

Town of Santa Clara, NY 12983

SITE PLAN REVIEW APPLICATION

FEE: \$210

ALL APPLICABLE FEES ARE NON-REFUNDABLE

APPLICANT INFORMATION:

NAME: Michael L. Bird A.I.A. - Architect of Adirondack Design

ADDRESS: 30 Riverside Dr, Saranac Lake, NY, 12983

PHONE: (518) 891-5224

E-MAIL: info@adkgreatcamps.com

OWNERS INFORMATION: (if different than applicant)

NAME: Paul Robert Schaeffer & Stephanie Lynn Schaeffer

ADDRESS: 12 Turning Leaf Drive, Pittsford, NY 14534

PHONE: _____

E-MAIL: paulrschaeffer@gmail.com

stephanielschaeffer@gmail.com

PROJECT INFORMATION:

Name of project: Schaeffer Boathouse

Parcel Location: : 478 Bungalow Bay Drive, Tupper Lake, NY 12986

Parcel Tax ID: : 473-1-10.300

Current Use: : Residential

Proposed Use: : Residential

Area of proposed Structure: Building Sq Ft: 624.90 // Dock Sq Ft: 59.38 // Total Sq Ft: 684.28

Area of Existing Structure: No Existing Structure

Estimated Total Project Cost: \$375,000.00

Demolition Planned: N/A

Other Permits: APA NJ Received

Applicant's Signature: _____



Date: 8/22/2025

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.tosc@gmail.com or Scottie.Adams@roadrunner.com.**
- It is not necessary to include the site plan review checklist or the boathouse/dock checklist. These are for your information only.**
- An acknowledgment of receipt of the email should be obtained. Application 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

John LaHart, Vice Chair

P.O. Box 14

Lake Clear, NY 12945

Beth Hall

136 Moss Rock Road

Saranac Lake, NY 12983

Michael Ritchie

119 Frog Lane

Saranac Lake, NY 12983

William Young

P.O. Box 16

Lake Clear, NY 12945

CODE ENFORCEMENT OFFICER

Todd David

Code Enforcement Officer

5359 State Route 30

Saranac Lake, NY 12983

Town of Santa Clara, NY 12983

Boathouse/Dock Checklist

Name: Michael L. Bird of Adirondack Design Acting Agent of Paul and Stephanie Schaeffer

Tax Map #: 473-1-10.300

Zoning District: R-1-3.2

Shoreline Lot Width: Lot 5: 157 ft

Boathouse/ Dock Width: (15%) YES, Design meets this regulation 23'-7"

Side yard Setback: (25 ft.) YES, Design meets this regulation

Boathouse Sq. ft.: (Max 625 sq. ft.) 624.90 Sq Ft

Dockage Sq. ft.: (Max 500 sq. ft.) 59.38 Sq Ft

Combined boathouse/Dockage: (Max 875 sq. ft.) 684.28 Sq Ft

Boathouse Height: (Max 15 ft.) 15 ft

Boathouse/Dockage Length (Max 33 ft.) 28 ft 5-1/2 in

Notes: We have adjusted the design to meet all Town of Santa Clara Boathouse Regulations and seek approval from the

Variance Board

November 22, 2024

To Whom It May Concern:

Please allow this letter to serve as authorization for Michael Bird of Adirondack Design to act on my behalf regarding the filing of all permit applications and appearing at any regulatory agency hearings relative to property owned by me at (address)

478 Bungalow Bay, Tupper Lake, Ny. 12986

Specifically, he is authorized by me to sign and present information to all necessary regulatory agencies and to take any necessary steps to receive permitting for this project site.

If you have any questions regarding this matter, please do not hesitate to call me at

585-899-0061

585-305-2887

Sincerely,

Paul Schaeffer
Signature

S. Schaeffer

Paul Schaeffer
Print Name

Stephanie Schaeffer

Bungalow Bay
 A SUBDIVISION OF PROPERTY TO BE ACQUIRED BY
William W. Cantwell, S. Major Day, Jr.
Kathleen P. Day & Deirdre J. Moreau
 Situate in
 The Barbour 4000 acre Tract
 Township N° 23, Macombs Purchase, Great Tract N° 1
TOWN of SANTA CLARA, COUNTY of FRANKLIN
STATE of NEW YORK

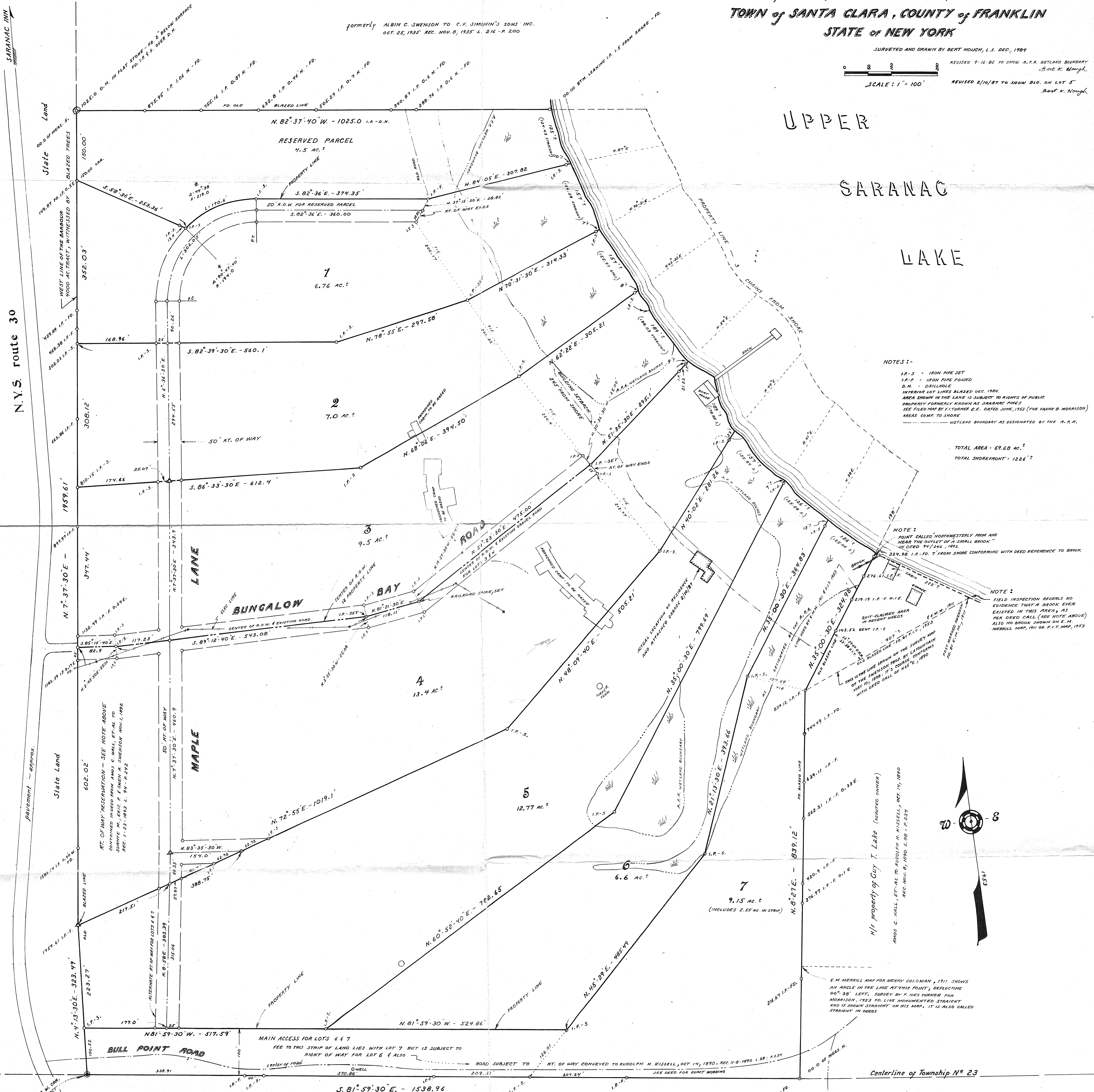
SURVEYED AND DRAWN BY BERT HOUGH, L.S. DEC. 1984

REVISÉ 9-16-86 TO SHOW A.P.A. WETLAND BOUNDARY
 REVISÉ 2/10/87 TO SHOW BLD. ON LOT 5
 SCALE: 1" = 100'

I HEREBY CERTIFY TO KEY BANK OF CENTRAL NEW YORK, N.Y. AND TO AMERICAN TITLE INSURANCE COMPANY THAT THIS IS AN ACCURATE MAP OF LOT N° 5 MADE FROM ACTUAL SURVEY OF SAID LOT IN DEC. 1984, REVISED TO SHOW BUILDING & UPDATED 2/10/87
 N.Y.S. LIC. NO. 49397 Bert Hough

I HEREBY CERTIFY TO WILLIAM W. CANTWELL, E. MAJOR DAY, JR., KATHLEEN P. DAY AND DEIRDRE J. MOREAU THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY COMPLETED DEC. 24, 1984.
 N.Y.S. LIC. N° 49397 Bert Hough

formerly ALBIN C. SWENSON TO C.F. SIMONIN'S SONS INC.
 OCT. 25, 1935 REC. NOV. 8, 1935 L. 216-P. 200

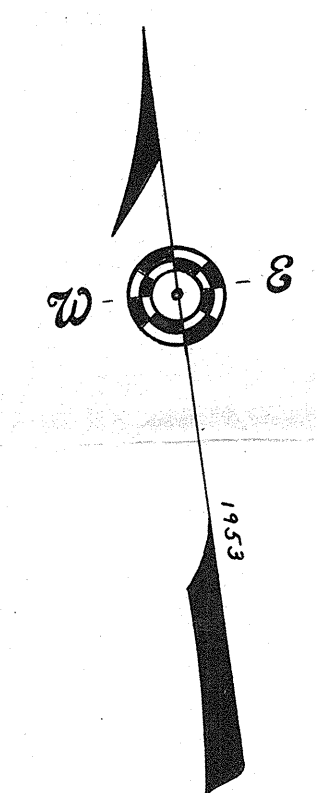


NOTES:-
 I.P.-S. = IRON PIPE SET
 I.P.-F. = IRON PIPE FOUND
 D.M. = DIBBLE HOLE
 INTERIOR LOT LINES BLAZED DEC. 1984.
 AREA SHOWN IN THE LAKE IS SUBJECT TO RIGHTS OF PUBLIC PROPERTY FORMERLY KNOWN AS SARANAC PINES.
 SEE FILED MAP BY F. TURNER G.E. DATED JUNE, 1953 (FOR FRANK B. MORRISON) AREAS COMP. TO SHORE
 WETLAND BOUNDARY AS DESIGNATED BY THE A.P.A.

