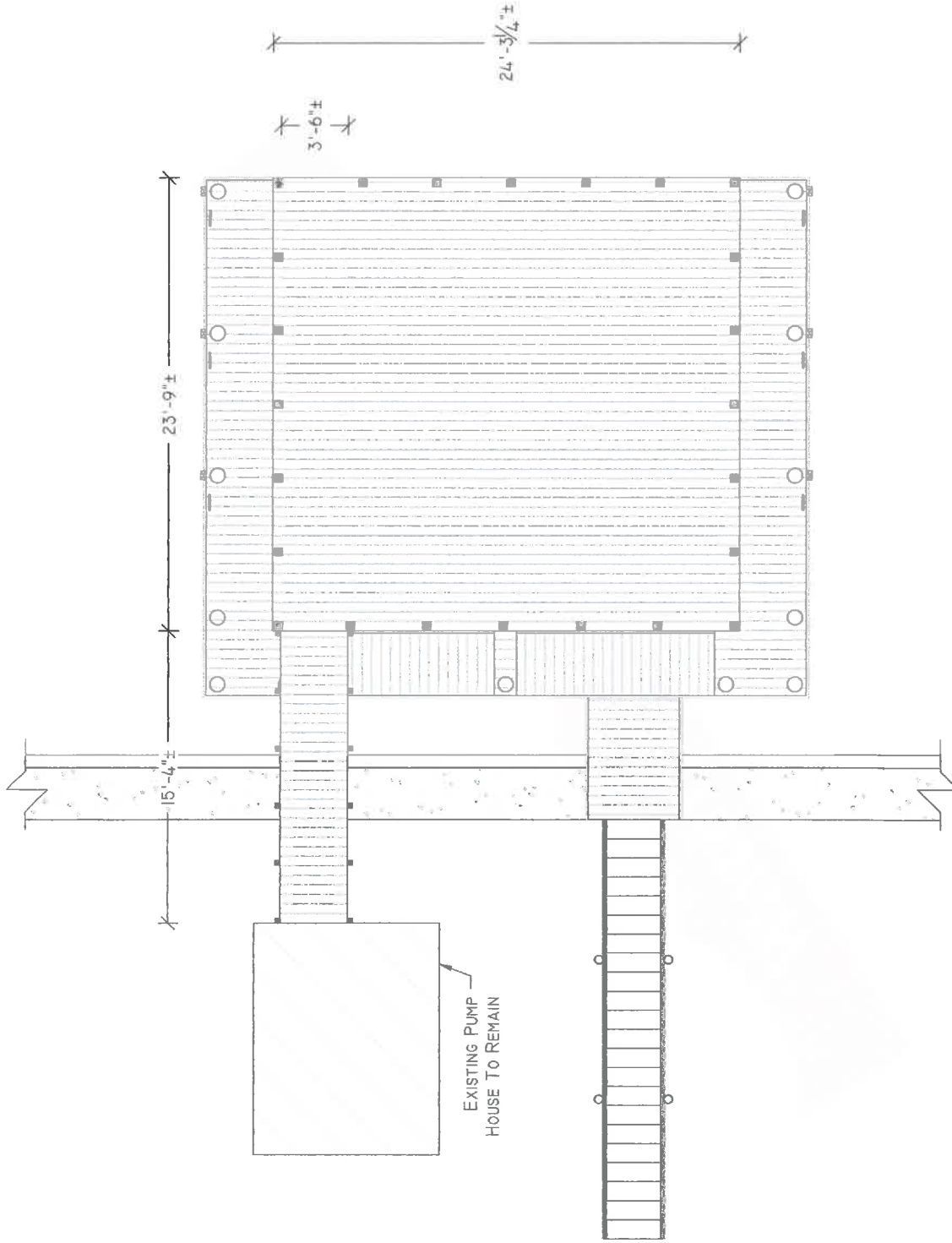
Property of
Cheers MF Holdings NY, LLC
 Instrument No. 2023-4765
 Tax Parcel No. 442.2-9-13.600
 Contains: 0.829 Acres

