


THIS IS A TWO-SIDED DOCUMENT

 <p><b>Adirondack Park Agency</b></p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit <b>2023-0113</b></p>
<p>In the Matter of the Application of</p> <p><b>CITIZEN AVOCATES, INC. and ADVOCATE HOSTELS HOLDING, INC. Permittees</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: October 19, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: <b>1. Advocate Hostels Holding, Inc.</b></p>

**SUMMARY AND AUTHORIZATION**

This permit authorizes a two-lot subdivision in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the Town of Harrietstown, Franklin County.

This authorization shall expire unless recorded in the Franklin County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the Franklin County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed to an outside party.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall 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.

## **PROJECT SITE**

The project site is a 21.363-acre parcel of land located on Bay Boulevard Way, Petrova Avenue, and NYS Route 3 in the Town of Harrietstown, Franklin County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 457.27, Block 1, Parcel 27, and is described in a deed from St. Bernard's Church to Advocate Hostels Holding, Inc., dated May 22, 1980, and recorded May 22, 1980 in the Franklin County Clerk's Office at Book 497, Page 45.

The project site is located in the Village of Saranac Lake and is improved by a one-story former school building, a one-story commercial building, a senior house, a maintenance building, four greenhouses associated with a commercial use structure and several small accessory structures.

Wetlands exist on the project site along the northern property boundary between the existing development and NYS Route 3, and extend into the property between the existing development and a residential neighborhood along Canaras Street to the east. Additional wetlands not described herein or depicted on the Site Survey may be located on or adjacent to the project site.

## **PROJECT DESCRIPTION**

The project as conditionally approved herein involves a two-lot subdivision of 21.363 acres resulting in a 15.089-acre parcel containing existing development (Lot 1) with access to Petrova Avenue; and a 6.274-acre parcel containing existing development (Lot 2) with access to Bay Boulevard Way. No new land use or development is proposed or authorized as part of the project.

The project is shown on a survey titled "Site Survey, Village of Saranac Lake, Showing Proposed Two Lot Subdivision," prepared by Geomatics Land Surveying, PC, last revised September 5, 2023 (Site Survey).

A reduced-scale copy of the Site Survey, is attached as a part of this permit for reference.

## **AGENCY JURISDICTION**

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands in the Adirondack Park.

## **CONDITIONS**

### **THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The project shall not be undertaken until this permit has been recorded in the Franklin County Clerk's Office.

2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project. Copies of this permit and Site Survey shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2023-0113, issued October 19, 2023, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. Subject to the conditions stated herein, this permit authorizes a two-lot subdivision as depicted on the Site Survey. Any subdivision of the project site not depicted on the Site Survey shall require prior written Agency authorization.
6. The construction of any additional structures on the project site within 100 feet of wetland boundaries shall require prior written Agency authorization.
7. Ground disturbance within 100 feet of the edge of wetlands depicted on the Site Survey shall require prior written Agency authorization.
8. Within wetlands or within 100 feet of the edge of wetlands depicted on the Site Survey, no trees, shrubs or other woody-stemmed vegetation may be cut or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
9. Any activity involving wetlands shall require a new or amended permit from the Agency.

**CONCLUSIONS OF LAW**

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the subdivision authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Hamlet land use area;
- c. will be consistent with the overall intensity guidelines for the Hamlet land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act;
- e. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project;
- f. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- g. will be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values.

PERMIT issued this 19<sup>th</sup> day of October, 2023.

ADIRONDACK PARK AGENCY

BY:

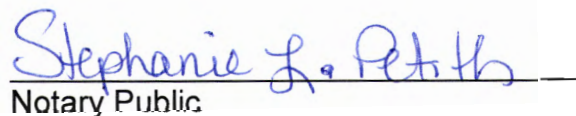


David J. Plante, AICP CEP  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 19<sup>th</sup> day of October in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared David J. Plante, 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 they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Stephanie L. Petith  
Notary Public, State of New York  
Reg. No. 01PE6279890  
Qualified in Franklin County  
Commission Expires April 15, 2025

  
Notary Public



**LEGEND**

- Boundary Line
- Water Feature
- Proposed Lot
- Existing Structure
- Utility Pole
- Proposed Road
- Other Road
- Other Feature
- Other Feature
- Other Feature