TOTAL AREA = 69.68 AC.±
 TOTAL SHOREFRONT = 1226'±

NOTE 1:
 POINT CALLED 'NORTHWESTERLY FROM AND NEAR THE OUTLET OF A SMALL BROOK' IN DEED 94/242, 1952, 324.58 I.P.-FD. 7' FROM SHORE CONFORMING WITH DEED REFERENCE TO BROOK

NOTE 2:
 FIELD INSPECTION REVEALS NO EVIDENCE THAT A BROOK EVER EXISTED IN THIS AREA, AS PER DEED CALL (SEE NOTE ABOVE) ALSO NO BROOK SHOWN ON E.M. MERRILL MAP, 1911 OR P.T.C. MAP, 1953



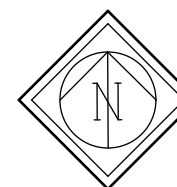
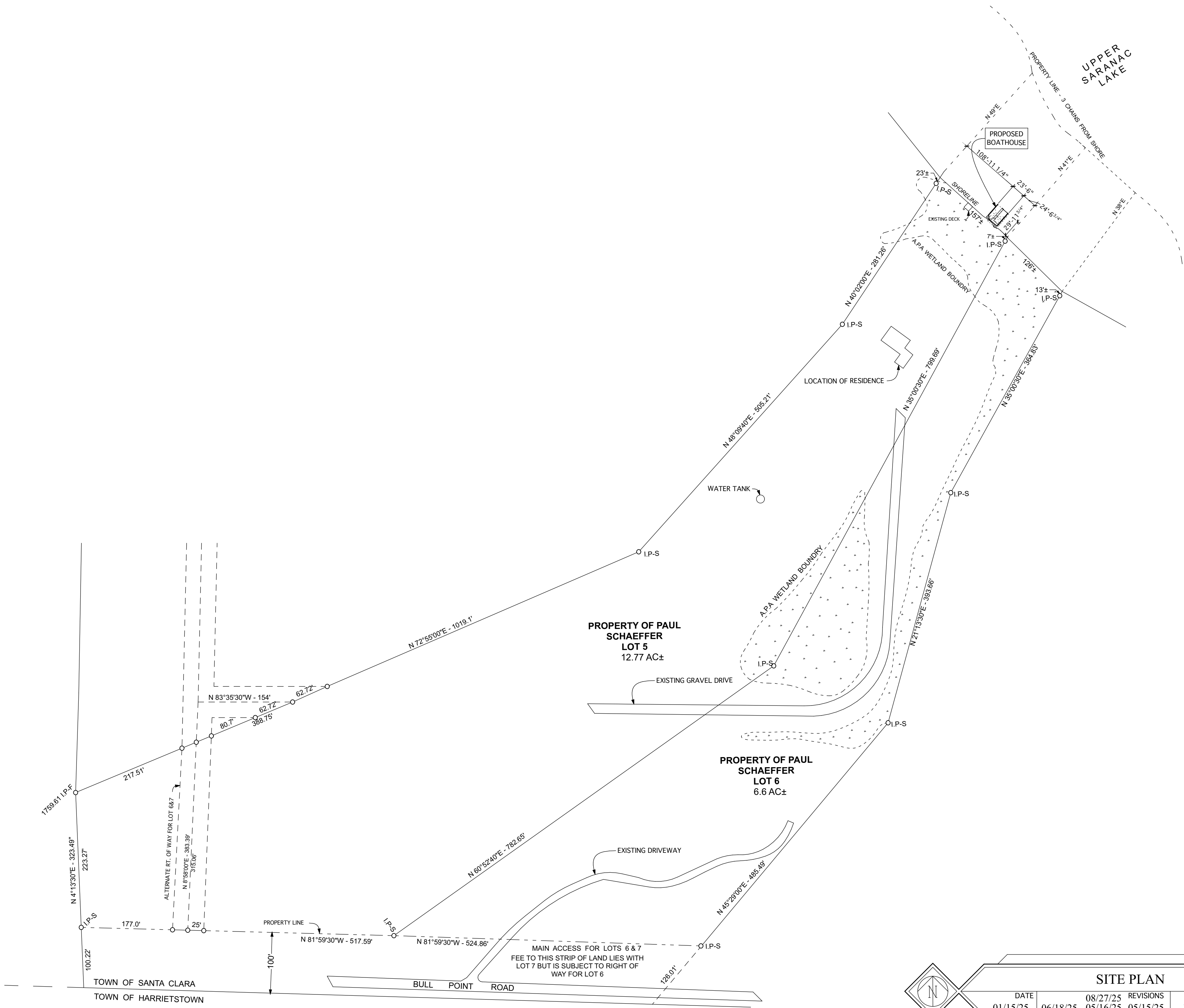
NOTE:
 PROPERTY OWN. SUBJECT TO RT. OF WAY FOR ROAD OR H'WAY PURPOSES (MINIMUM WIDTH OF 30 FEET) IN DEED DATED 1982, TO BE LOCATED AS NEAR AS SHALL BE PRACTICABLE TO THE WEST LINE OF THE BARBOUR TRACT - HOWEVER NO H'WAY WAS EVER CONSTRUCTED IN THIS LOCATION.

Town of SANTA CLARA
 Town of HARRIETSTOWN

N/E property of Guy T. Lake (REPUTED OWNER)
 Bull Point Property

formerly SUANTE MACNUS SWENSON, ET-AL TO FRANK B. & ELSIE B. MORRISON OCT. 16, 1952 REC. 11-6-52 L. 325-P. 91

TITLE:-
 BERNARD WEISINGER TO CHANBETTS HOLDING CORP. 9-29, 1966 REC. OCT. 17, 1966 L. 433-P. 1020



SITE PLAN					SCALE	S-1.0
DATE	08/27/25	REVISIONS	05/15/25	1"=100'		
01/15/25	06/18/25	05/16/25	05/15/25			

© COPYRIGHT S: 18x24

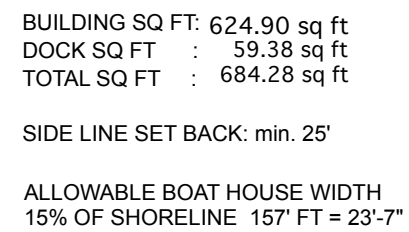
SCHAEFFER - BOATHOUSE

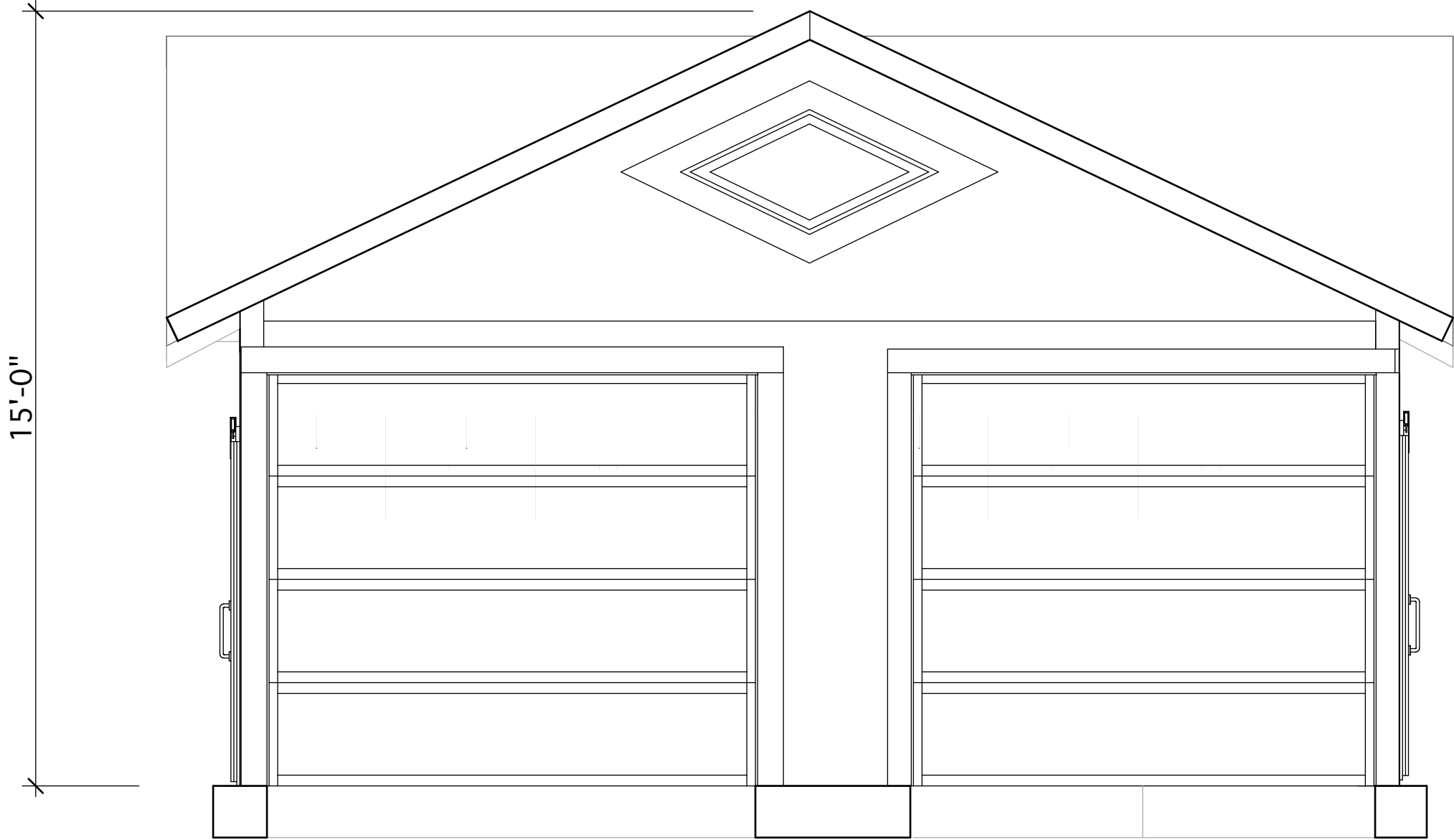
UPPER SARANAC LAKE,
TOWN OF SANTA CLARA, NY