PROPOSED DOCK & BOATHOUSE SITE PLAN

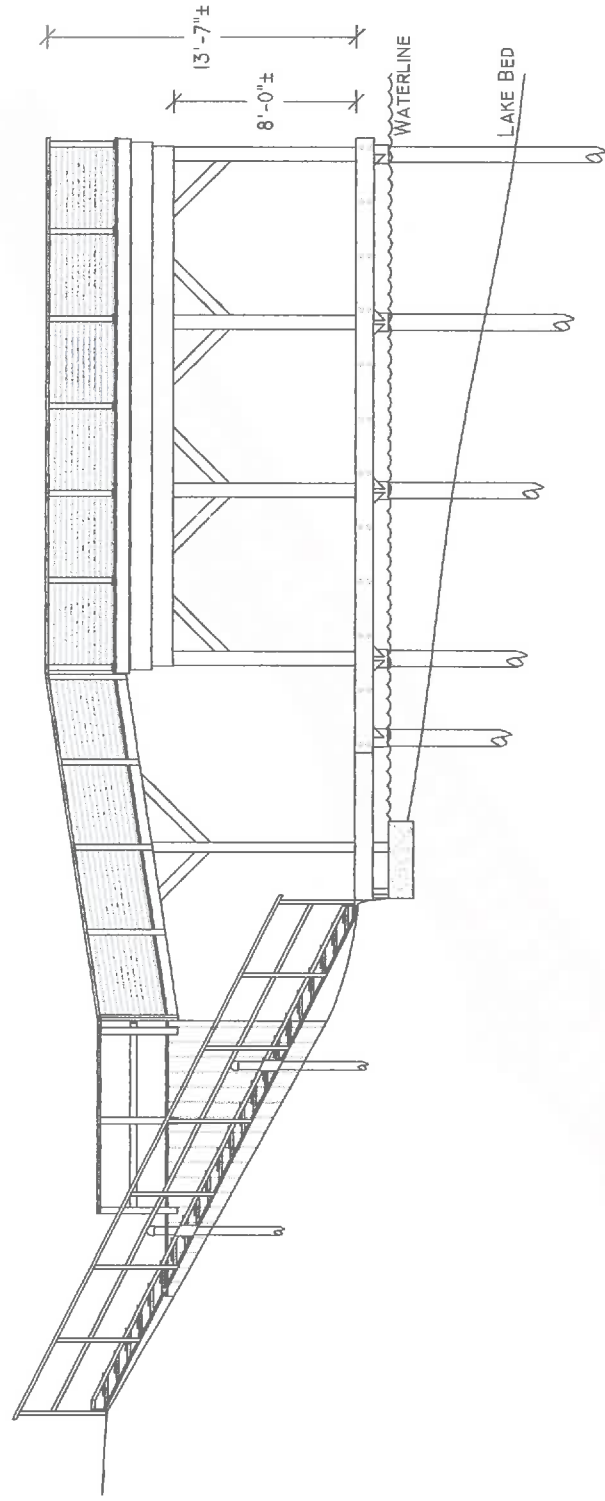
PROPOSED DOCK SQ./FT. = 294.67'
PROPOSED BOATHOUSE SQ./FT. = 576.43'
TOTAL PROPOSED SQ./FT. = 871.1'



PROPOSED PILE DOCK & BOATHOUSE LAYOUT



PROPOSED BOATHOUSE LAYOUT



PROPOSED PILE DOCK & BOATHOUSE ELEVATION

Photo example of the existing two slip dock system with metal supported canvas roof structure – considered a boathouse under the definition by the APA.





Adirondack Park Agency

KATHY HOCHUL
Governor

BARBARA RICE
Executive Director

October 3, 2025

Harrison Flynn – via email to harrison@thedockdoctors.com
19 Little Otter Lane
Ferrisburgh, VT 05456

RE: Jurisdictional Determination J2025-0545
Tax Map Parcel 442.2-9-13.600
Land Use Area: Moderate Intensity Use
Town of Santa Clara, Franklin County

Dear Harrison Flynn:

Thank you for your Jurisdictional Inquiry Form, submitted on behalf of your client and received by the Agency on June 25, 2025.

Agency review indicates that the proposed construction of a boathouse as depicted on the map titled, "Cheers MF, NY, LLC." dated September 29, 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.

During a site visit on September 23, 2025, an Agency staff biologist determined that the proposal will not impact wetlands. This determination may be relied upon for a period of three years following issuance of this letter. Please see the attached Freshwater Wetlands flyer for additional information regarding wetlands in the Adirondack Park.

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 Moderate 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 50 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/ Matthew Brown

Matthew Brown
Project Administrator

Attachments: Shoreline Restrictions Flyer, Wetlands Flyer, Boathouse Flyer

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



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

November 20, 2025

Cheers MF Holdings NY, LLC
Attn: David Smith
18 Little Drive
Malta, NY 12020

Sent via email only: dsmithlpny@gmail.com

**Re: DEC Permit #5-1652-00229/00001 (DO)
Boathouse Construction Project
87 Saranac Inn Ln
Santa Clara (T), Franklin County**

Dear Permittee:

Enclosed is your Article 15 Protection of Waters permit which was issued in accordance with the applicable provisions of the Environmental Conservation Law. Questions regarding the terms of the permit should be directed to Ben Shubert at (518) 897-1233. Should your plans change, please contact this office to determine whether modifications of the permit are required.

