


THIS IS A TWO-SIDED DOCUMENT

 <p>NEW YORK STATE OF OPPORTUNITY.</p> <p>Adirondack Park Agency</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 2023-0213</p>
<p>In the Matter of the Application of</p> <p>LEUCI LADIES, LLC and MARIA LEUCI RADLOFF Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: May 30, 2024</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. Leuci Ladies, LLC</p>

SUMMARY AND AUTHORIZATION

This permit authorizes a new tourist accommodation (bed and breakfast) and commercial use (wedding venue) in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Lake Luzerne, Warren County.

This authorization shall expire unless recorded in the Warren 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 County Clerk's Office. The Agency will consider the project in existence when either the tourist accommodation is first operational or the existing horse barn has been converted to a wedding barn.

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 23.5±-acre parcel of land located on the west side of NYS Route 9N (Lake Avenue) in the Town of Lake Luzerne, Warren County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 298, Block 1, Parcel 9.1, and is described in a deed from Guido Passarelli and Lucy Passarelli, as Trustees of the Guido and Lucy Passarelli Living Trust, to Leuci Ladies, LLC, dated March 28, 2023, and recorded April 13, 2023 in the Warren County Clerk's Office in Book 6776 at Page 37 as Instrument Number 2023-1922.

The project site is improved by an eight-bedroom single family dwelling, horse barn, horse run-in shed, and barn.

PROJECT DESCRIPTION

The project as conditionally approved herein involves conversion of an existing eight-bedroom single family dwelling to a bed and breakfast (tourist accommodation). Also, conversion and expansion of an existing horse barn to a wedding barn venue for up to 200 people and conversion of an existing horse run-in shed to a bathroom and serving kitchen facility (commercial use). Related improvements include a new on-site wastewater treatment system for the wedding venue bathroom, parking areas, and pathways.

Existing access to the project site, to remain, is from NYS Route 9N at each end of an existing circular driveway.

The project is shown on the following maps and plans (together the Project Plans):

- 15 sheets of plans titled "New Bed and Breakfast Venue for Maria Leuci-Radloff 465 Lake Avenue, Lake Luzerne, NY 12846," prepared by Rusinski Hall Architecture, undated, and received by the Agency on December 26, 2024:
 - Drawing C-1, Existing Site Plan;
 - Drawing C-1A, Existing Site Photos;
 - Drawing C-2, Proposed Site Plan;
 - Drawing EX-1, Existing Main Floor Plan;
 - Drawing EX-2, Existing Hay Loft Plan;
 - Drawing EX-3, Existing Exterior Photographs;
 - EX-4, Existing Building Section;
 - EX-5, Existing Residence Floor Plans;
 - EX-6, Existing Residence Floor Plans;
 - EX-7, Existing & Proposed Run-in Shed Plans;
 - A-1, Proposed Main Floor;
 - A-2, Proposed Loft Plan;
 - A-3, Proposed Exterior Elevations;
 - A-4, Proposed Exterior Elevations; and
 - A-5, Proposed Building Section;
- 3 sheets of plans titled "Wedding Venue," prepared by Studio A, dated December 20, 2023, and received by the Agency December 26, 2024:
 - Drawing L-1.10, Layout & Drainage Plan;

- Drawing L-3.10, Drainage and Utility Plan; and
- Drawing L-5.10, Construction Details & Notes.

The project is also described in a one-page "Project Narrative" prepared by Rucinski Hall Architecture and received by the Agency November 3, 2024 (Project Narrative).