© ADIRONDACK DESIGN

30 RIVERSIDE DRIVE, SARANAC LAKE, NY, 12983

PHONE (518) 891-5224 ♦ FAX (518) 891-5227





LAKESIDE ELEVATION

ADIRONDACK DESIGN

SCHAEFFER - BOATHOUSE / UPPER SARANAC LAKE, SANTA CLARA

02/27/25	08/27/25	1/4" = 1'0"	A-3.0
DATE	REVISIONS	SCALE	

LAKESIDE ELEVATION

© COPYRIGHT S. 11x17



FRANKLIN COUNTY – STATE OF NEW YORK
KIP CASSAVAW, COUNTY CLERK
P.O. BOX 70, 355 W. MAIN ST, STE 248, MALONE, NEW YORK 12953

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2024-4422

Receipt#: 2024317533
Clerk: CW
Rec Date: 09/13/2024 01:26:02 PM
Doc Grp: RP
Descrip: DEED
Num Pgs: 6
Rec'd Frm: CENTENNIAL ABSTRACT

Party1: WHALEY ROSS
WHALEY BEVERLY/SURVIVOR
Party2: SCHAEFFER PAUL ROBERT
SCHAEFFER STEPHANIE LYNN
Town: SANTA CLARA
473.-1-10.300
473.-1-10.500

Recording:

Cover Page	5.00
Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 210.00

Transfer Tax	
Transfer Tax	8780.00
Mansion Tax	21950.00

Sub Total: 30730.00

Total: 30940.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 277
Transfer Tax

Transfer Tax	8780.00
Mansion Tax	21950.00

Total: 30730.00

I hereby certify that the within and foregoing was
recorded in the Franklin County Clerk's Office.

Kip Cassavaw

County Clerk

Record and Return To:

HARTER SECREST & EMERY LLP
1600 BAUSCH & LOMB PLACE
ROCHESTER NY 14604-6901

Notice Information may change during the
verification process and may not be reflected on this
page

Warranty Deed

This Indenture, made the 12th day of September, 2024, between

ROSS WHALEY, individually and as surviving spouse of, BEVERLY WHALEY,
residing at 478 Bungalow Bay Drive, Tupper Lake, New York 12986,

parties of the first part; and

PAUL ROBERT SCHAEFFER and STEPHANIE LYNN SCHAEFFER, residing at
12 Turning Leaf Drive, Pittsford, NY 14534, as tenants by the entirety

parties of the second part.

W I T N E S S E T H:

That the parties of the first part, in consideration of One and 00/100 (\$1.00) Dollar
lawful money of the United States, and other good and valuable consideration, paid by the parties
of the second part, does hereby grant and release unto the parties of the second part, their heirs and
assigns forever:

(SEE SCHEDULE A)

This conveyance is made subject to all enforceable covenants, conditions,
easements and restrictions of record, and zoning and environmental protection laws; also subject
to any existing tenancies, any unpaid installments of street or other improvement assessments
payable after the date hereof, and any state of facts which an inspection and/or accurate survey
may show.

Together with the appurtenances and all the estate and rights of the parties 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 parties of the first part covenant as follows:

First. That the parties of the second part shall quietly enjoy the said premises;

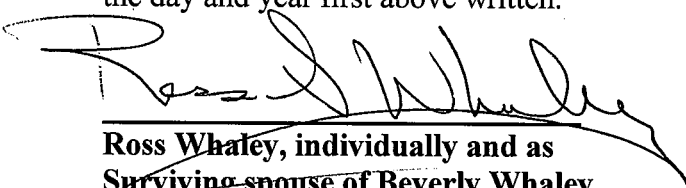
Second. That said parties of the first part will forever WARRANT the title to said
premises.

Third. Subject to the trust fund provisions of Section 13 of the Lien Law.

5
25
16
25
780
11950
30940

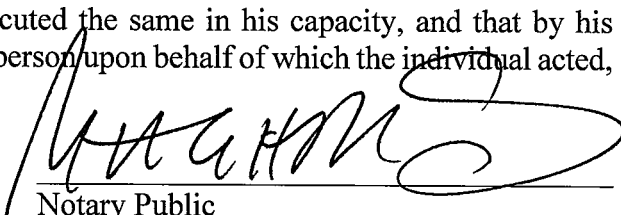
In Witness Whereof, the parties of the first part does hereunto set his hand and seal

the day and year first above written.


**Ross Whaley, individually and as
Surviving spouse of Beverly Whaley**

STATE OF NEW YORK)
) ss.:
COUNTY OF FRANKLIN)

On the 5th day of September, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **ROSS WHALEY**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

Matthew H. McArdle
Notary Public - State of New York
No. 02MC6102972
Qualified in Franklin County
My Commission Expires December 15, 2027

Schedule "A"

ALL THAT PIECE OR PARCEL OF LAND situate in the Town of Santa Clara, County of Franklin and State of New York, being a part of the Barbour 4000 acre tract in Township number 23 of Macombs Purchase, Great Tract One and being designated as Lot 5 of a subdivision shown on a map entitled "Bungalow Bay, a subdivision of property to be acquired by William Cantwell, E. Major Day, Jr., Kathleen P. Day and Deirdre J. Moreau" etc. by Bert Hough, L.S., December 1984, a copy of said map being filed in the office of the Clerk of the County of Franklin on the 30th day of January 1985, as map #1136, the parcel hereby conveyed being more particularly described as follows:

BEGINNING at a point on the westerly shore of Upper Saranac Lake where the shoreline is intersected by the southerly line of lot number 4 of the above mentioned subdivision and running thence S 40° 02' W along said southerly line a distance of 23 feet, more or less, to a point marked by an iron pipe; thence continuing along said line in the same course a distance of 281.26 feet to a point marked by an iron pipe; thence S 48° 09' 40" W a distance of 505.21 feet to a point marked by an iron pipe; thence S 72° 55' W, still along the southerly line of lot 4, a distance of 1019.1 feet to a point marked by an iron pipe standing at an angle point in the westerly bounds of the Barbour 4000 acre tract; thence S 4° 13' 30" W along the westerly bounds of said tract a distance of 223.27 feet to a point marked by an iron pipe standing in the northerly bounds of a 100 foot right-of-way to be known as Bull Point Road, which point is located N 4° 13' 30" E a distance of 100.22 feet from an iron pipe and stones marking the southwest corner of the said Barbour 4000 acre tract; thence S 81° 59' 30" E along the northerly bounds of said right-of-way, being parallel to and 100 feet distant northerly from the southerly line of the Barbour Tract a distance of 517.59 feet to a point marked by an iron pipe; thence N 60° 52' 40" E along the northwesterly bounds of lot 6 a distance of 782.65 feet to a point marked by an iron pipe; thence N 35° 00' 30" E, still along the bounds of lot 6, passing through an iron pipe at 799.69 feet, a distance of 806.69 feet, more or less, to the shore of Upper Saranac Lake; thence northwesterly along the shore as it winds and turns a straight line distance of 155.87 feet to the point or place of beginning. Containing 12.77 acres of land to be the same more or less.

RESERVING unto the party of the first part, its successors and assigns from the above described parcel a right-of-way over a strip of land of uniform width of 50 feet known as Maple Lane having a centerline described as follows; beginning at a point in the southerly line of the above described parcel which point is located S 81° 59' 30" E a distance of 177.0 feet from the southwest corner thereof and running thence N 8° 58' E a distance of 315.06 feet to an intersection with the northerly bounds of lot 5, which point is located N 72° 55' E a distance of 217.51 feet from the northwest corner thereof.

ALSO GRANTING a right-of-way in common with the party of the first part, its successors and assigns over a strip of land of uniform width of 50 feet partially known as Maple Lane having a centerline described as follows; beginning at a point in the northerly bounds of the herein described parcel which point is located N 72° 55' E a distance of 217.51 feet from the northwest corner thereof and running thence N 8° 58' E a distance of 68.33 feet to an angle point in said centerline; thence N 7° 37' 30" E a distance of 460.9 feet to an intersection with the centerline of Bungalow Bay Road; thence N 89° 12' 40" W along said centerline a distance of 117.23 feet to a point marked by an iron pipe; thence N 85° 15' 40" W a distance of 82.9 feet to an intersection with the westerly line of the Barbour 4000 acre tract.