Please note that it is the responsibility of the permittee and his/her agents to read and comply with all permit conditions. Carefully review the project sketches attached to this permit. Minor changes may have been made in the location or dimensions of your project, or additional materials (i.e. filter fabric or rock rip-rap) may have been included in the plans. Further, the permit is valid only for the activity expressly authorized. Work beyond the scope of the permit shall be considered as work without a permit. Any failure to comply with these terms may be treated as a violation of the Environmental Conservation Law. Work done under this permit is subject to inspection by Forest Rangers and Environmental Conservation Officers.

This permit does not eliminate the need to obtain approvals from other local or state agencies, or from the U.S. Army Corps of Engineers (USACOE).

Sincerely,

Erin M. Donhauser
Regional Permit Administrator

Ec: Lt. Geoffrey Younglove- DEC ECO
Roy Loftfield- USACE
Rebecca Smith- DEC
Adirondack Park Agency
Harrison Flynn- Dock Doctors LLC

Division of Environmental Permits, Region 5

1115 NYS Route 86, PO Box 296

Ray Brook, NY 12977 | dec.ny.gov | P: (518) 897-1234 | F: (518) 897-1394



PERMIT

Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:

CHEERS MF HOLDINGS NY, LLC
18 Little Drive
BALLSTON SPA, NY 12020

Facility:

Cheers MF NY, LLC Dock
87 Saranac Inn Ln|Upper Saranac Lake
Santa Clara, NY 12983

Facility Location: in SANTA CLARA in FRANKLIN COUNTY

Facility Principal Reference Point: NYTM-E: 554.152204697789
4910.07464155107

NYTM-N:

Latitude: 44°20'30.9" Longitude: 74°19'14.4"

Authorized Activity: Removal of the existing wooden boat dock structure. Construction of a new open sided boathouse supported by steel caissons in the same location. All work is to be done in accordance with the plans referenced in, and made a part of, this permit.

Permit Authorizations

Docks, Platforms & Moorings - Under Article 15, Title 5

Permit ID 5-1652-00229/00001

New Permit

Effective Date: 11/20/2025

Expiration Date: 9/30/2028

NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: ERIN M DONHAUSER, Regional Permit Administrator

Address: NYSDEC Region 5 Warrensburg Sub-Office
232 Golf Course Rd
Warrensburg, NY 12885

Authorized Signature: Erin M. Donhauser

Date 11/ 20/ 25



Permit Components

NATURAL RESOURCE PERMIT CONDITIONS

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: DOCKS, PLATFORMS & MOORINGS

1. **Post Permit Sign** The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.
2. **Notice of Intent to Commence Work** The permittee shall submit a Notice of Intent to Commence Work to the DEC Bureau of Ecosystem Health at least 48 hours in advance of the time of commencement and shall also notify them promptly in writing of the completion of work.
3. **Work Prohibition Period** Construction activities in the water are prohibited during the period of October 1st through May 15th in any given year, unless project specific authorization is given.
4. **Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by The Dock Doctors and dated 9-29-2025.
5. **Filter Fabric Curtain Around Work Area** A filter fabric curtain weighted across the bottom and suspended on floats shall be positioned to surround the work site before commencing the project. The curtain shall remain in place until project termination.
6. **No Equipment in the Water** Heavy equipment operation in the water is prohibited. With backhoes and similar heavy equipment, the bucket may enter the water.
7. **Precautions Against Contamination of Waters** All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.
8. **Equipment Cleaning** Before equipment and materials are used in any project work area involving regulated waters, the equipment must be inspected for, and cleaned of, any visible soils, vegetation, and debris to prevent the potential introduction of invasive species to regulated waters from other areas.
9. **Materials Removed from Bed and Banks** Any debris or excess materials from construction of this project shall be immediately and completely removed from the bed and banks of all water areas to an appropriate upland area for disposal.



10. Erosion Control Fabric Erosion control fabrics that will be left in place must be made from 100% biodegradable materials and contain no plastic fibers or netting. Fabrics containing "photodegradable" materials are expressly prohibited.

11. Seed, Mulch Disturbed Soils All areas of soil disturbance resulting from this project (above the mean high water line) shall be seeded with an appropriate perennial grass seed and mulched with straw within one week of final grading.

12. Temporary Mulch, Final Seeding If seeding is impracticable due to the time of year, a temporary mulch shall be applied and final seeding shall be performed at the earliest opportunity when weather conditions favor germination and growth but not more than six months after project completion.

13. No Interference With Navigation There shall be no unreasonable interference with navigation by the work herein authorized.

14. State May Order Removal or Alteration of Work If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.

15. State May Require Site Restoration If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

16. State Not Liable for Damage The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

GENERAL CONDITIONS - Apply to ALL Authorized Permits:
--

1. Facility Inspection by The Department The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is



complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

2. Relationship of this Permit to Other Department Orders and Determinations Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. Applications For Permit Renewals, Modifications or Transfers The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC Region 5 Warrensburg Sub-Office
232 Golf Course Rd
Warrensburg, NY 12885

4. Submission of Renewal Application The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Docks, Platforms & Moorings.

