

Town of Santa Clara, NY 12983
SITE PLAN REVIEW APPLICATION

FEE: \$210

ALL APPLICABLE FEES ARE NON-REFUNDABLE

APPLICANT INFORMATION:

NAME: The Dock Doctors, LLC
ADDRESS: 19 Little Otter Ln
Ferrisburgh, VT 05461
PHONE: 802-877-6756
E-MAIL: harrison@thedockdoctors.com

OWNERS INFORMATION: (if different than applicant)

NAME: Cheers MF, NY LLC
ADDRESS: 18 Little Drive, Malta, NY 12020

PHONE: 518-225-9770
E-MAIL: dsmithlpny@gmail.com

PROJECT INFORMATION:

Name of project: Cheers MF, NY LLC Dock and Boathouse Project
Parcel Location: : 87 Saranac Inn Lane, Saranac Lake, NY 12983
Parcel Tax ID: : 442.2-9-13.600
Current Use: : Residential
Proposed Use: : Residential
Area of proposed Structure: Within the waters of Upper Saranac Lake
Area of Existing Structure: N/A
Estimated Total Project Cost: \$ 150,000.00 +/-
Demolition Planned: N/A
Other Permits: NYSDEC and APA

Applicant's Signature: _____

Date: 10/23/2025

Date Received by the Town: _____

Town of Santa Clara, NY 12983

SITE PLAN REVIEW CHECKLIST

*Starred items 1, 2, 3 and 22 required and not waivable.

- A. One copy of the site plan, to include, where applicable,
- *1. Title of drawing, including name and address of applicant and person responsible for preparation of such drawing;**
 - *2. North arrows, scale and date prepared;**
 - *3. Boundaries and dimensions of the property plotted to scale, including identification of contiguous properties and all easements or rights-of-way and roadways;**
 - 4. Existing watercourses and on-site or adjacent waterbodies;
 - 5. Grading and drainage plan, showing existing and proposed contours;
 - 6. Location, proposed use and dimensions of all buildings, including height;
 - 7. Location, design and construction materials of all parking, circulation and truck loading areas, including means and ingress and egress; number of parking spaces
 - 8. Provision for pedestrian access; including cross walks (if applicable)
 - 9. Location of outdoor storage, if any;
 - 10. Location, design and construction materials of all existing or proposed site improvements and stormwater management equipment and features, including drains, culverts, retention / detention ponds or basins, drywells, retaining walls and fences;
 - 11. Description of the method of sewage disposal and location, design and construction materials of such facilities;
 - 12. Description of the method of securing potable water and location, design and construction materials of such facilities;
 - 13. Location, design and visual screening of solid waste temporary-storage facilities for commercial uses;
 - 14. Location of fire and other emergency zones, including the location of fire hydrants;
 - 15. Location, design and construction materials for all utilities that will be serving the project, including all energy supply and distribution facilities for electrical, gas or solar energy;

16. Location, size, design and construction materials of all proposed signs, both indoor and outdoor, that are visible from adjoining properties, public highways or water ways;
17. Location and proposed development of all buffer areas, including existing vegetation cover;
18. Location and design of outdoor lighting facilities and fixtures;
19. Designation of the amount of building area proposed for retail sales or similar commercial activity;
20. General landscaping plan and planting schedule;
21. Other elements integral to the proposed development as considered necessary by the Planning Board, including identification of any State or County permits required for the project's execution.

***22. Sketch of any proposed building, structure or sign, including exterior dimensions and elevations of front, side and rear views.**

B. Such additional information as the Planning Board or enforcement officer may reasonably require to understand and review the proposed project, including additional scale drawings where necessary.

C. Applicant may request, in writing, a waiver of any of the forgoing requirements.

D. Accompanying data, to include the following;

1. Application form and applicable fee.
2. Name and address of applicant and any professional consultants.
3. Copy of the deed to the property in question.
4. Written and acknowledged authorization of owner if applicant is not the owner of the property in question.

E. Applicant shall either mail a copy of the Application and all accompanying materials to each member of the Santa Clara Township Planning Board or relevant material may be scanned into a pdf file and emailed to PlanningBoard.TSC@gmail.com or Scottie.Adams@roadrunner.com. An acknowledgment of receipt of the email should be obtained. Fees can be mailed to Scottie Adams, Town of Santa Clara, 5359 State Route 30, Saranac Lake, NY 12983 or delivered to the Code Enforcement Officer.