ALSO GRANTING a right-of-way in common with the party of the first part, its successors and assigns over a strip of land of uniform width of 50 feet having a centerline described as follows; beginning at the angle point in the centerline of Maple Lane located N 8° 58' E a distance of 68.33 from its intersection with the northerly line of the above described parcel and running thence S 83° 35' 30" E a distance of 154.0 feet to an intersection with said northerly line, which point is located N 72° 55' E a distance of 388.75 feet from the northwest corner thereof.

ALSO RESERVING unto the party of the first part, its successors and assigns a right-of-way and easement to establish electric and telephone transmission lines over the most feasible locations for the benefit of the remaining lots in said subdivision within the bounds of said Maple Lane.

TOGETHER with a right-of-way for ingress, egress and regress over, across and through Bungalow Bay Road westerly from the west line of said Barbour 4000 acre tract to the easterly bounds of New York State Highway Route number 30 to be used in common with other owners in said subdivision.

ALSO GRANTING all right, title and interest that the party of the first part herein may have in and to the land and land under water abutting the above described parcel and extending for a distance of 198 feet out into the lake and lying between a line running N 49° E from the northeast corner of said parcel and a line running N 41° E from the southeast corner.

Conveyance is made subject to a right-of-way for highway purposes not more than three rods in width to be located as near as shall be practicable to the west line of the Barbour 4000 acre tract as construction would permit as reserved in deed from Amos C. Hall, et al to Svante M. Swenson, et al by deed dated

November 1, 1893 and recorded in the Franklin County Clerk Is Office January 23, 1893 in Liber 94 of Deeds at page 242. Said highway was never constructed.

SUBJECT to electric and-utility easement. as shown on the attached map prepared by Niagara Mohawk Power Corporation which is attached hereto and made a part hereof and any amendments thereto originally recorded in Liber 524 of deeds at page 216 in the Franklin County Clerk's Office. SUBJECT to the terms and conditions of project and permit no 84-293A as issued and amended. by Adirondack Park Agency.

TOGETHER with the right to connect to the N.Y. Telephone terminus and lay telephone cable from said terminus located on lot 4 as shown on the above-entitled map for the benefit of lot 5 being conveyed herein.

This conveyance is made subject to the covenants, conditions and restrictions forth in a declaration of covenants recorded in the Franklin County Clerk's Office in Liber 517 at page 1155 on the 30th day of January, 1985. The parties of the second part by accepting this deed, bind themselves; their heirs, devisees, personal representatives, grantees and assigns to adhere to, abide by and perform the covenants, conditions arid restrictions set forth in said declaration of covenants.

BEING a portion of the premises conveyed by Svante Magnus Swenson, et al to Frank B. Morrison and Elsie B. Morrison by deed dated October 16, 1952 and recorded in said County Clerk Is office on November 6, 1952 in Liber 325 at page 91.

BEING part of the same premises conveyed by Chanbets Holding Corp. to Bungalow Bay Holding Corp. by deed dated January 16. 1985 and recorded in the Franklin County Clerk's Office on January 30, 1985 in Liber 517 of deeds at page 1151.

ALSO ALL THAT PIECE OR PARCEL OF LAND situate in the Town of Santa Clara, County of Franklin and State of New York, being a part of the Barbour 4000 acre tract in Township number 2 of Macombs Purchase, Great Tract One and being designated as Lot 6 of a subdivision shown on a map entitled "Bungalow Bay, a subdivision of property to be acquired by William W. Cantwell, E. Major Day, Jr., Kathleen P. Day and Deirdre J. Moreau" etc. by Bert Hough, L.S, "December 1984, a copy of said map being filed in the office of the Clerk of the County of Franklin on the 30th day of January, 1985, as map #1136, the parcel hereby conveyed being more particularly described as follows:

BEGINNING at a point on the westerly shore of Upper Saranac Lake where the shoreline is intersected by the southeasterly line of lot number 5 of the above mentioned subdivision and running thence S 35° 00' 30" W along said line a distance of 7 feet, more or less, to a point marked by an iron pipe; thence continuing along said line in the same course a distance of 799.69 feet to a point marked by an iron pipe; thence S 60° 52' 40" W a distance of 782.65 feet to a corner of Lot 5, which corner is marked by an iron pipe; thence S 81° 59' 30" E, parallel to and 100 feet distant, Northerly from the Southerly line of the Barbour 4000 acre Tract a distance of 524.86 feet to a point marked by an iron pipe; thence N 45° 29' E along the Northwesternly bounds of lot 7 a distance of 485.49 feet to a point marked by an iron pipe; thence N 21° 13' 30" E a distance of 399.66 feet to a point marked by an iron pipe; thence N 35° 00' 30" E, still along the bounds of lot 7, passing through an iron pipe at 364.83 feet, a distance of 377.83 feet, more or less, to the shore of Upper, Saranac Lake; thence Northwesternly along the shore as it winds d turns straight-line distance of 125.58 feet to the point or place of beginning. Containing 6.6 acres of land to be the same more or less.

ALSO GRANTING all right, title and interest that the party of the first part herein may have in and to the land and land under water abutting the above described parcel and extending for a distance of 198 feet out into the lake and lying between a line running N 41° E from the northerly, corner of said parcel and a line running N 38° from the most easterly corner.

SUBJECT to electric and utility easement to the Niagara Mohawk Power Corporation which easement is recorded in the Franklin County Clerk's Office in Liber 524 of deeds at page 216 and further subject to the right of the owner of lot numbered 7 to enter upon lot numbered 6 for the sole purpose of gaining access to and hooking up to the electrical distribution box located by the Niagara Mohawk Power Corporation upon said lot numbered 6 with the express understanding that the owner of lot numbered 7 shall return the ground to its natural state after digging and laying the underground cable to be used from said electrical distribution box located on lot numbered 6.

TOGETHER with the right to connect to the New York Telephone terminus and lay telephone cable from said terminus located on lot numbered 4 as shown on the above-entitled map for the benefit of lot numbered 6 being conveyed herein.

SUBJECT to the terms and conditions of project permit numbered 84-293A as issued and amended by the Adirondack Park Agency.

SUBJECT TO the following restrictive covenant, which shall run with the land:

The Premises may not be developed for any purpose including, but not limited to, use as a private residence or business. In addition, the grantee, his heirs, successors and assigns may not construct or locate any structures or improvements on the Premises whatsoever. However, this restriction does not limit in any way, the rights of the grantee and the heirs or successors and assigns of the grantee to use and improve the driveway crossing the Premises. The grantee, for himself and intending to fully bind his heirs, successors and assigns, agrees to this restrictive covenant and by his signature to this Deed, hereby agrees to be bound, and does hereby bind his heirs, successors and assigns by this restrictive covenant. It is intended that this restrictive covenant can be enforced by the grantor, her heirs, successors and assigns as well as the Town of Santa Clara or any property owner of any lands adjacent to any portion of the Premises, it being expressly intended and agreed that all such parties are beneficiaries of such restrictive covenant.

AND the grantor covenants that the grantor has not done or suffered anything whereby the said Premises have been encumbered in any way whatever.

BEING the same premises conveyed to Ross Whaley by virtue of a deed from Georgia P. Gosnell dated December 12, 2014 and recorded in the Franklin County Clerk's Office on April 22, 2015 as Instrument Number 2015-1731.

ALSO BEING THE SAME PREMISES conveyed by Ross Whaley and Beverly Whaley to Ross Whaley and Beverly Whaley by deed dated September 28, 2022 and recorded in the Franklin County Clerk's Office on October 3, 2022 as Instrument No. 2022-5381.

Beverly Whaley died a resident of Franklin County on January 31, 2023.

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
----------------------	----------------	------------

(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:

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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.