A reduced-scale copy of Drawing C-2 (Proposed Site Plan), EX-7 (Existing and Proposed Run-in Shed Plans), and A-4 (Proposed Exterior Elevations) of the Project Plans are attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to the establishment of any commercial use or tourist accommodation on Moderate Intensity Use lands 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 Warren 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, for as long as the tourist accommodation and/or commercial use continues on the site. Copies of this permit and the Project Plans 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 2023-0213, issued May 30, 2024, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. This permit authorizes the conversion of the existing single family dwelling to a tourist accommodation (bed and breakfast) and the conversion and expansion of the existing horse barn and conversion of the existing horse run-in shed to a commercial use (wedding venue) in the location shown and as depicted on the Project Plans. The horse run-in shed, converted to a bathroom and serving kitchen facility, shall be no more than 16 feet in height, as measured from the highest point on the structure, to the lower of either existing or finished grade. Any

change to the location, dimensions, or other aspect of the tourist accommodation or commercial use shall require prior written Agency authorization.

6. The commercial use (wedding venue) authorized herein shall only operate from May 1 through October 31 and between the hours of 8am and 11pm. Any operation of the commercial use outside these parameters shall require prior written Agency authorization. In addition, any outdoor sound amplification or public address system on the project site shall require prior written Agency authorization.

7. If installed within five years of the date of issuance of this permit, the on-site wastewater treatment system shall be constructed in conformance with the location and design shown on the Project Plans. Construction of the system shall be supervised by a design professional (licensed engineer or registered architect). Within 30 days of complete system installation and prior to its utilization, the design professional shall provide written certification to the Agency that the system was built in compliance with the approved plans.

No on-site wastewater treatment system shall be installed on the project site more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.

8. The project shall be undertaken in compliance with the Stormwater Design and Erosion and Sediment Control Plan depicted on the Project Plans.
9. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.
10. All exterior building materials, including roof, siding and trim, of the commercial use buildings (i.e., the converted horse barn and run-in shed) shall be as described in the Project Narrative or a dark shade of green, grey, brown, or red.
11. Any new free-standing or building-mounted outdoor lights associated with the tourist accommodation and/or commercial use on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward NYS Route 9N or adjoining property.
12. All signs associated with the tourist accommodation and/or commercial use on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
13. No individual trees depicted on the Project Plans as to remain on the project site may be cut, culled, trimmed, pruned or otherwise removed or disturbed 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.

- 14. There shall be no more than 18 principal buildings located on the project site at any time. The tourist accommodation authorized herein constitutes one principal building. The commercial use authorized herein constitutes one principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

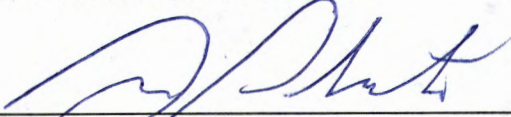
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the project 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 Moderate Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Moderate Intensity Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- 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.

PERMIT issued this 30th day of May, 2024.