5. Permit Modifications, Suspensions and Revocations by the Department The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

- a. materially false or inaccurate statements in the permit application or supporting papers;
- b. failure by the permittee to comply with any terms or conditions of the permit;
- c. exceeding the scope of the project as described in the permit application;
- d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. Permit Transfer Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.



NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits

The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights

This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

New York State
Department of Environmental Conservation



The Department of Environmental Conservation (DEC) has issued permit(s) pursuant to the Environmental Conservation Law for work being conducted at this site. For further information regarding the nature and extent of work approved and any Departmental conditions on it, contact the Regional Permit Administrator listed below. Please refer to the permit number shown when contacting the DEC.

Regional Permit Administrator

Permit Number 5-1652-00229/00001

Expiration Date

September 30, 2028

A handwritten signature in blue ink that reads 'Erin M. Donhauser'.

Erin M. Donhauser
Deputy Regional Permit Administrator

NOTE: This notice is **NOT** a permit



NOTICE OF INTENT TO INITIATE PROJECT CONSTRUCTION

NOTE: This notice must be mailed or emailed to the appropriate Department of Environmental Conservation Office listed below. Notice must be received by the Department at least 48 hours prior to initiation of construction activities.

DEC Permit #: 5-1652-00229/00001 (DO)
Facility Name: Cheers MF Holdings NY LLC Property
Project Location: 87 Saranac Inn Ln at Upper Saranac Lake
Santa Clara (T) Franklin County
Permittee Name: Cheers MF Holdings NY, LLC
Attn: David Smith
Telephone Number: (518) 225-9770

The following information must be completed by the Permittee:

I plan on initiating work on my project on _____
month/day/year

My contractor is: _____

Address: _____

Telephone: _____

Please mail or email this form prior to initiating project to:

 X **NYSDEC**
Bureau of Habitat
PO Box 296, Route 86
Ray Brook, NY 12977-0296
(518) 897-1291
R5BEH@dec.ny.gov

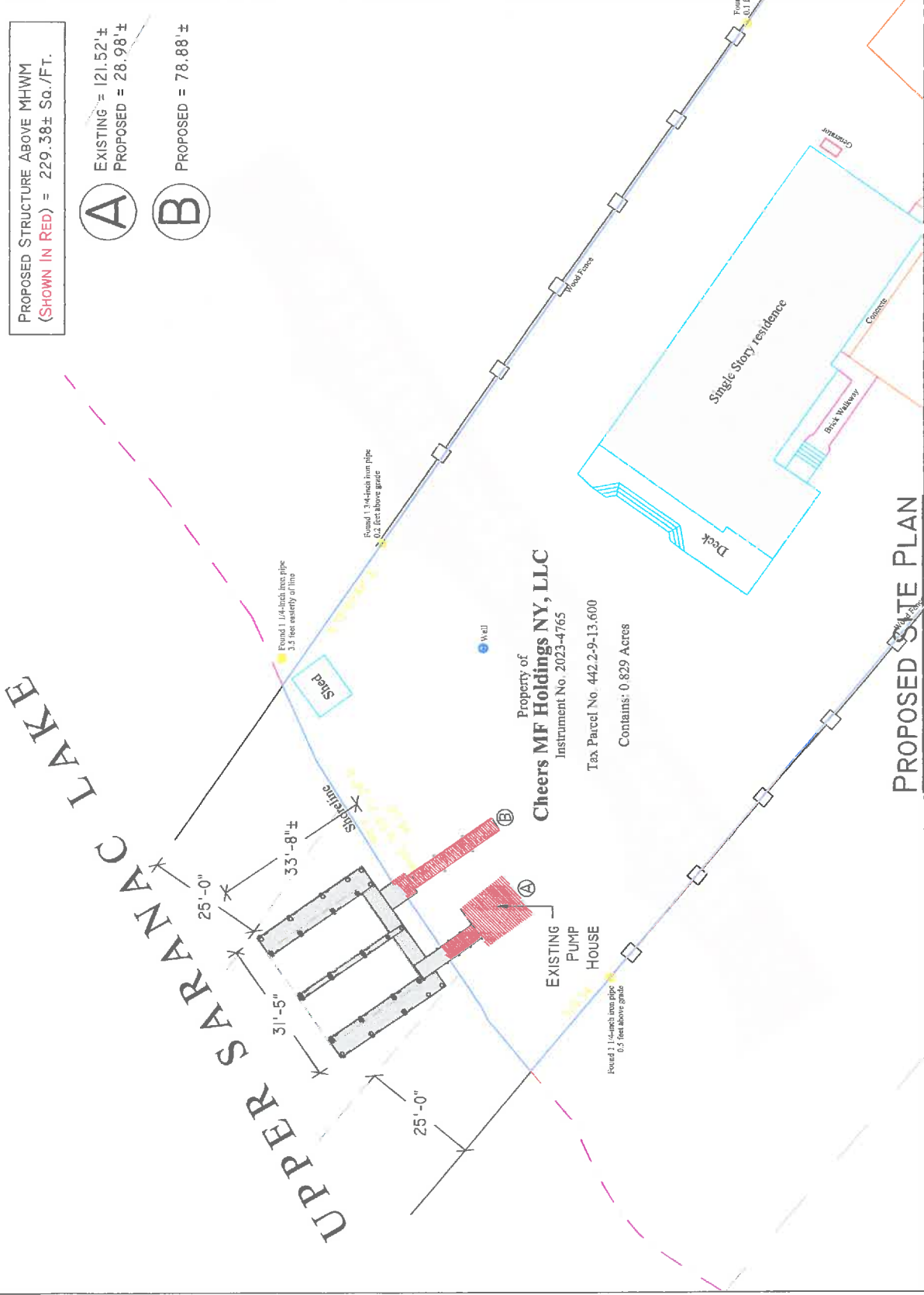
_____ **NYSDEC**
Bureau of Ecosystem Health
232 Golf Course Road
Warrensburg, NY 12885-0220
(518) 623-1240
R5BEH@dec.ny.gov