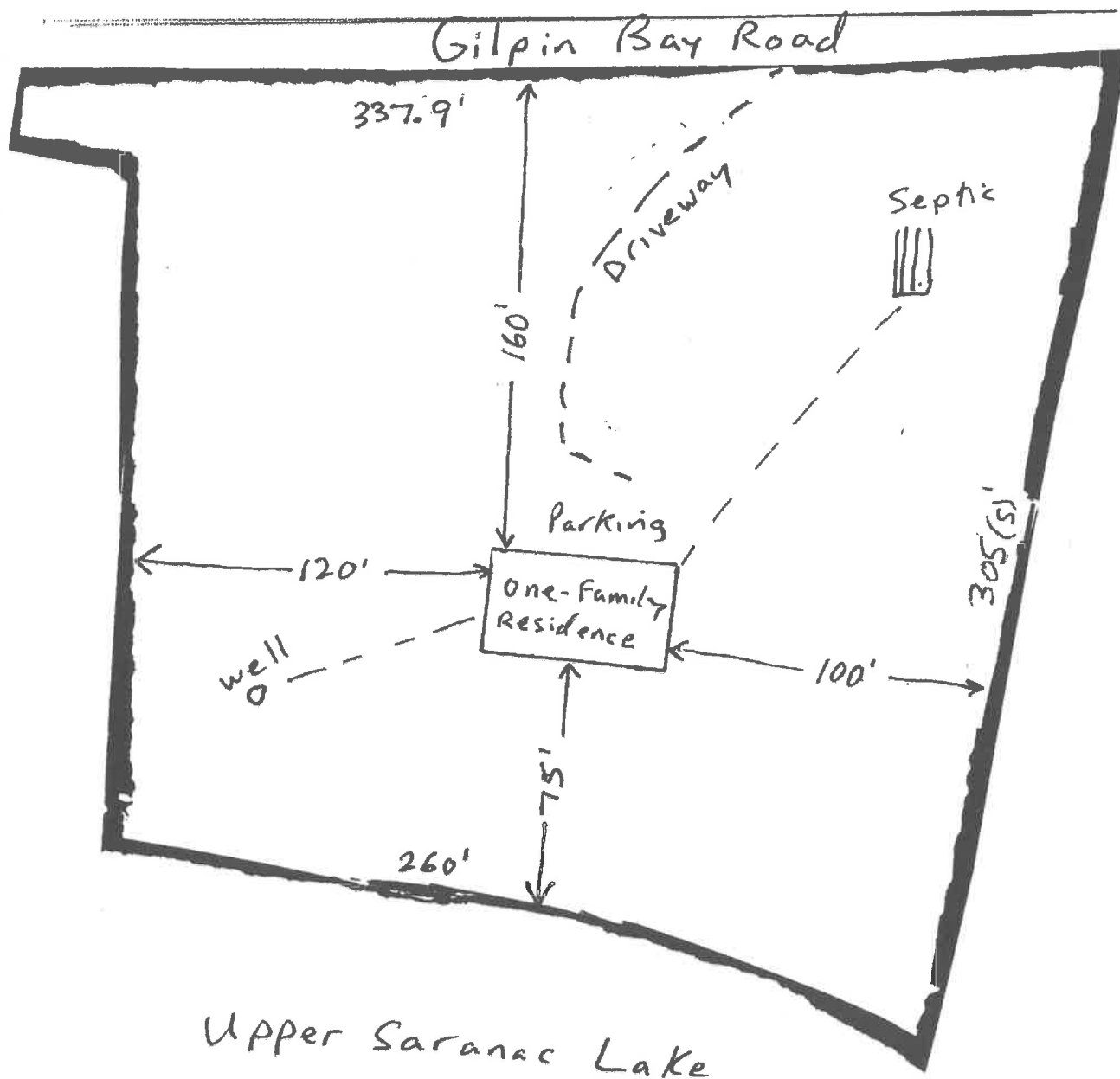
NARRATIVE

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 **REMY CHMAN and POLLY CHMAN**, 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;

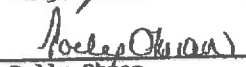
SECOND, That said party of the first part will forever WARRANT the title to said premises.

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.

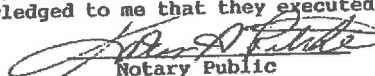
In the presence of:


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
FRANKLIN COUNTY NO. 497322
EXPIRES 12/31/98

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

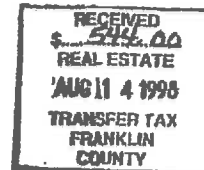
'98 AUG 14 PM 3 26

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

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

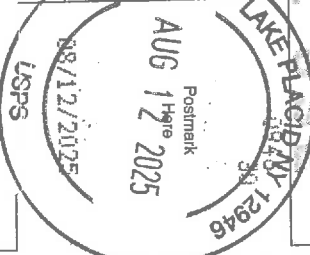
Sent To

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
☐ Adult Signature Restricted Delivery \$0.00

Postage \$2.44

Total Postage and Fees \$12.14

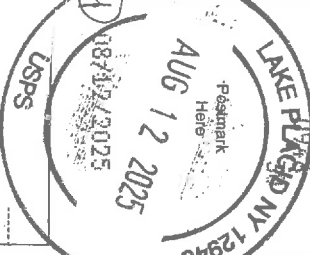
Sent To

Street and Jane Mary

City, State 9 Eltinge Pl

Scotia, NY 12302

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

Saranac Lake, NY 12983

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

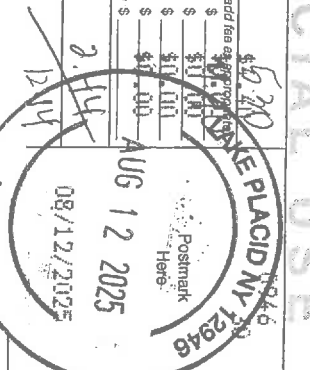
Sent To

Street and Forestcraft Company LLC

City, State PO Box 1356

Saranac Lake, NY 12983

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



U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com

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☐ 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

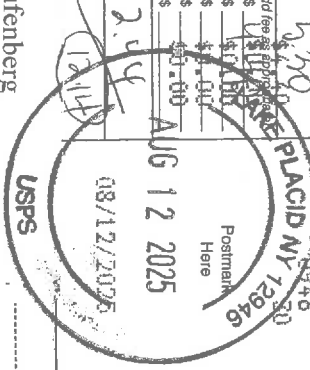
Sent To

Street and George E Staufenberg

City, State 436 Gilpin Bay Rd

Saranac Lake, NY 12983

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

Rochester, NY 14618

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

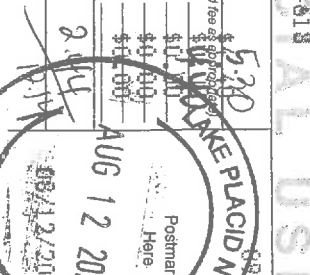
Sent To

Street and Robert and Mary Koegel

City, State 1960 Clover St

Rochester, NY 14618

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

Syracuse, NY 13215

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

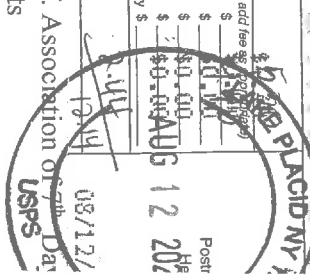
Sent To

Street and Attn: Amkarolyi Sec

City, State Box 67

Syracuse, NY 13215

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



mf

AFA Form
January 1979
(Approval of Single Family
Residences & Two Lot
Subdivisions)

State of New York
ADIRONDACK PARK AGENCY
Post Office Box No. 99
Ray Brook, New York 12977

P E R M I T

THIS PERMIT SHALL EXPIRE UNLESS WITHIN SIXTY DAYS OF THE DATE OF ISSUANCE THE ORIGINAL PERMIT IS DULY RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY WHEREIN THE PROJECT IS TO BE LOCATED. IN ORDER FOR THE PERMIT TO BE RECORDED IN THE COUNTY CLERK'S OFFICE, THE PROJECT SPONSOR MUST TENDER TO THE COUNTY CLERK THE FOLLOWING FEES PURSUANT TO CPLR SECTION 8021 AT THE TIME OF RECORDING: FIVE DOLLARS, AND IN ADDITION THERETO, THREE DOLLARS FOR EACH PAGE OR PORTION OF A PAGE OF THIS PERMIT AND ANY ATTACHMENTS HERETO. THE ORIGINAL OF THE PERMIT WILL BE RETURNED TO THE PROJECT SPONSOR BY THE COUNTY CLERK.

* * * * *

In the Matter of the Application of

A. Edward Blackmar
Star Route
Saranac Lake, NY 12983

Permit and
Project No. 81-281R

Project Sponsor(s)

Date of
Issuance 10/28/86

For a Permit Pursuant to Section 809
of the Adirondack Park Agency Act.

An application having been made on October 8, 1981 by the project sponsor(s) for approval of, and issuance of an Adirondack Park Agency permit authorizing, a Class B Regional Project located in the Town/Township of Santa Clara, County of Franklin, and the Agency having determined that the application and such additional information as it required was complete.

The project consists of the subdivision of a vacant 2.3 acre parcel whereby 0.3 acres will be sold and 2 acres retained. The 0.3 acre parcel has 30 feet of frontage on Upper Saranac Lake. The 2 acre parcel has 300+ feet of lake frontage. The application is for the subdivision only, no new land use or development is proposed. The purchaser of the 0.3+ acre parcel having 30 feet of lake frontage also proposes the purchase of an additional 95 feet of lake frontage from an adjoining landowner, Adirondack Park Agency Project 81-282.

The project is proposed to be located in an area designated Low Intensity Use as delineated on the Adirondack Park Land Use and Development Plan Map.

The location of the proposed project is further described in a deed dated June 30, 1966, recorded in Liber 432 of Deeds at page 664 on July 5, 1966 in the Franklin County Clerk's Office.

The project site is approximately 2.3+ acres in size.

Now, the project having been duly considered, it is hereby concluded that the project complies with the criteria for approval contained in Section 809(10) of the Adirondack Park Agency Act and may be undertaken and completed subject to the terms and conditions hereafter set forth:

SPECIAL:

1. This permit and order authorizes the two lot subdivision as described in the project sponsor's Application for Project Permit and the Findings of Fact contained herein.
2. This permit does not authorize any new land use or development to occur upon either the 0.3 acre parcel or the acreage to be retained by the project sponsor. Such development may require further Agency review and determination.

GENERAL

Nothing contained in this permit shall be construed to satisfy any legal obligations of the project sponsor[s] to obtain any governmental approval or permit from any other than the Adirondack Park Agency, whether federal, state, regional or local.

If the project authorized hereby is not in existence within two years of the date of recordation hereof, the project may not thereafter be undertaken or continued unless a new approval and permit is sought from and granted by the Adirondack Park Agency.

All activities in connection with the project authorized hereby must comply with all applicable shoreline restrictions contained in Section 806 of the Adirondack Park Agency Act.

Unless the project authorized hereby is subject to the subdivision review and approval jurisdiction of the New York State Department of Health or a County Department of Health, all on-site sewage disposal systems shall conform to the standards set forth in "Waste Treatment Handbook, Individual Household Systems," and all domestic water supply systems shall conform to the standards set forth in "Rural Water Supply," both being publications of the New York State Department of Health.

The Adirondack Park Agency, its staff and agents may conduct such on-site investigations, examinations, tests and evaluations from time-to-time as it deems necessary to ensure compliance with the terms and conditions hereof.

