


THIS IS A TWO-SIDED DOCUMENT

 <p><b>NEW YORK</b> STATE OF OPPORTUNITY</p> <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>2024-0091</b></p>
<p>In the Matter of the Application of</p> <p><b>RYAN P. BENNETT, ANGELA M. BASSETT WEBB WILLIAM M. WEBB</b> Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: November 7, 2024</p>
	<p>To the County Clerk: Please index this permit in the grantor index under the following names:</p> <ol style="list-style-type: none"><li><b>1. Ryan P. Bennett</b></li><li><b>2. Angela M. Bassett Webb</b></li><li><b>3. William M. Webb</b></li></ol>

**SUMMARY AND AUTHORIZATION**

This permit authorizes a new commercial use in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Saranac, Clinton County.

This authorization shall expire unless recorded in the Clinton 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 Clinton County Clerk's Office. The Agency will consider the project in existence when the foundation for one of the storage units authorized herein has been installed.

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 2.5±-acre parcel of land located on NYS Route 3 in the Town of Saranac, Clinton 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 227, Block 1, Parcel 16.13 (Lot 16.13), and is described in a deed from Ronald S. Baker to Angela M. Bassett Webb and William M. Webb, dated August 16, 2021, and recorded October 8, 2021 in the Clinton County Clerk's Office under Instrument Number 2021-00319718.

Ryan P. Bennett has entered into a purchase agreement to purchase and develop Lot 16.13.

The project site contains shoreline on the Saranac River. The project site also contains mixed emergent marsh, shrub and deciduous swamp wetland between the river and the base of the slope. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site was created as "Lot 4" in a five-lot subdivision as authorized by Agency Permit 2006-0096.

## **PROJECT DESCRIPTION**

The project as conditionally approved herein involves the construction of two, 5,500-square-foot buildings and the establishment of a new commercial use self-storage facility.

The project is shown on the following seven-page plan set (Development Plans) prepared by Robert M. Sutherland, P.C., dated April 25, 2024, and received by the Agency May 8, 2024:

- Sheet C100, Existing Conditions depicts the existing site conditions and the vegetative buffer with the Saranac River.
- Sheet C200, Proposed Site Plan (Site Plan) depicts the location and dimensions of the self-storage buildings, plantings, and stormwater controls.
- Sheet C300, Grading & Utility Plan, depicts the final grading and stormwater controls of the project site.
- Sheet C400, Land & Light Plan, (Land & Light Plan) depicts the locations and details for lighting and vegetative planting on the project site.
- Sheet C500, Erosion & Sediment Control Plan (Erosion & Sediment Control Plan), depicts the locations for erosion and sediment control measures on the project site.
- Sheet C600, Erosion & Sediment Control Details provides details for erosion and sediment control measures on the project site.
- Sheet D100, General Details provides additional details on the site.

Details of the sign for the self-storage buildings is depicted on an untitled plan (Sign Plan) prepared by Daniels Signs, dated July 25, 2024, and received by the Agency August 12, 2024.

A reduced-scale copy of the Development Plans and Sign Plan for the project 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 on Moderate Intensity Use lands in the Adirondack Park.

This permit amends Condition 9 of Permit 2006-0096.

### **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 Clinton 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 commercial use continues on the site. Copies of this permit and Development Plans and Sign Plan 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. This permit amends and supersedes Permit 2006-0096 in relation to the project site. The terms and conditions of Permit 2006-0096 shall no longer apply to the project site.
5. 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 2024-0091, issued November 7, 2024, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. This permit authorizes the construction and operation of a commercial use comprised of two, 5,500-square-foot self-storage buildings in the locations shown and as depicted on the Site Plan. The self-storage buildings shall be no more than 15 feet in height. Any change to the location, dimensions, or other aspect of the commercial use shall require prior written Agency authorization.

7. No wastewater treatment infrastructure on the project site shall be installed without prior Agency authorization.
8. The project shall be undertaken in compliance with the Erosion and Sediment Control Plan & Details.
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.
9. All exterior building materials, including roof, siding and trim, of the commercial buildings shall be a dark shade of green, grey, tan or brown.
10. All lighting associated with the self-storage buildings on the project site shall comply with the Land & Light Plan. Any change to this lighting shall require prior written Agency authorization.
11. All signs associated with the self-storage buildings on the project site shall comply with the Sign Plan. Any change to this signage shall require prior written Agency authorization.
12. Between the top of slope and the mean high water mark of the Saranac River no trees, shrubs, or other woody stemmed vegetation may be cut, culled, trimmed, pruned 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.
13. All trees and shrubs depicted on the Land & Light Plan shall be planted no later than the first spring or fall planting season after final grading related to the construction of the first self-storage building on the project site. Trees and shrubs that do not survive shall be replaced annually until established in a healthy growing condition.
14. The undertaking of any activity involving wetlands shall require a new or amended permit.
15. There shall be no more than one principal building(s) located on Lot 16.13 at any time. The two self-storage buildings authorized herein constitute a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

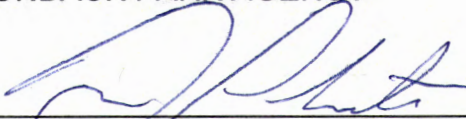
**CONCLUSIONS OF LAW**

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.

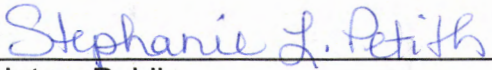
PERMIT issued this 7<sup>th</sup> day of November, 2024.

ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 7<sup>th</sup> day of November 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.

  
Notary Public

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

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# ADIRONDACK COAST SELF STORAGE

## 518-561-7205

[ADKCoastSelfStorage.com](http://ADKCoastSelfStorage.com)



**Adirondack  
Park Agency**

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**RECEIVED**

Date: August 12, 2024



**Adirondack  
Park Agency**

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**FINAL**

P2024-0091



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Work Order#:	24315	PO#	
Order Date:	7/25/24	Estimate:	
Proof Date:	7/25/24	Invoice:	
Dimensions:		Designer:	Manuel Upton
Company:	Adirondack Coast Self Storage		
Name:	Ryan		
Address:	3203 Route 3 Saranac 12981		
Phone:			
Email:			

VERSION/REVISION #: 1

COLORS:  
 None specified

FONTS:  
None Specified

Artwork Approved By : \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

COMMENTS:



**DANIELS SIGNS, INC.**  
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