PROPOSED STRUCTURE ABOVE MHW
(SHOWN IN RED) = 229.38± Sq./Ft.

A EXISTING = 121.52'±
PROPOSED = 28.98'±

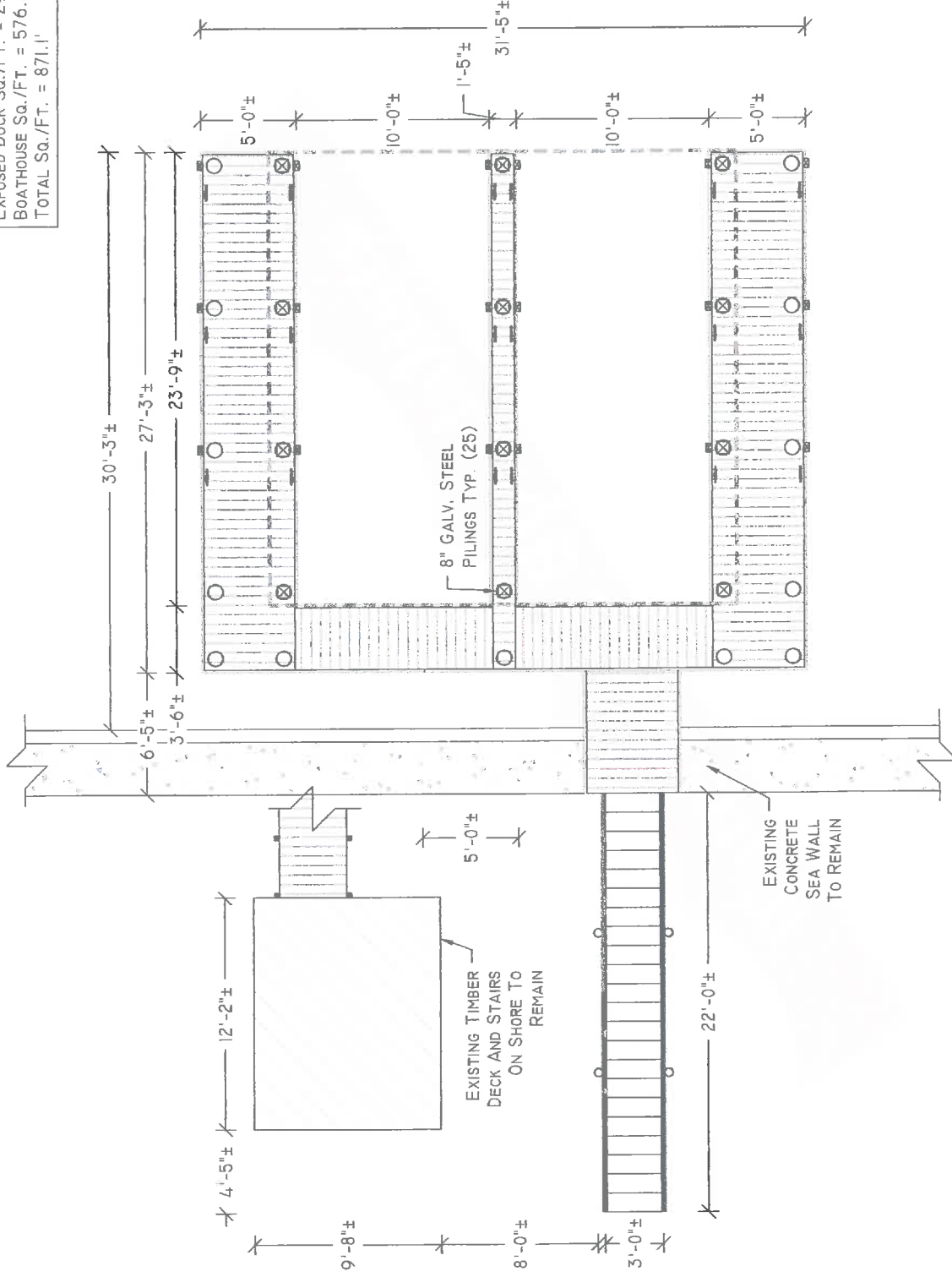
B PROPOSED = 78.88'±

UPPER SARANAC LAKE



PROPOSED SITE PLAN

EXPOSED DOCK SQ./FT. = 294.67'
BOATHOUSE SQ./FT. = 576.43'
TOTAL SQ./FT. = 871.1'



PILE DOCK LAYOUT



January 15, 2026

RE: Cheers MF, NY LLC – Dock & Open-Sided Boathouse Project
87 Saranac Inn Ln
Saranac Lake, NY 12983
Tax map: 442.2-9-13.600

Dear Neighboring Property Owner,

We are working with Cheers MF, NY LLC (David Smith / Carrie Speshock) and the Town of Santa Clara on replacing their existing dock with the proposed dock and open-sided boathouse as illustrated on the drawings. You are receiving this package as we are applying for a variance for the width of the structure, versus the width of the shoreline and allowed width of the proposed structure. As well as modifying a grandfathered non-conforming structure within 75' of the shoreline by connecting the access bridge from this structure to the boathouse.

If you have any questions regarding this project, please do not hesitate to contact me directly.