Unless approved by the Agency in advance, any deviation from the terms and conditions hereof shall render this permit null and void, rescinding all authorization to undertake or continue the project. At the request of the Adirondack Park Agency, the project sponsor[s] shall report in writing the status of the project including details of compliance with any terms and conditions hereof.

The terms and conditions hereof shall be binding upon the heirs, successors, personal representatives and assigns of the project sponsor[s]; the exercise of any and all rights emanating or deriving from this permit by the project sponsor[s] or by any transferee of any right or rights shall be subject to the performance of all related affirmative obligations imposed hereby.

Any future land use or development or subdivision of land upon the project site not expressly authorized hereby may be subject to the independent Adirondack Park Agency review and is in no respect authorized by this permit.

No advertisement or other promotion for the project authorized hereby shall misrepresent the terms or conditions of approval contained herein, nor shall any advertisement or other promotion contain any false or misleading statement or any material omission with respect to the terms and conditions hereof.

E N T E R

ADIRONDACK PARK AGENCY

BY William J. Curran

William J. Curran
Acting Director of Operations

ORDER issued this 28th day
of DECEMBER, 1986,
at Ray Brook, New York.

STATE OF NEW YORK)

SS:

COUNTY OF ESSEX)

On this 28th day of October, 1988, before me, the subscriber personally appeared, William J. Curran, to me personally known and known to me to be the same person described in and who executed the within instrument, and he acknowledged to me that he executed the same.

RICHARD R. JERRY
NOTARY PUBLIC, State of New York
N.Y. County of Essex
Commission Expires March 31, 1989

Richard R. Jerry
Notary Public

APA Form
January 1970
(Approval of Single Family
Residences & Two 1
Subdivisions)

State of New York
ADIRONDACK PARK AGENCY
Post Office Box No. 99
Ray Brook, New York 12977

P E R M I T

THIS PERMIT SHALL EXPIRE UNLESS WITHIN SIXTY DAYS OF THE DATE OF ISSUANCE THE ORIGINAL PERMIT IS DULY RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY WHEREIN THE PROJECT IS TO BE LOCATED. IN ORDER FOR THE PERMIT TO BE RECORDED IN THE COUNTY CLERK'S OFFICE, THE PROJECT SPONSOR MUST TENDER TO THE COUNTY CLERK THE FOLLOWING FEES PURSUANT TO CPLR SECTION 8021 AT THE TIME OF RECORDING: ONE DOLLAR AND, IN ADDITION THERETO, THREE DOLLARS FOR EACH PAGE OR PORTION OF A PAGE OF THIS PERMIT AND ANY ATTACHMENTS HERETO. THE ORIGINAL OF THE PERMIT WILL BE RETURNED TO THE PROJECT SPONSOR BY THE COUNTY CLERK.

* * * * *

In the Matter of the Application of

A. Edward Blackmar
Star Route
Saranac Lake, N.Y. 12983

Permit and
Project No. 81-281

Project Sponsor(s)

Date of
Issuance October 22, 1981

For a Permit Pursuant to Section 809
of the Adirondack Park Agency Act.

An application having been made on October 8, 1981 by the project sponsor(s) for approval of, and issuance of an Adirondack Park Agency permit authorizing, a Class B Regional Project located in the Town of ~~XXXXXX~~ Santa Clara, County of Franklin, and the Agency having determined that the application and such additional information as it required was complete.

The project consists of the subdivision of a vacant 2.3 acre parcel whereby 0.3 acres will be sold and 2 acres retained. The 0.3 acre parcel has 30 feet of frontage on Upper Saranac Lake. The 2 acre parcel has 300+ feet of lake frontage. The application is for the subdivision only, no new land use or development is proposed. The purchaser of the 0.3+ acre parcel having 30 feet of lake frontage also propose the purchase of an additional 95 feet of lake frontage from an adjoining landowner, Adirondack Park Agency Project 81-282.

The project is proposed to be located in an area designated Low Intensity Use as delineated on the Adirondack Park Land Use and Development Plan Map.

The location of the proposed project is further described in a deed dated June 30, 1966, recorded in Liber 432 of Deeds at page 664 on July 5, 1966 in the Franklin County Clerk's Office.

The project site is approximately 2.3+ acres in size.

Now, the project having been duly considered, it is hereby concluded that the project complies with the criteria for approval contained in Section 809(10) of the Adirondack Park Agency Act and may be undertaken and completed subject to the terms and conditions hereafter set forth:

1. This permit and order authorizes the two lot subdivision as described in the project sponsor's Application for Project Permit and the Findings of Fact contained herein.
2. This permit does not authorize any new land use or development to occur upon either the 0.3 acre parcel or the acreage to be retained by the project sponsor. Such development may require further Agency review and determination.

If the project authorized hereby is not in existence within two years of the date of recordation hereof, the project may not thereafter be undertaken or continued unless a new approval and permit is sought from and granted by the Adirondack Park Agency.

All activities in connection with the project authorized hereby must comply with all applicable shoreline restrictions contained in Section 806 of the Adirondack Park Agency Act.

Unless the project authorized hereby is subject to the subdivision review and approval jurisdiction of the New York State Department of Health or a County Department of Health, all on-site sewage disposal systems shall conform to the standards set forth in "Waste Treatment Handbook, Individual Household Systems," and all domestic water supply systems shall conform to the standards set forth in "Rural Water Supply," both being publications of the New York State Department of Health.

The Adirondack Park Agency, its staff and agents may conduct such on-site investigations, examinations, tests and evaluations from time-to-time as it deems necessary to ensure compliance with the terms and conditions hereof.

Unless approved by the Agency in advance, any deviation from the terms and conditions hereof shall render this permit null and void, rescinding all authorization to undertake or continue the project. At the request of the Adirondack Park Agency, the project sponsor[s] shall report in writing the status of the project including details of compliance with any terms and conditions hereof.

The terms and conditions hereof shall be binding upon the heirs, successors, personal representatives and assigns of the project sponsor[s]; the exercise of any and all rights emanating or deriving from this permit by the project sponsor[s] or by any transferee of any right or rights shall be subject to the performance of all related affirmative obligations imposed hereby.

Any future land use or development or subdivision of land upon the project site not expressly authorized herein shall be subject to the independent Adirondack Park Agency review and is in no respect authorized by this permit.

No advertisement or other promotion for the project authorized hereby shall misrepresent the terms or conditions of approval contained herein, nor shall any advertisement or other promotion contain any false or misleading statement or any material omission with respect to the terms and conditions hereof.

ADIRONDACK PARK AGENCY

Edmund E. Lynch
Director of Operations

ORDER issued this 22nd day
of October, 1981,
at Bay Brook, New York.

STATE OF NEW YORK)

55:

COUNTY OF ESSEX)

On this 22nd day of October, 1981, before me, the subscriber personally appeared, Edmund E. Lynch, to me personally known and known to me to be the same person described in and who executed the within instrument, and he acknowledged to me that he executed the same.

Leona S. Deschamps
Notary Public

LINDA S. DESHARNAIS
NOTARY PUBLIC, STATE OF NEW YORK
Qualified in Franklin County
Registration No. 0510100
Term Expires March 30, 1992

GENERAL

Nothing contained in this permit shall be construed to satisfy any legal obligations of the project sponsor[s] to obtain any governmental approval or permit from any other than the Adirondack Park Agency, whether federal, state, regional or local.

If the project authorized hereby is not in existence within two years of the date of recordation hereof, the project may not thereafter be undertaken or continued unless a new approval and permit is sought from and granted by the Adirondack Park Agency.

All activities in connection with the project authorized hereby must comply with all applicable shoreline restrictions contained in Section 806 of the Adirondack Park Agency Act.

Unless the project authorized hereby is subject to the subdivision review and approval jurisdiction of the New York State Department of Health or a County Department of Health, all on-site sewage disposal systems shall conform to the standards set forth in "Waste Treatment Handbook, Individual Household Systems," and all domestic water supply systems shall conform to the standards set forth in "Rural Water Supply," both being publications of the New York State Department of Health.

The Adirondack Park Agency, its staff and agents may conduct such on-site investigations, examinations, tests and evaluations from time-to-time as it deems necessary to ensure compliance with the terms and conditions hereof.

Unless approved by the Agency in advance, any deviation from the terms and conditions hereof shall render this permit null and void, rescinding all authorization to undertake or continue the project. At the request of the Adirondack Park Agency, the project sponsor[s] shall report in writing the status of the project including details of compliance with any terms and conditions hereof.

The terms and conditions hereof shall be binding upon the heirs, successors, personal representatives and assigns of the project sponsor[s]; the exercise of any and all rights emanating or deriving from this permit by the project sponsor[s] or by any transferee of any right or rights shall be subject to the performance of all related affirmative obligations imposed hereby.

Any future land use or development or subdivision of land upon the project site not expressly authorized hereby may be subject to the independent Adirondack Park Agency review and is in no respect authorized by this permit.

No advertisement or other promotion for the project authorized hereby shall misrepresent the terms or conditions of approval contained herein, nor shall any advertisement or other promotion contain any false or misleading statement or any material omission with respect to the terms and conditions hereof.

E N T E R

ADIRONDACK PARK AGENCY

BY William J. Curran

William J. Curran
Acting Director of Operations

ORDER issued this 28th day
of OCTOBER, 1986,
at Ray Brook, New York.

STATE OF NEW YORK)

SS:

COUNTY OF ESSEX)

On this 28th day of October, 1986, before me, the subscriber personally appeared, William J. Curran, to me personally known and known to me to be the same person described in and who executed the within instrument, and he acknowledged to me that he executed the same.