Town of Santa Clara, NY 12983

PLANNING BOARD APPOINTMENTS

Pamela Scott Adams, Chair

142 Hoel Pond Road

Saranac Lake, NY 12983

Beth Hall

136 Moss Rock Road

Saranac Lake, NY 12983

John LaHart, Vice Chair

P.O. Box 14

Lake Clear, NY 12945

Michael Ritchie

119 Frog Lane

Saranac Lake, NY 12983

William Young

P.O. Box 16

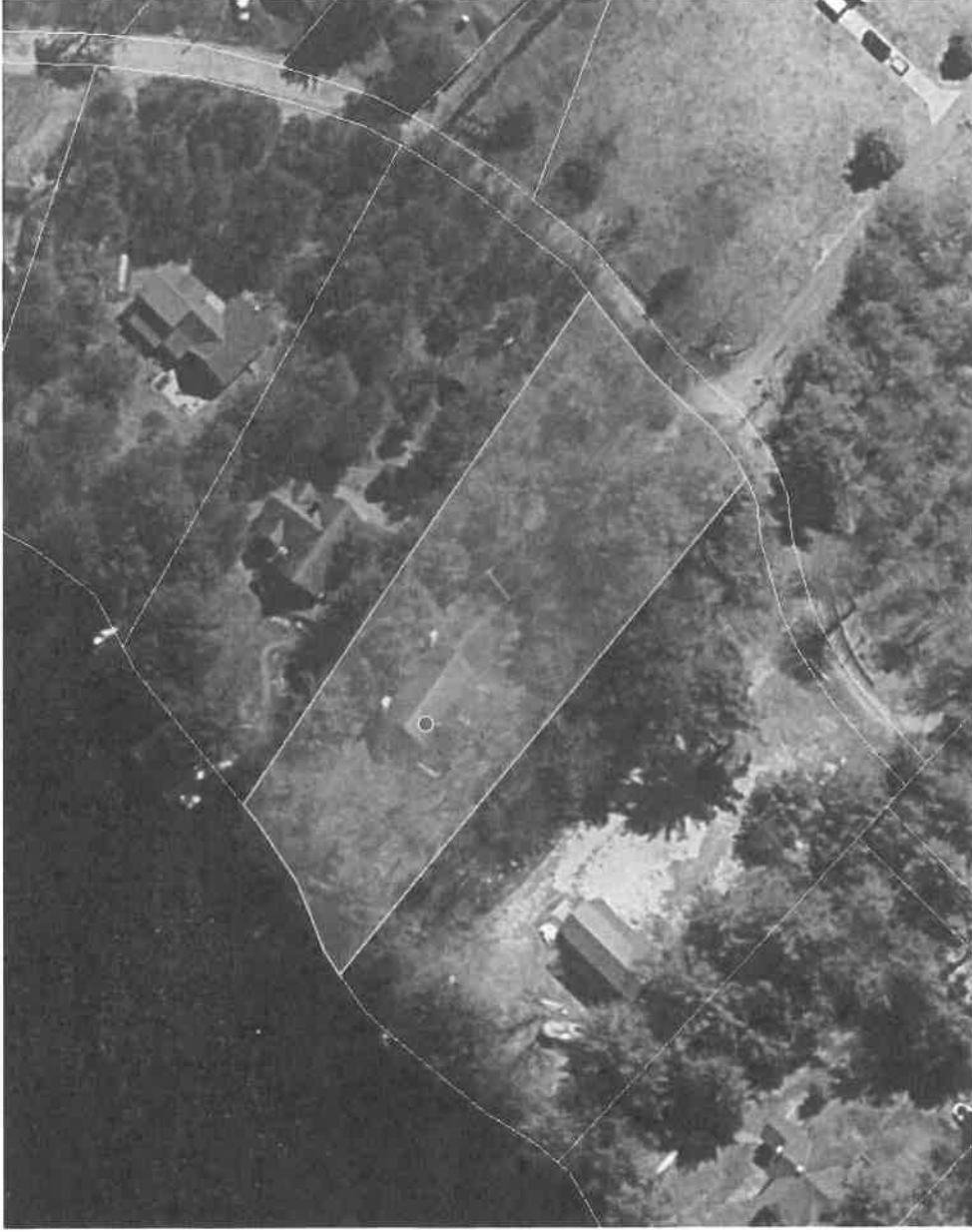
Lake Clear, NY 12945

CODE ENFORCEMENT OFFICER

Code Enforcement Officer

5359 State Route 30

Saranac Lake, NY 12983



Site Map: 87 Saranac Inn Ln, Saranac Lake, NY 12983 – Cheers MF NY, LLC