Sincerely,

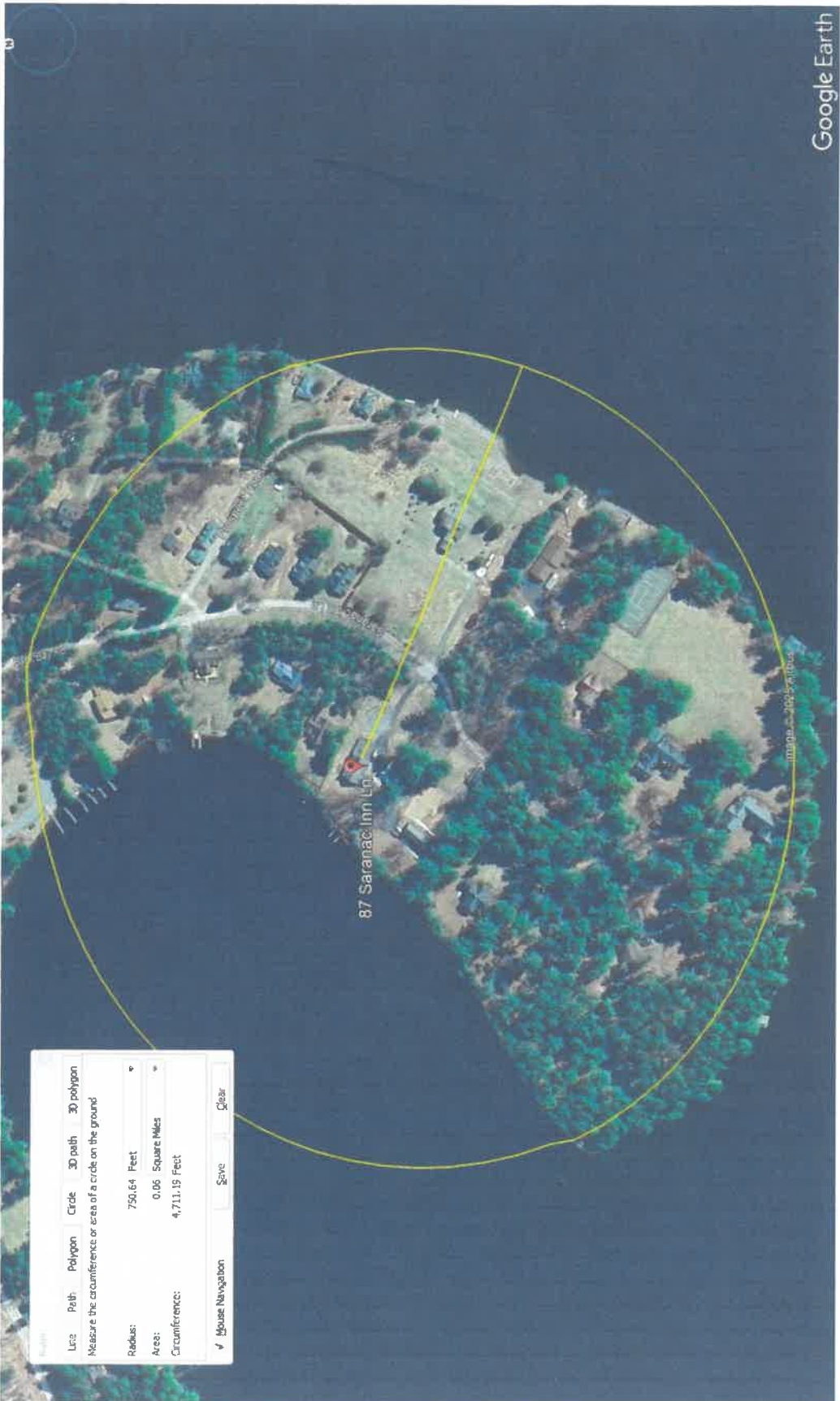
Harrison Flynn

Harrison Flynn

802-870-7513

harrison@thedockdoctors.com

Cheers MF NY, LLC Project – Properties within a 750’ radius from the subject property



Cheers MF NY, LLC Project – Properties within a 750' radius from the subject property



Waterfront Neighbors within 750' Radius

442.2-7-2	Sar Inn	Malinverni, Peter L.	C/O Guss Firestein		265 Milbank Ave	Greenwich, CT 06830
442.2-7-3	82 Edgewater Ln	Volynik, Heather J.			62 Edgewater Ln	Saranac Lake, NY 12983
442.2-7-5	63 Edgewater Ln	Wooters, Laurence S.		Apt 7D	70 Forest St Apt 7D	Stamford, CT 06901
442.2-7-6	84 Edgewater Ln	Edgewater Cottage LLC,			11024 Powder Horn Dr	Potomac, MD 20854
442.2-7-7	65 Edgewater Ln	Gitlitz, Marc D.			65 Edgewater Ln	Saranac Lake, NY 12983
442.2-7-8	66 Prospect House Ln	Spengler, Paul M.			307 North Riley Rd	Muncie, IN 47304
442.2-7-9	67 Prospect House Ln	67 Prospect House Lane LLC,			1228 State Route 80	Tully, NY 13159
442.2-7-13	59 Barkeater Rd	Birches on Saranac LLC,			126 Minford Rd	Bala Cynwyd, PA 19004
442.2-9-6.100	84 Saranac Inn Ln	Ebel, Christopher F.			115 Effingham Pl	Westfield, NJ 07090
442.2-9-6.200	Prospect Pt	Camp Chippewa Lic,	Seaboard Electronics		70 Church St	New Rochelle, NY 10805