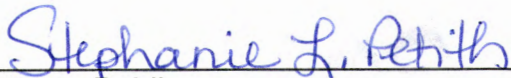
ADIRONDACK PARK AGENCY

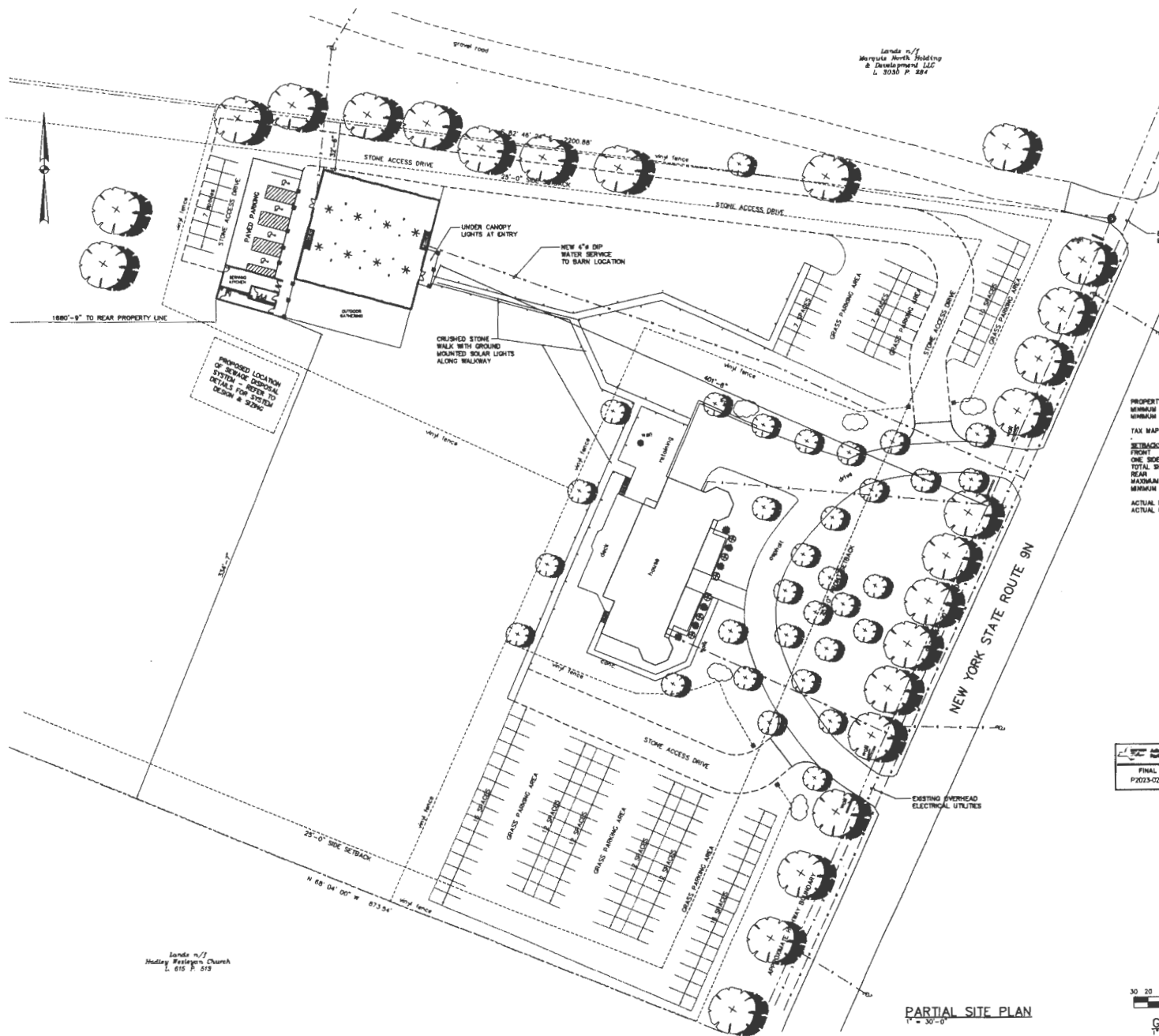
BY: 
David J. Plante, AICP CEP
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 30th day of May in the year 2024, 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



Lands n//
Moravia North Holding
& Development LLC
L 3030 P 284

Lands n//
Hudson Wesleyan Church
L 010 P 513

GENERAL NOTES
INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM
A SURVEY DRAWING PREPARED BY RUSSELL E. HOWARD

LEGEND

- PROPERTY LINE
- PROPERTY LINE SETBACKS
- EXISTING CONTOURS
- 330 NEW CONTOURS
- ELECTRIC SERVICE
- SANITARY SEWER
- WATER SERVICE
- E/P EDGE OF PAVEMENT
- UNDERGROUND GAS SERVICE

SITE DATA

PROPERTY ZONING CLASSIFICATION: R-RE (RESIDENTIAL RESORT)
MINIMUM LOT SIZE: 2 ACRES
MINIMUM LOT WIDTH: 300 FEET
TAX MAP NUMBER: 288-1-9.1