1060

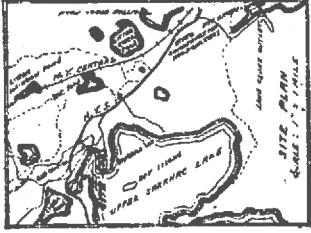
UPPER PART OF (as called), as shown on
SUBDIVISION MAP ENTITLED "LAKES OF
SARANAC INN, VICTORIA A.D. 1881, MAP NO. 1
IN THE TOWN OF SARANAC, FRANKLIN
CO., N.Y.", IN PARAGRAPH NO. 20 OF THE
HEAD OF SAID SARANAC LAKE ACT, P.S.
VOLUME 1, PART 8, 1881. APPROVED BY
JAMES D. KELCEY, J.P., DISTRICT
CLERK, SARANAC, MAY 17, 1913.

FILED
AS S. NO.
FRANKLIN COUNTY
CLERK'S OFFICE

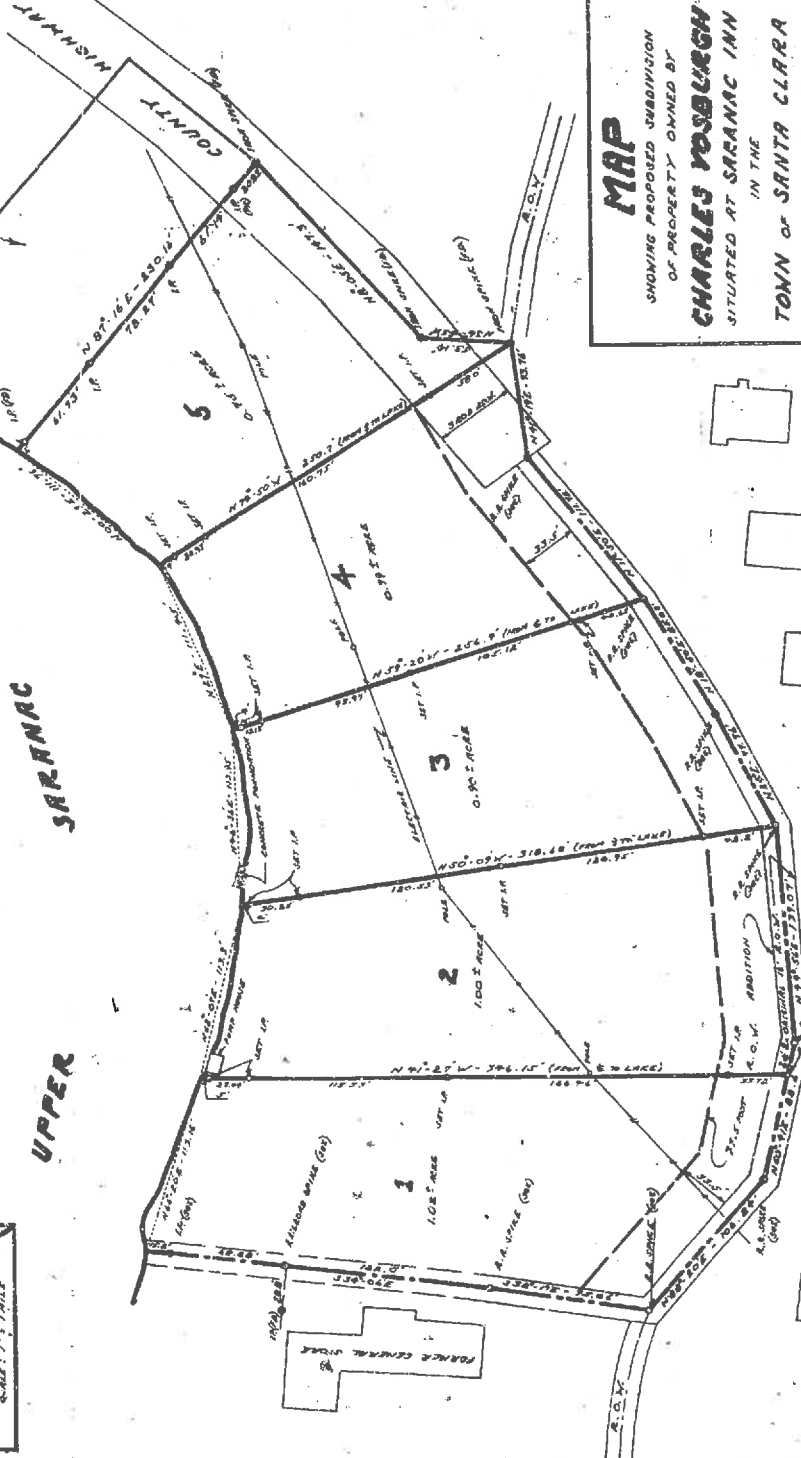
NEW YORK STATE DEPARTMENT OF HEALTH
DATE: MAY 22 1915