442.2-9-7	79 Saranac Inn Ln	Short, Michael T.			220 Dietrich Rd	Kempston, PA 19529
442.2-9-8	80 Saranac Inn Ln	Short, Michael T.			220 Dietrich Rd	Kempston, PA 19529
442.2-9-9	81 Saranac Inn Ln	Red Pine Point LLC,			293 Isham Hollow Rd	Lincoln, VT 05443
442.2-9-10	82 Saranac Inn Ln	Swenson Trust, Rod and Miriam			3933 N Sun Rd	Apache Junction, AZ 85119
442.2-9-11	83 Saranac Inn Ln	Allison S Birdsong 2023 Trust,			457 E Arizona Ave	Denver, CO 80210
442.2-9-12	77 Saranac Inn Ln	SIL 77 LLC,			9 Vista Real	Mill Valley, CA 94941
442.2-9-13.200	20 Back Bay Rd	Kelahian, Brian P.			447 Stratfield Rd	Fairfield, CT 06825
442.2-9-13.300	30 Back Bay Rd	Dell, Phil			30 Back Bay Rd	Saranac Lake, NY 12983-9504
442.2-9-13.400	36 Back Bay Rd	Altamus, Lawrence R.			36 Back Bay Rd	Saranac Lake, NY 12983
442.2-9-13.500	24 Back Bay Rd	Connor, Colleen H.			447 Stratfield Rd	Fairfield, CT 06825
442.2-9-13.700	88 Saranac Inn Ln	Carroll, Ian T.			4106 Lee Street NE	Washington, DC 20019
442.2-9-14	Saranac Inn	Back, Bay Association	Attn: Micheal Vadney		19 Venezia Avenue	Albany, NY 12203
442.2-9-15	78 Saranac Inn Ln	Sperry, Jason			3624 Dixon Rd	Mansville, NY 13661
442.2-9-16	12 Back Bay Rd	State Of New York,	Attn: Franklin County Tre		63 West Main St	Malone, NY 12953
Upland Neighbors within 750' Radius						