RICHARD R. TERRY
NOTARY PUBLIC, State of New York
New York County
Comm. Expires March 1987

Richard R. Terry
Notary Public

APA Form
January 1979
(Approval of Single Family
Residences & Two Lot
Subdivisions)

81-281R

State of New York
ADIRONDACK PARK AGENCY
Post Office Box No. 99
Ray Brook, New York 12977

P E R M I T

THIS PERMIT SHALL EXPIRE UNLESS WITHIN SIXTY DAYS OF THE DATE OF ISSUANCE THE ORIGINAL PERMIT IS DULY RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY WHEREIN THE PROJECT IS TO BE LOCATED. IN ORDER FOR THE PERMIT TO BE RECORDED IN THE COUNTY CLERK'S OFFICE, THE PROJECT SPONSOR MUST TENDER TO THE COUNTY CLERK THE FOLLOWING FEES PURSUANT TO CPLR SECTION 8021 AT THE TIME OF RECORDING: FIVE DOLLARS, AND IN ADDITION THERETO, THREE DOLLARS FOR EACH PAGE OR PORTION OF A PAGE OF THIS PERMIT AND ANY ATTACHMENTS HERETO. THE ORIGINAL OF THE PERMIT WILL BE RETURNED TO THE PROJECT SPONSOR BY THE COUNTY CLERK.

* * * * *

In the Matter of the Application of

A. Edward Blackmar
Star Route
Saranac Lake, NY 12983

Permit and
Project No. 81-281R

Project Sponsor(s)

Date of
Issuance 10/28/86

For a Permit Pursuant to Section 309
of the Adirondack Park Agency Act.

An application having been made on October 8, 1981 by the project sponsor(s) for approval of, and issuance of an Adirondack Park Agency permit authorizing, a Class B Regional Project located in the Town of ~~Walden~~ Santa Clara, County of Franklin, and the Agency having determined that the application and such additional information as it required was complete.

The project consists of the subdivision of a vacant 2.3 acre parcel whereby 0.3 acres will be sold and 2 acres retained. The 0.3 acre parcel has 30 feet of frontage on Upper Saranac Lake. The 2 acre parcel has 300+ feet of lake frontage. The application is for the subdivision only, no new land use or development is proposed. The purchaser of the 0.3+ acre parcel having 30 feet of lake frontage also proposes the purchase of an additional 95 feet of lake frontage from an adjoining landowner, Adirondack Park Agency Project 81-282.

The project is proposed to be located in an area designated Low Intensity Use as delineated on the Adirondack Park Land Use and Development Plan Map.

The location of the proposed project is further described in a deed dated June 30, 1966, recorded in Liber 432 of Deeds at page 664 on July 5, 1966 in the Franklin County Clerk's Office.

The project site is approximately 2.3+ acres in size.

Now, the project having been duly considered, it is hereby concluded that the project complies with the criteria for approval contained in Section 809(10) of the Adirondack Park Agency Act and may be undertaken and completed subject to the terms and conditions hereafter set forth:

SPECIAL:

1. This permit and order authorizes the two lot subdivision as described in the project sponsor's Application for Project Permit and the Findings of Fact contained herein.
2. This permit does not authorize any new land use or development to occur upon either the 0.3 acre parcel or the acreage to be retained by the project sponsor. Such development may require further Agency review and determination.

0912 SB
APA Form
January 1979
(Approval of Single Family
Residences & Two Lot
Subdivisions)

State of New York
ADIRONDACK PARK AGENCY
Post Office Box No. 99
Ray Brook, New York 12977

81-281

P E R M I T

THIS PERMIT SHALL EXPIRE UNLESS WITHIN SIXTY DAYS OF THE DATE OF ISSUANCE THE ORIGINAL PERMIT IS DULY RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY WHEREIN THE PROJECT IS TO BE LOCATED. IN ORDER FOR THE PERMIT TO BE RECORDED IN THE COUNTY CLERK'S OFFICE, THE PROJECT SPONSOR MUST TENDER TO THE COUNTY CLERK THE FOLLOWING FEES PURSUANT TO CPLR SECTION 8021 AT THE TIME OF RECORDING: ONE DOLLAR AND, IN ADDITION THERETO, THREE DOLLARS FOR EACH PAGE OR PORTION OF A PAGE OF THIS PERMIT AND ANY ATTACHMENTS HERETO. THE ORIGINAL OF THE PERMIT WILL BE RETURNED TO THE PROJECT SPONSOR BY THE COUNTY CLERK.

* * * * *

In the Matter of the Application of

A. Edward Blackmar
Star Route
Saranac Lake, N.Y. 12983

Permit and
Project No. 81-281

Project Sponsor(s)

Date of
Issuance October 22, 1981

For a Permit Pursuant to Section 809
of the Adirondack Park Agency Act.

An application having been made on October 8, 1981 by the project sponsor(s) for approval of, and issuance of an Adirondack Park Agency permit authorizing, a Class B Regional Project located in the Town, ~~XXXXXX~~ of Santa Clara, County of Franklin, and the Agency having determined that the application and such additional information as it required was complete.

The project consists of the subdivision of a vacant 2.3 acre parcel whereby 0.3 acres will be sold and 2 acres retained. The 0.3 acre parcel has 30 feet of frontage on Upper Saranac Lake. The 2 acre parcel has 300+ feet of lake frontage. The application is for the subdivision only, no new land use or development is proposed. The purchaser of the 0.3+ acre parcel having 30 feet of lake frontage also proposes the purchase of an additional 95 feet of lake frontage from an adjoining landowner, Adirondack Park Agency Project 81-282.

The project is proposed to be located in an area designated Low Intensity Use as delineated on the Adirondack Park Land Use and Development Plan Map.

The location of the proposed project is further described in a deed dated June 30, 1966, recorded in Liber 432 of Deeds at page 664 on July 5, 1966 in the Franklin County Clerk's Office.

The project site is approximately 2.3+ acres in size.

Now, the project having been duly considered, it is hereby concluded that the project complies with the criteria for approval contained in Section 809(10) of the Adirondack Park Agency Act and may be undertaken and completed subject to the terms and conditions hereafter set forth:

1. This permit and order authorizes the two lot subdivision as described in the project sponsor's Application for Project Permit and the Findings of Fact contained herein.
2. This permit does not authorize any new land use or development to occur upon either the 0.3 acre parcel or the acreage to be retained by the project sponsor. Such development may require further Agency review and determination.

712 SB

Nothing contained in this permit shall be construed to satisfy any legal obligations of the project sponsor[s] to obtain any governmental approval or permit from any other than the Adirondack Park Agency, whether Federal, state, regional or local.

If the project authorized hereby is not in existence within two years of the date of recordation hereof, the project may not thereafter be undertaken or continued unless a new approval and permit is sought from and granted by the Adirondack Park Agency.

All activities in connection with the project authorized hereby must comply with all applicable shoreline restrictions contained in Section 306 of the Adirondack Park Agency Act.

Unless the project authorized hereby is subject to the subdivision review and approval jurisdiction of the New York State Department of Health or a County Department of Health, all on-site sewage disposal systems shall conform to the standards set forth in "Waste Treatment Handbook, Individual Household Systems," and all domestic water supply systems shall conform to the standards set forth in "Rural Water Supply," both being publications of the New York State Department of Health.

The Adirondack Park Agency, its staff and agents may conduct such on-site investigations, examinations, tests and evaluations from time-to-time as it deems necessary to ensure compliance with the terms and conditions hereof.

Unless approved by the Agency in advance, any deviation from the terms and conditions hereof shall render this permit null and void, rescinding all authorization to undertake or continue the project. At the request of the Adirondack Park Agency, the project sponsor[s] shall report in writing the status of the project including details of compliance with any terms and conditions hereof.

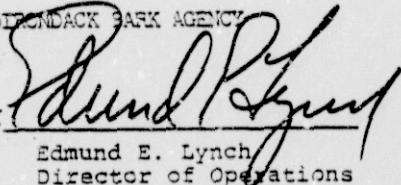
The terms and conditions hereof shall be binding upon the heirs, successors, personal representatives and assigns of the project sponsor[s]; the exercise of any and all rights emanating or deriving from this permit by the project sponsor[s] or by any transferee of any right or rights shall be subject to the performance of all related affirmative obligations imposed hereby.

Any future land use or development or subdivision of land upon the project site not expressly authorized hereby may be subject to the independent Adirondack Park Agency review and is in no respect authorized by this permit.

No advertisement or other promotion for the project authorized hereby shall misrepresent the terms or conditions of approval contained herein, nor shall any advertisement or other promotion contain any false or misleading statement or any material omission with respect to the terms and conditions hereof.

E N T E R

ADIRONDACK PARK AGENCY

BY 
Edmund E. Lynch
Director of Operations

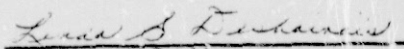
ORDER issued this 22nd day
of October, 1981,
at Ray Brook, New York.

STATE OF NEW YORK)

ss:

COUNTY OF ESSEX)

On this 22nd day of October, 1981, before me, the subscriber personally appeared, Edmund E. Lynch, to me personally known and known to me to be the same person described in and who executed the within instrument, and he acknowledged to me that he executed the same.


Notary Public

LINDA S. DESHARNAIS
NOTARY PUBLIC, STATE OF NEW YORK
Qualified in Franklin County
Registration No. 0510100
Term Expires March 30, 1984



FORESTCRAFT

STAR ROUTE

SARANAC LAKE, NEW YORK 12983

Dec
July 23rd



Adirondack Park Agency
Attn: Robt. Lewis
Ray Brook, N.Y. 12977

July 21

Dear Mr. Lewis:

Persuant to our phone conversation of today I am writing to request a re-issuance of Permits and Projects No. 81-282 and No. 81-281.