This is to certify that the proposed arrangement for water supply
and sewage disposal for the realty subdivision in and about
the lakes of Saranac, as shown on the map in the office of the State Department of Health,
Albany, New York, and which appears in the
Health Law and Section 17-1505 of the
Consolidated Laws of the City of New York.

Charles S. Smith
Charles S. Smith, Esq.



UPPER SARANAC



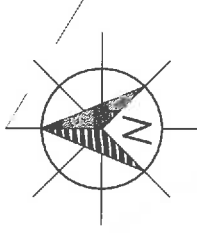
MAP
SHOWING PROPOSED SUBDIVISION
OF PROPERTY OWNED BY
CHARLES VOSBURGH
IN THE
TOWN OF SANTA CLARA
FRANKLIN CO., N.Y.
SUBMITTED BY E. H. TURNER, CLYDE H. HARRIS
JULY 1915
SCALE: 1" = 50'

FRANKLIN COUNTY
BUSINESS RECORDS CORPORATION

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

5

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



UPPER SARANAC LAKE

25'-0"

25'-0"

round 1 1/2 inch iron pipe
1.5 feet away from

Shed

Shoreline

round 1 3/4 inch 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

round 1 1/4 inch iron pipe
0.5 feet above grade

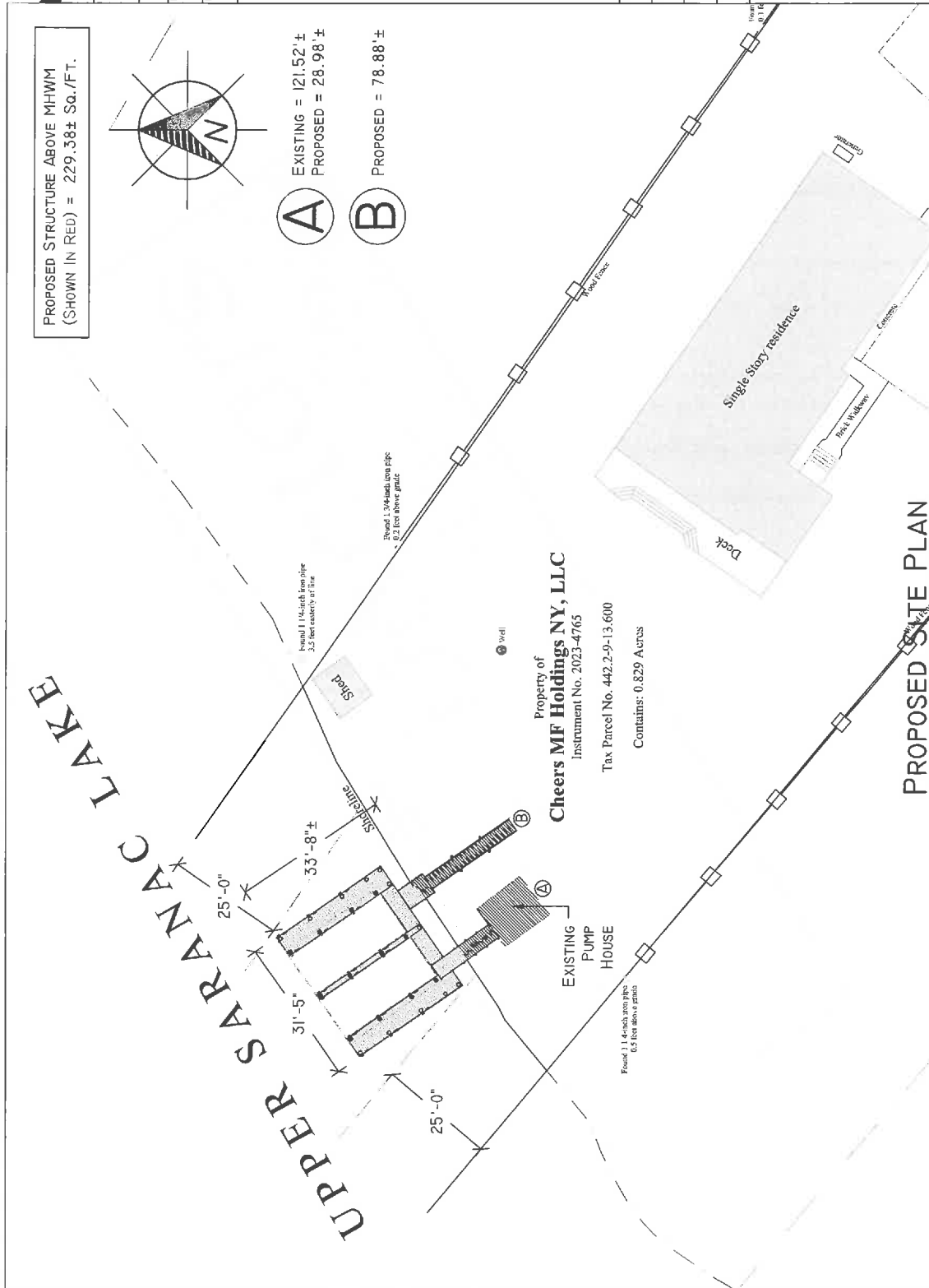
Single story residence

Deck

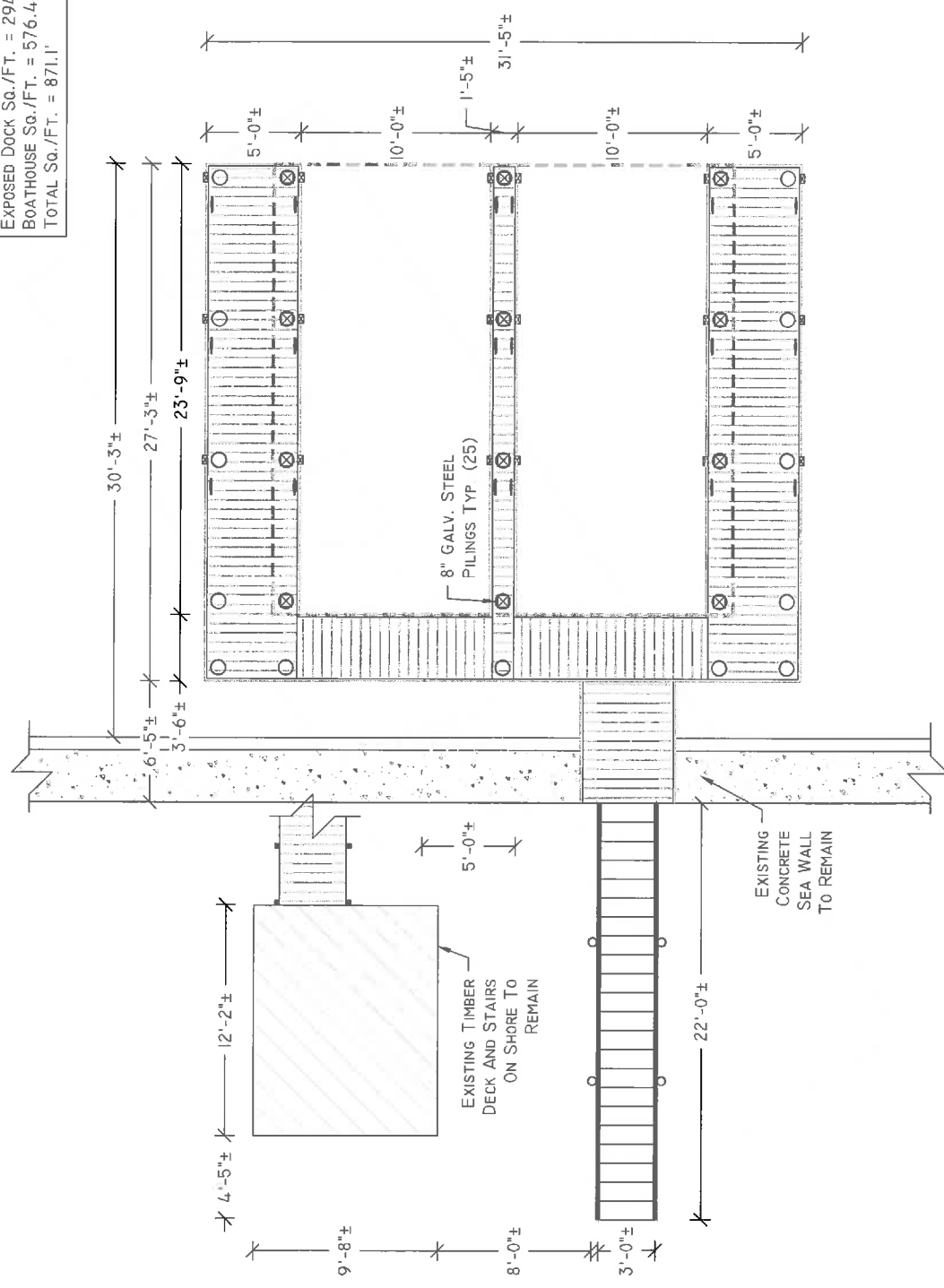
Concrete

Back Walkway

EXISTING SITE PLAN



EXPOSED DOCK SQ./FT. = 294.67'
 BOATHOUSE SQ./FT. = 576.43'
 TOTAL SQ./FT. = 871.11'