442.2-9-6.300	88 Prospect House	Camp Chip			70 Church St	New Rochelle, NY 10805
442.2-9-5	75 Saranac Inn	Wolf, Mic			912 Davis Rd	Ambler, PA 19002
442.2-8-4	74 Saranac Inn	Pollo, M			7022 Boyer St	Philadelphia, PA 19119
442.2-9-3	35 Back Bay	Williams,			63 Bobele Run Ln	Lake Placid, NY 12946
442.2-9-2	72 Prospect House	Altamus,			377 Amity Rd	Woodbridge, CT 05525
442.2-7-10	81 Prospect House	Von Wiede	Only Send 1 notice?		8 S Broadway Apt 4	Nyack, NY 10960
442.2-7-11	61 Prospect House	Von Wiede			8 S Broadway Apt 4	Nyack, NY 10960
442.2-7-12	Barkeater	Birches o			126 Minford Rd	Bala Cynusyd, PA 19004
442.2-7-13	59 Barkeater	Birches o			126 Minford Rd	Bala Cynusyd, PA 19004
442.2-7-14	58 Barkeater	Malinverni			265 Milbank Ave	Greenwich, CT 06830
442.2-8-5	23 Back Bay	Gagan, Mi			105 New Road	Avon, CT 06001
442.2-8-4	Saranac Inn	Russell,			1237 Hinging Post Rd	Ithaca, NY 14850
442.2-8-3	7 Back Bay	Hayward,			65 West 13th Street, 3B	New York, NY 10011
442.2-8-2	Saranac Inn	Nuss, Dav	Only Send 1 notice?		120 County Route 46	Saranac Lake, NY 12983
442.2-8-1	Saranac Inn	Nuss, Dav			120 County Route 46	Saranac Lake, NY 12983

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Total Postage and Fees 6.37
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63 West Main St
Malone, NY 12953
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Postage 1.01
Total Postage and Fees 6.37
Sent To Short, Michael J & S
220 Dietrich Rd
Kempton, PA 19529
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Sent To Back, Bay Association Attn: Micheal Vadney Treas
19 Venezia Avenue
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Sent To Edgewater Cottage LLC,
11024 Powder Horn Dr
Potomac, MD 20854
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Postage 1.07
Total Postage and Fees 6.37
Sent To Girtitz, Marc D.
65 Edgewater Ln
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Postage 1.07
Total Postage and Fees 6.37
Sent To Carroll, Ian T.
4106 Lee Street NE
Washington, DC 20019
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Sent To Russell,
1237 Hinging Post Rd
Ithaca, NY 14850
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☐ Adult Signature Restricted Delivery
Postage 1.01
Total Postage and Fees 6.37
Sent To Birches o
126 Mimford Rd
Bala Cynusyd, PA 19004
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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9 Vista Real
Mill Valley, CA 94941
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377 Amity Rd
Woodbridge, CT 06525
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Postage 1.07
Total Postage and Fees 6.37
Sent To Wooteers, Laurence S.
70 Forest St Apt 7D
Stamford, CT 06901
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Postage 1.07
Total Postage and Fees 6.37
Sent To Volvanik, Heather J.
62 Edgewater Ln
Saranac Lake, NY 12983
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City, State, ZIP+4®

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Street and Apt. No., or PO Box No. 63 Bobsted Run Ln
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Total Postage and Fees 6.37
Sent To Ebel, Christopher F.
Street and Apt. No., or PO Box No. 115 Effingham Pl
City, State, ZIP+4® Westfield, NJ 07090
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Postage 1.07
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Street and Apt. No., or PO Box No. 120 County Route 46
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Postage 1.07
Total Postage and Fees 6.37
Sent To Birches-on-Saranac LLC,
Street and Apt. No., or PO Box No. 126 Minford Rd
City, State, ZIP+4® Bala Cynwyd, PA 19004
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Postage 1.07
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Sent To Haywald, USPS
Street and Apt. No., or PO Box No. 95 West 13th Street, 3B
City, State, ZIP+4® New York, NY 10011
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☐ Adult Signature Restricted Delivery
Postage 1.07
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Sent To Gargery, Mi
Street and Apt. No., or PO Box No. 105 New Road
City, State, ZIP+4® Avon, CT 06001
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☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage 1.07
Total Postage and Fees 6.37
Sent To Camp Chippewa LLC, Seaboard
Electronics
Street and Apt. No., or PO Box No. 70 Church St
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Street and Apt. No., or PO Box No. 307 North Riley Rd
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Denver, CO 80210

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3624 Dixon Rd
Mannsville, NY 13661

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30 Back Bay Rd
Saranac Lake, NY 12983-9504

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7022 Boyer St
Philadelphia, PA 19119

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203 Isham Hollow Rd
Lincoln, VT 05443

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Sent To
Swenson Trust, Roger and Miriam
3933 N Sun Rd
Apache Junction, AZ 85119

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912 Davis Rd
Amble, PA 19002

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