The parties and property lines are the same as those described in the original permits issued on October 22, 1981 and recorded in the County Clerk's office.

BWK

yours very truly
A. Edward Blackman
Dr. A. Edward Blackman

CONCERNING LOCAL GOVERNMENT REVIEW

Section 574.6 of the Adirondack Park Agency regulations provide that the Agency will not approve a project which has been denied a permit or which has been ascertained to be a prohibited use under local zoning requirements or other local laws, ordinances or resolutions dealing with land use. Your application to the Park Agency will not be deemed complete until this form is completed by a municipal official and returned to the Agency.

TO: Adirondack Park Agency

FROM: Town/Village of SANTA CLARA

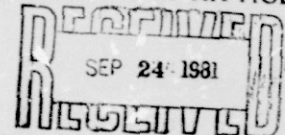
PROJECT APPLICANT: FORESTCRAFT INC. - DR. T. BLACKMAR

CHECK ONE:

Applicant will require municipal approval under:

- ☐ Zoning Ordinance ☐ Sanitary Code
☐ Subdivision Regulations ☐ Other Municipal Code or Law
☒ Applicant does not require municipal approval
☐ Applicant has been granted a municipal permit
☐ Applicant has been denied a municipal permit
☐ Project is prohibited under municipal law or ordinance

ADIRONDACK PARK AGENCY



Special municipal concerns with project _____

Kenneth C. Bunnell
Responsible Municipal Official

9/22/81
Date

ASSESSOR - TOWN OF SANTA CLARA
Title

Completion of this form does not constitute a final determination by the municipality.

☐ Check here if municipality wishes to discuss the project with Agency staff.



Adirondack Park Agency

KATHY HOCHUL
Governor

BARBARA RICE
Executive Director

August 19, 2025

Timothy Smith – via email to timsmith@lakeplacidlaw.com
2296 Saranac Avenue
Lake Placid, NY 12946

RE: Jurisdictional Determination J2025-0691
Tax Map Parcel 463.-2-7.200
Land Use Area: Low Intensity Use
Town of Santa Clara, Franklin County

Dear Timothy Smith:

Thank you for your Jurisdictional Inquiry Form, submitted on behalf of your client and received by the Agency on August 5, 2025.

Agency letter J97-344 determined that construction of a single family dwelling did not require an Agency permit or variance. Your current proposal revises the location of the proposed dwelling. Agency review indicates that the revised proposal to construct a single family dwelling and associated on-site wastewater treatment system and well as depicted on the map titled, "Site Plan" received by the Agency on August 5, 2025, and described in the materials submitted does not require a permit or variance from the Adirondack Park Agency.

Based on wetland maps available for Franklin County, there do not appear to be any wetlands on the property. However, please remember that all activities within the Adirondack Park must comply with the Freshwater Wetlands Act, and updated field inspection by Agency staff is the only way to confirm the presence of any wetlands. If you have reason to believe that any wetlands could be affected by the proposal, you are encouraged to contact the Agency to arrange a site visit prior to undertaking the project. Additional information can be found on the Agency's website at www.apa.ny.gov.

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.

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 flyer for additional information regarding the Agency's shoreline restrictions.

2. A new on-site wastewater treatment system may not be located within 100 feet of any water body, including intermittent or seasonal streams. In addition, a permit is required for the installation of any new on-site wastewater treatment system within 100 feet of wetlands. The wastewater setback is measured horizontally along the shortest line between the closest point of any leaching component of the system and the mean high water mark of the water body or the edge of the wetland.
3. On Low Intensity Use lands, no structure other than residential radio and television antennas and agricultural use structures may exceed 40 feet in height without an Agency permit. For Agency purposes, height is measured from the highest point of the structure to the lowest point of finished or natural grade, whichever is lower.

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 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, Structure Height flyer

cc: Town of Santa Clara - via email

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



August 29, 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 – Parcel 463-2-7.200, Gilpin Bay Road

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 Mr. Christopher Koegel and his wife Susan for Parcel 463-2-7.200 on 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 borders the Koegel family's land, and we have long enjoyed a close and respectful relationship with them. Robert and Mary Koegel have been excellent neighbors and dedicated stewards of the lake environment, and we are confident their son Christopher would continue this tradition.

Reasons for Supporting the Variance

We believe granting this variance serves both the community and the long-term interests of the Town for several important reasons:

1. **Continuity of Responsible Ownership** – The Koegel family has a proven history of caring for their property and respecting the Adirondack environment. Christopher Koegel has deep, lifelong ties to the lake and can be trusted to continue this tradition of stewardship.
2. **Protection of Community Character** – Allowing construction on this long-intended building lot ensures that the property remains in the hands of an individual with a demonstrated love of the area, rather than being left unused or transferred to owners unfamiliar with the community's values.
3. **Historic Intent to Build** – This parcel has a long history of ownership by families (including the Blackmars, the Ohmans, and the Carpenters) who all viewed it as a buildable lot. It is only due to recent changes in the land use code that the lot is now considered undersized. The variance would recognize this longstanding expectation.
4. **No Adverse Impacts** – The proposed variance poses no detriment to health, safety, welfare, or the environment of the neighborhood. To the contrary, responsible development under Koegel ownership would be preferable to uncertain future outcomes.

In our view, approving this variance would be consistent with both the spirit of the Town's land use code and the values of our community. Christopher Koegel is precisely the type of neighbor and environmental steward that the Upper Saranac Lake community needs.

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

Sincerely,

Eric Kuhn
President
Forestcraft Company, LLC

1960 CLOVER STREET
ROCHESTER, NEW YORK 14618

August 28, 2025

Nancy LaBombard
Variance Board Chairperson
Town of Santa Clara
41 Kimpton Road
Saranac Lake, New York 12983

Re: Gilpin Bay Road Lot Size Variance Application (Carpenter/Koegel)
Tax Map Parcel 463.-2-7.2, Public Hearing: September 15, 2025

Dear Ms. LaBombard:

I write in support of the application of James and Laura Carpenter (owners) and Christopher and Susan Koegel (contract vendees) for a lot size variance to allow construction of a single family dwelling on the above-referenced lot.

My wife Mary and I own the improved waterfront property designated as 437 Gilpin Bay Road, tax parcel numbers 463.-2-8.200 & 463.-2-7.100. Adjoining our property to the east is the vacant waterfront property of the Carpenters referenced above. Both our property, which we purchased with an existing single family dwelling and a semi-attached guest cottage, and the Carpenter parcel were formerly part of Camp Forestcraft, which still owns and manages the contiguous multi-building property to the west.

The Koegel and Carpenter families have an abiding affection for Upper Saranac Lake through Camp Forestcraft. During the summers of 1964 through 1967, I was a camper and counselor at Forestcraft. In 1981, a few years after Mary and I were married and Christopher was born in 1979, our family began spending every summer vacation in the Big and Little Moose, through a land contract with Forestcraft's sole owner, Ted Blackmar. Around this time, James Carpenter began his lengthy tenure as a Forestcraft camper and counselor. In 1985, Ted Blackmar obtained Town and APA approval for the subdivided lots that now belong to Mary and me and the Carpenters, and he sold those lots to Mary and me and to his sister and brother-in-law, Polly and Bengt Ohman. The Ohmans sold their lot to the Carpenters in 1998, before the Town upzoned the minimum size of a residential building lot in the Gilpin Bay area in 2000 and rendered that lot nonconforming.

I offer the following comments as your board weighs the benefit to the joint applicants if the variance is granted against the detriment to the health, safety and welfare of the neighborhood or community caused by such grant.

The granting of the variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The character of the neighborhood is comprised of single family residences, with the usual accessories, and multi-building summer camps, on many different sized lots, some of which are larger and many of which are smaller, than the Carpenter lot. See the map of the Gilpin Bay neighborhood tax parcels included in the agenda packet. Thus, the proposed variance for construction of a single family residence on the Carpenter lot is entirely consistent with that neighborhood character. Furthermore,

there is plenty of area on the Carpenter lot to construct a secluded, quiet residence in accordance with Town and APA regulations and no reason to anticipate any detriment to nearby properties.

The benefit sought by the joint applicants, which is the right to build *any* single family dwelling on the lot, cannot be achieved by some method which is "feasible" for the applicants to pursue. This is not the usual situation where an applicant can alter the size or location of a proposed structure to avoid the need for an area variance. Instead, this variance is essential to allow the Carpenters to sell their lot at full market value as a building lot, which is the value on which they have been paying local property taxes for decades, and for Christopher and Susan Koegel to complete their purchase at full market value in timely fashion.

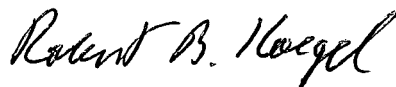
The requested area variance is not substantial. The 1.956-acre Carpenter lot is 91.7% of the 2.133-acres requirement, amounting to an 8.3% variance. This amount of variance is not deemed to be substantial.

The proposed variance will not have an adverse impact on the physical or environmental conditions in the neighborhood or district. There are no physical or topographical features of the lot, or sensitive environmental receptors, which cannot be readily accommodated by the construction of a single family dwelling on the lot.

The alleged difficulty was *not* self-created here. Usually, it is, meaning that an owner seeks relief from a zoning restriction which was in effect when the owner purchased the property. But here, the Carpenters bought their lot while it conformed to the minimum lot size requirement and, as noted above, have paid local real estate taxes on the lot for decades based on its continual assessment as a functional building lot for a single family dwelling. This is another factor that operates in favor of granting the variance in this instance.

Thank you for your thoughtful consideration of this matter.

Very truly yours,

A handwritten signature in cursive script, reading "Robert B. Koegel".

Robert B. Koegel