PILE DOCK LAYOUT

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

DESIGNER C. BALDWIN

DATE 09-29-2025

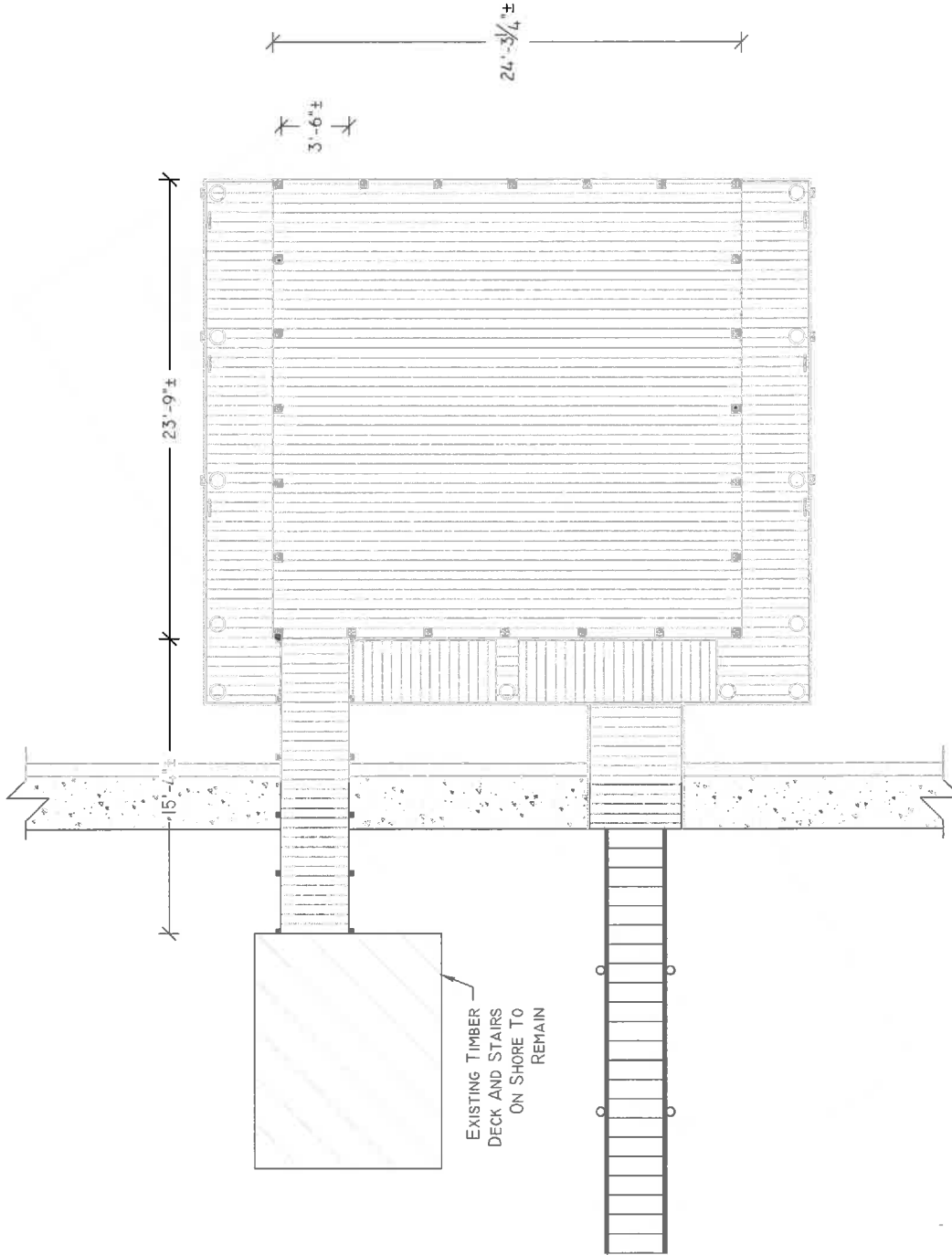
DWG# SMI-005P

SCALE 3/16"=1'-0"