	REQUIRED	EXISTING	PROPOSED
RETRACTS	75'-0"	410'-4"	405'-8"
FRONT	25'-0"	90'-4"	35'-8"
ONE SIDE	90'-0"	304'-11"	367'-1"
TOTAL SIDE	50'-0"	1085'-4"	1085'-1"
REAR	38'-0"	20'	25'-8"
MAXIMUM BUILDING HEIGHT	20%	97.53%	95.10%
MINIMUM PERCENT PERMEABLE			

ACTUAL LOT SIZE: 1,023,660 SF (23.50 ACRES)
ACTUAL FRONTAGE: 604.17 FEET

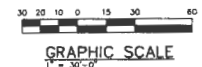
EXISTING SITE COVERAGE CONDITIONS

COMPONENT	AREA	PERCENTAGE
TOTAL SITE	1,023,660 SF	100.0%
BUILDINGS	13,080 SF	1.28%
PAVING & WALKS	12,209 SF	1.19%
GREEN SPACE	998,370 SF	97.53%

PROPOSED SITE COVERAGE CONDITIONS

COMPONENT	AREA	PERCENTAGE
TOTAL SITE	1,023,660 SF	100.0%
BUILDINGS	14,280 SF	1.40%
PAVING & WALKS	30,846 SF	3.02%
GREEN SPACE	873,534 SF	85.10%

FINAL
P2073-0213



PARTIAL SITE PLAN
1" = 30'-0"

NO.	DESCRIPTION	DATE
REVISIONS		

RUCINSKI HALL ARCHITECTURE
300 West 10th Street
Erie, PA 16501
Phone: 814.841.0282
Fax: 814.841.0283
Email: rucinski@rucinski.com
© 2013
U.S. & CANADIAN ARCHITECTS ASSOCIATION
1000 Bloor Street West, Toronto, Ontario M5S 1A5

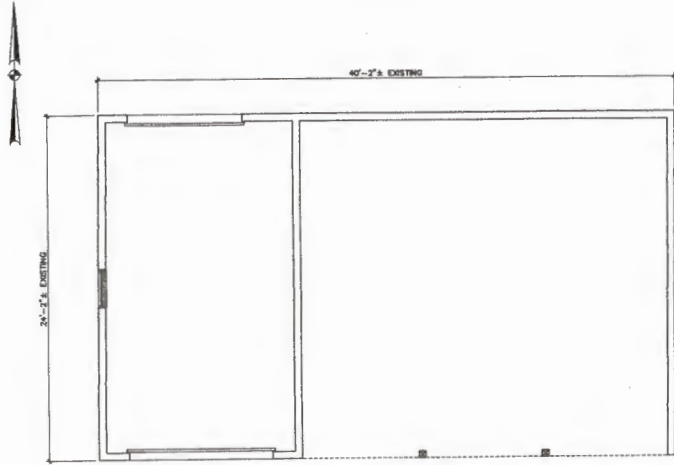
WORK IS TO BE AS SHOWN & NOTED AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, TRADE ASSOCIATION PUBLISHED RECOMMENDATIONS, AND GENERALLY ACCEPTED LOCAL CONSTRUCTION INDUSTRY PRACTICES.

**New Bed & Breakfast Venue for
Maria Leuci-Radloff
465 Lake Avenue, Lake Luzerne, NY 12846
Guido & Lucy Passarelli, Trustees
465 Lake Avenue, Lake Luzerne, NY 12846**

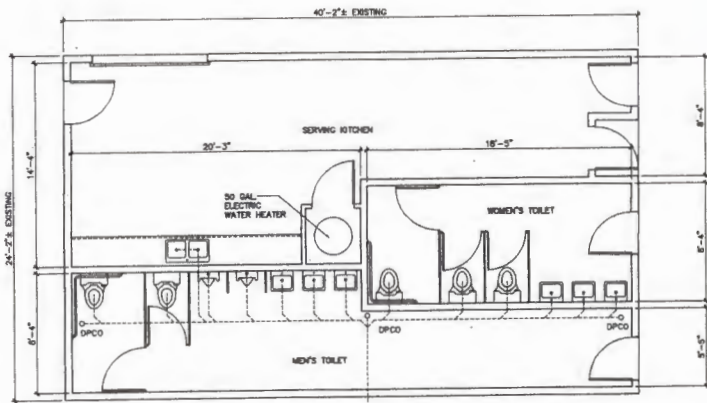
RUCINSKI HALL

CAD FILE NAME:
ACAD/VALOY-LUZERNE WEDDING V-1
SCALE: AS NOTED
DRAWN BY:
DRAWING TITLE:
PROPOSED SITE PLAN
DRAWING NO:
C-2