- ZONING**
- UNITS OF MEASURE:** 1:81.300 (Horizontal) and 1:25.800 (Vertical)
- MAP REFERENCES**
1. The map was prepared from the Survey of the Property in the Village of Saranac Lake, NY, prepared by Robert B. Johnson, Jr., dated September 12, 1998.
  2. The map was prepared from the Survey of the Property in the Village of Saranac Lake, NY, prepared by Robert B. Johnson, Jr., dated September 12, 1998.
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**Table 1**

Course	Bearing	Distance
L1	S 82°30'00" E	23.80'
L2	S 82°30'00" E	23.80'
L3	S 82°30'00" E	23.80'
L4	N 87°30'00" E	23.80'
L5	N 87°30'00" E	23.80'
L6	N 87°30'00" E	23.80'
L7	N 87°30'00" E	23.80'
L8	S 82°30'00" E	23.80'
L9	S 82°30'00" E	23.80'
L10	S 82°30'00" E	23.80'
L11	S 82°30'00" E	23.80'
L12	S 82°30'00" E	23.80'
L13	S 82°30'00" E	23.80'
L14	S 82°30'00" E	23.80'
L15	S 82°30'00" E	23.80'
L16	S 82°30'00" E	23.80'
L17	S 82°30'00" E	23.80'
L18	S 82°30'00" E	23.80'
L19	S 82°30'00" E	23.80'
L20	S 82°30'00" E	23.80'
L21	S 82°30'00" E	23.80'
L22	S 82°30'00" E	23.80'
L23	S 82°30'00" E	23.80'
L24	S 82°30'00" E	23.80'

**NOTES**

1. The map was prepared from the Survey of the Property in the Village of Saranac Lake, NY, prepared by Robert B. Johnson, Jr., dated September 12, 1998.
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**ADJOINERS TABLE**

Owner	The Parcel	Deed Reference
Beverly A. Baker	446-83-3-2	L. 681 PG. 134
James L. Lombardo	446-83-3-6	L. 928 PG. 180
Donna K. Payne	467-27-1-6	/Int. #2021-0941
Teresa M. Colby	467-27-1-7	/Int. #2021-0941
Edwina A. Hoer	467-27-1-10	/Int. #2021-0941
Dennis Day	467-27-1-11	/Int. #2021-0941
Charles A. Bullock	467-27-1-12	/Int. #2021-0941
Sandra J. Lawrence	467-27-1-13	/Int. #2021-0941
David James, LLC	467-27-1-14	/Int. #2021-0941
Jessie Ann Carson	467-27-1-15	L. 685 PG. 208
Eric S. Wilson	467-27-1-16	L. 610 PG. 116
Brian Lewis	467-27-1-17	L. 906 PG. 328
Donna Lavin	467-27-1-18	L. 906 PG. 328

**WARRANT STATEMENT**

1. The land boundary is shown in the manner described above and is true and correct.
2. The land boundary is shown in the manner described above and is true and correct.
3. The land boundary is shown in the manner described above and is true and correct.



**REVISIONS / DATE / BY**

06/02/23	SLA
06/07/23	SLA
06/07/23	SLA

**CHECKED BY** SLA  
**DATE** 06/07/23  
**SCALE** 1"=80'  
**MAP NO.** 42723-1-27  
**MAP NO.** 23901

**SITE SURVEY**  
 PREPARED FOR  
**VILLAGE OF SARANAC LAKE**  
 Showing Proposed Two Lot Subdivision  
 VILLAGE OF SARANAC LAKE, COUNTY OF FRANKLIN, STATE OF NEW YORK.

**GEOMATICS**  
 land surveying, pc

STACEY L. ALLOTT, L.S.  
 P.O. BOX 1277  
 SARANAC LAKE, NY  
 518-891-6218  
 geomaticspc@gmail.com

www.geomatics.pc

1. Refer to the following map to be updated/revised: 06/02/23 SLA  
 2. Refer to the following map to be updated/revised: 06/07/23 SLA  
 3. Refer to the following map to be updated/revised: 06/07/23 SLA