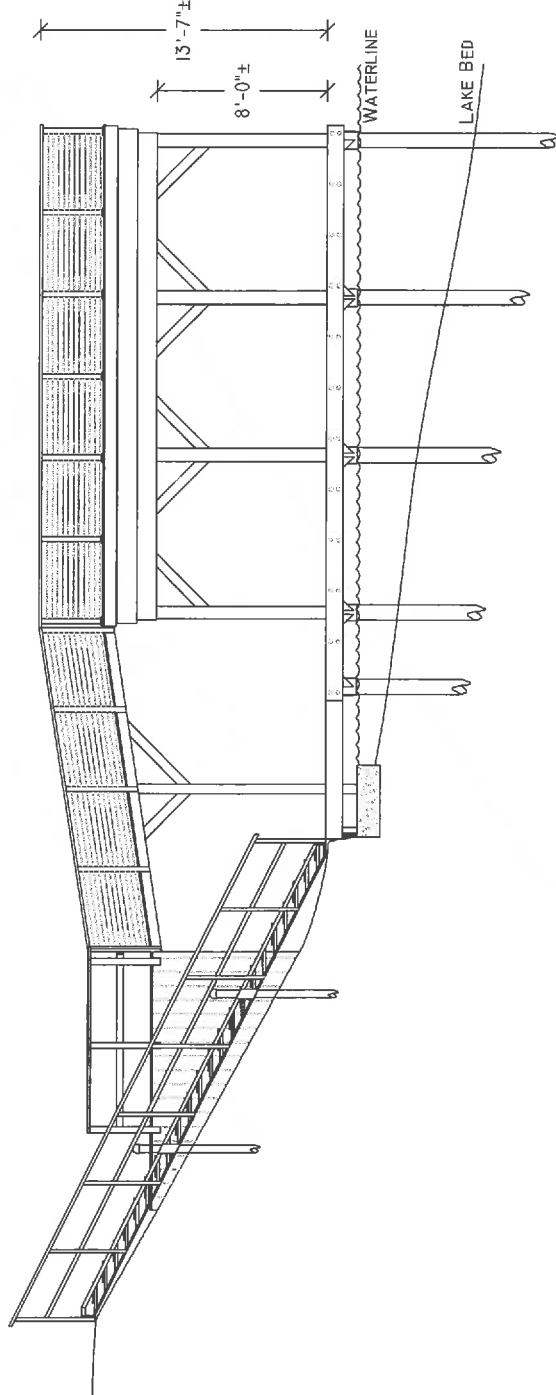
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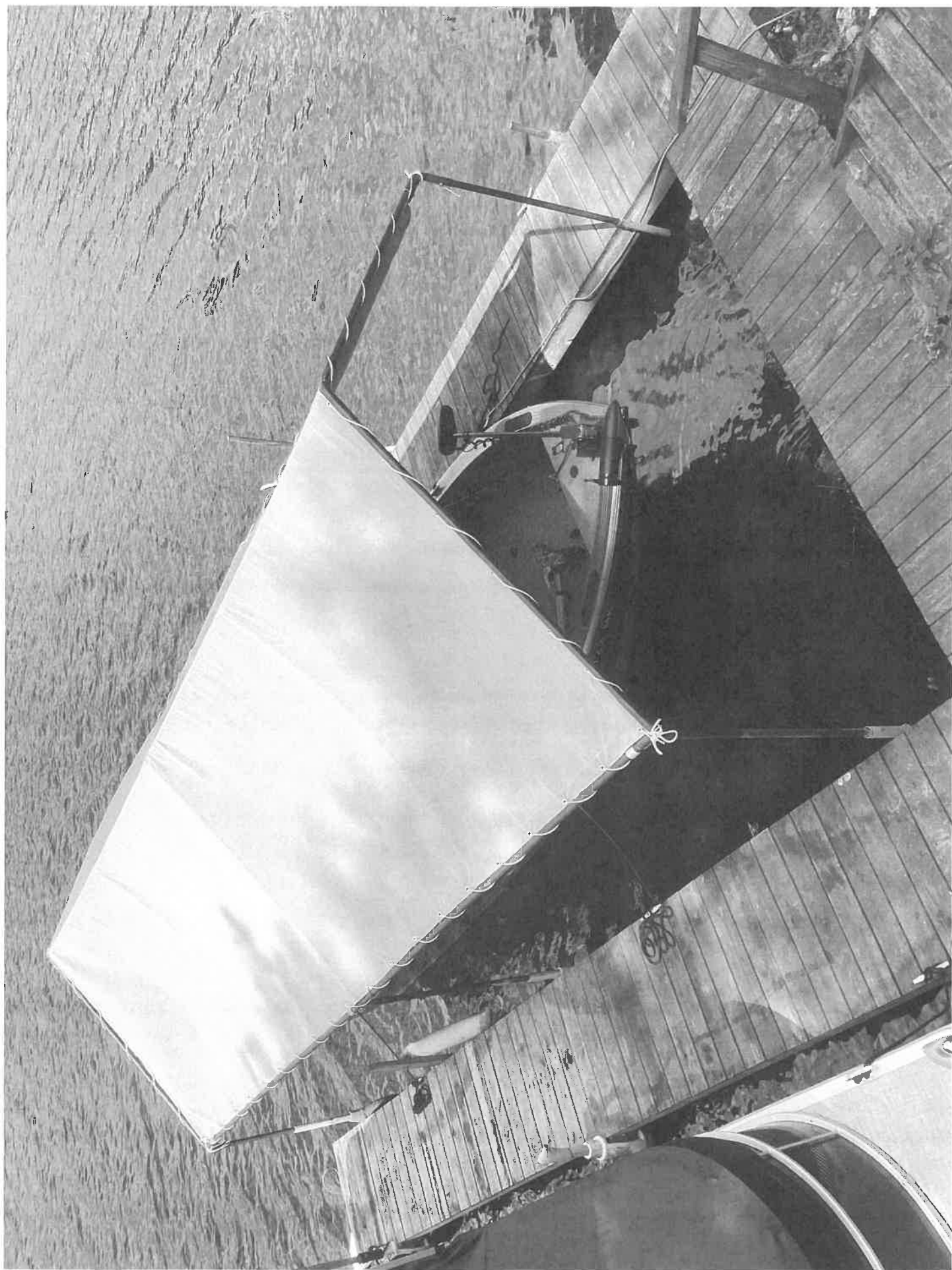
SUNDECK LAYOUT



PILE DOCK & SUNDECK ELEVATION













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

J2025-0545
October 3, 2025
Page 2

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