THE SEAL BELOW IS AN ORIGINAL SEAL AND IS TO BE KEPT IN THE ORIGINAL DRAWING. IT SHALL BE CONSIDERED THE ORIGINAL.



EXISTING FLOOR PLAN
1/4" = 1'-0"

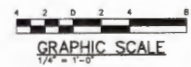


PROPOSED FLOOR PLAN
1/4" = 1'-0"



PROJECT IS A RENOVATION TO AN EXISTING WOOD FRAMED POLE BARN RUN-IN SHED. A NEW CONCRETE FLOOR SLAB WILL BE POURED WITHIN THE FOOTPRINT OF THE EXISTING BUILDING. THE EXTERIOR WALLS WILL BE INFILL FRAMED WITH 2x6 FRAMING TO MATCH THE POLE BARN MAIN FRAMING. SIDING WILL BE INSTALLED TO MATCH THE MEDIANO VENUE ADJACENT TO THIS BUILDING. FLOOR FINISH WILL BE LVT. WALLS FINISH WILL BE PVC SHEETING OVER GYPSUM BOARD FOR CLEANING PURPOSES IN ALL AREAS. CEILING WILL BE PAINTED GYPSUM BOARD WITH SURFACE MOUNTED LED LIGHT FIXTURES CONTROLLED BY OCCUPANCY SENSORS. WATER HEATER WILL BE LOCATED IN THE SERVING KITCHEN AND WILL BE ELECTRIC. SERVING KITCHEN WILL BE STAINLESS STEEL COUNTERTOPS WITH INTEGRAL SINK. NO COOKING OR FOOD PREPARATION WILL TAKE PLACE IN THE SERVING KITCHEN - ALL COOKING AND FOOD PREP WILL TAKE PLACE OFF SITE AND FOOD WILL BE CATERED TO THE SITE AND SERVED FROM THE SERVICE KITCHEN.

FINAL
P2023-0213



No.	DESCRIPTION	DATE
REVISIONS		

RUCINSKI HALL ARCHITECTURE
 Registered Architect
 1346 Old
 Colony Falls, N.Y. 12069
 Phone: 518 742 0294
 Cell: 518 742 0294
 Email: ar@rucinski-hall.com
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WORK IS TO BE AS SHOWN & NOTED AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. TRADE ASSOCIATION PUBLISHED RECOMMENDATIONS AND GENERALLY ACCEPTED LOCAL CONSTRUCTION INDUSTRY PRACTICES.

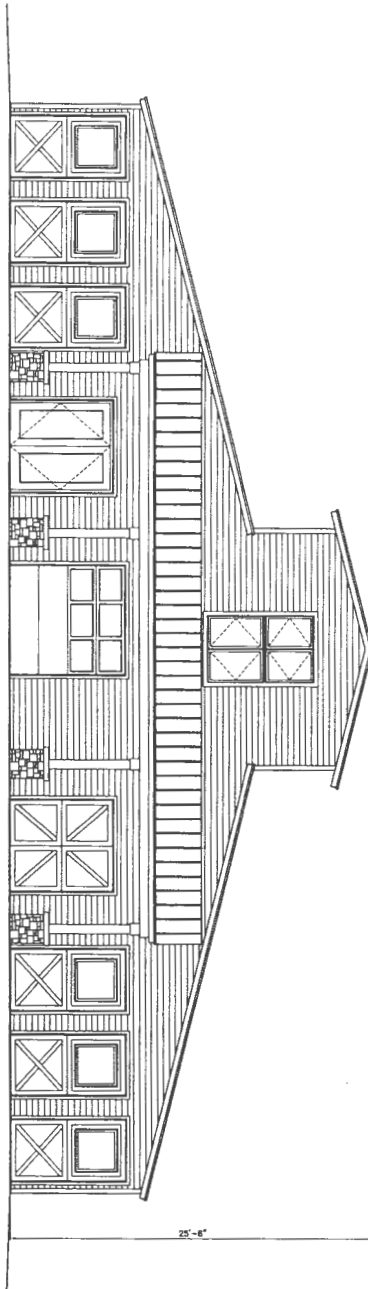
**New Bed & Breakfast Venue for
 Maria Leuci-Radloff**
 465 Lake Avenue, Lake Luzerne, NY 12146
Guido & Lucy Passarelli, Trustees
 405 Lake Avenue, Lake Luzerne, NY 12146



SAD FILE NAME: 465LAKEAVENUE-EXISTING-WEDNOVA-1
 SCALE: AS NOTED

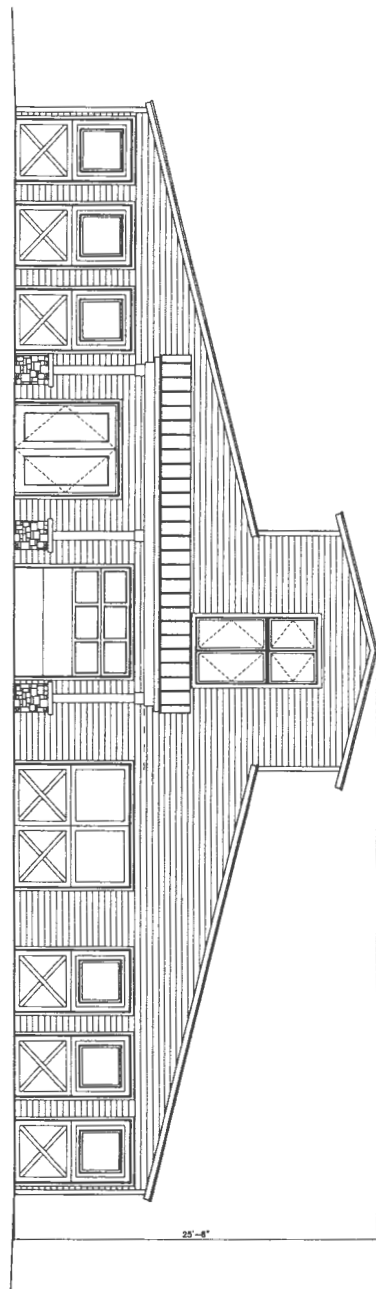
THE SEAL BELOW IS AN ORIGINAL SEAL AND IS 2 IN. BY 2 IN. ONLY SEALS IN THIS MANNER SHALL BE CONSIDERED TRUE ORIGINALS.

DRAWING TITLE:
EXISTING & PROPOSED RUN-IN SHED PLANS
 DRAWING No.:
EX-7



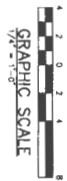
EAST ELEVATION

25'-6"



WEST ELEVATION

25'-6"



NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RUCINSKI HALL ARCHITECTURE.

FINAL
PROJECT # 13

PROPOSED
EXTERIOR
ELEVATIONS



New Bed & Breakfast Venue for
Maria Leuci-Radloff
465 Lake Avenue, Lake Luzerne, NY 12846
Guido & Lucy Passarelli, Trustees
465 Lake Avenue, Lake Luzerne, NY 12846

NOTE: IT IS TO BE UNDERSTOOD THAT THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN, NOR FOR THE GENERALITY OF THE LOCAL PRACTICES AND CUSTOMS IN THE AREA.

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NO.	DESCRIPTION	DATE