


THIS IS A TWO-SIDED DOCUMENT

 Adirondack Park Agency P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Permit 2024-0240
	Date Issued: November 12, 2024
In the Matter of the Application of CHAIRMAN PROPERTIES, LLC Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	To the County Clerk: Please index this permit in the grantor index under the following names: 1. Chairman Properties, LLC

SUMMARY AND AUTHORIZATION

This permit authorizes a four-lot subdivision and construction of three single family dwellings in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the Village of Saranac Lake, Town of North Elba, Essex County.

This authorization shall expire unless recorded in the Essex 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 Essex 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 24.53±-acre parcel of land located on Turtle Pond Road in the Village of Saranac Lake, Town of North Elba, Essex County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 32.295, Block 1, Parcel 23.000, and is described in a deed from Thomas W. Lockwood to Chairman Properties, LLC, dated September 30, 2011, and recorded October 20, 2011 in the Essex County Clerk's Office at Book 1680, Page 272.

The project site contains a kettlehole bog wetland complex surrounded by conifer swamp with a value rating of "1". Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a four-lot subdivision to create a 1.17±-acre lot to be improved by a single family dwelling (Lot 1), a 2.47±-acre lot to be improved by a single family dwelling (Lot 2), a 3.65±-acre lot to be improved by a single family dwelling (Lot 3) and a 17.24±-acre non-building lot. Lots 1 through 3 will be serviced by the Village of Saranac Lake municipal water and wastewater systems.

The project is shown on a one-sheet plan titled "Map Of Site Plan Prepared For Chairman Properties, LLC," prepared by Geomatics Land Surveing, PC, dated February 1, 2024, and last revised September 25, 2024 (Site Plan).

A reduced-scale copy of the Site Plan for the project 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 Essex 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 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. 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 2024-0240, issued November 12, 2024, 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 four-lot subdivision as depicted on the Site Plan. Any subdivision of the project site not depicted on the Site Plan shall require prior written Agency authorization.
6. Any deed of conveyance for Lot 4 shall contain a covenant restricting the property against the construction of any single family dwelling, mobile home, or other structure as that term is defined under the Adirondack Park Agency Act. The deed shall state that the covenant shall run with, touch and concern the land, and that the covenant shall be enforceable by the Adirondack Park Agency, the State of New York.
7. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling on Lot 1, Lot 2, and Lot 3, in the locations shown on the Site Plan.

The single family dwellings shall be no more than 40 feet in height, as measured from the highest point on the structure, to the lower of either existing or finished grade. Any expansion beyond these dimensions shall require prior written Agency authorization.
8. The construction of any additional dwelling or other principal building on Lot 1, Lot 2, or Lot 3 shall require prior written Agency authorization. The construction of any accessory structure on Lot 1, Lot 2, or Lot 3 shall require prior written Agency authorization.
9. All wastewater treatment infrastructure on Lot 1, Lot 2, and Lot 3 shall be connected to and served by the municipal wastewater treatment system.
10. Prior to any ground disturbance on the project associated with the authorized development, silt fence shall be installed in the locations depicted on the Site Plan Map and maintained until all disturbed soils are stabilized with native, non-invasive vegetation.
11. 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.

12. Any new free-standing or building-mounted outdoor lights shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Turtle Pond Road, Edward Street, or adjoining property.
13. Outside of the limits of clearing shown on the Site Plan, no trees, shrubs or other woody-stemmed vegetation may be cut or otherwise removed 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.
14. The undertaking of any activity involving wetlands shall require a new or amended permit.
15. There shall be no principal buildings or other structures located on Lot 4.

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/single family dwelling 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.

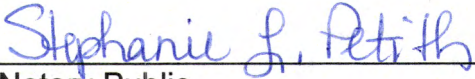
PERMIT issued this 12th day
of November, 2024.

ADIRONDACK PARK AGENCY

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

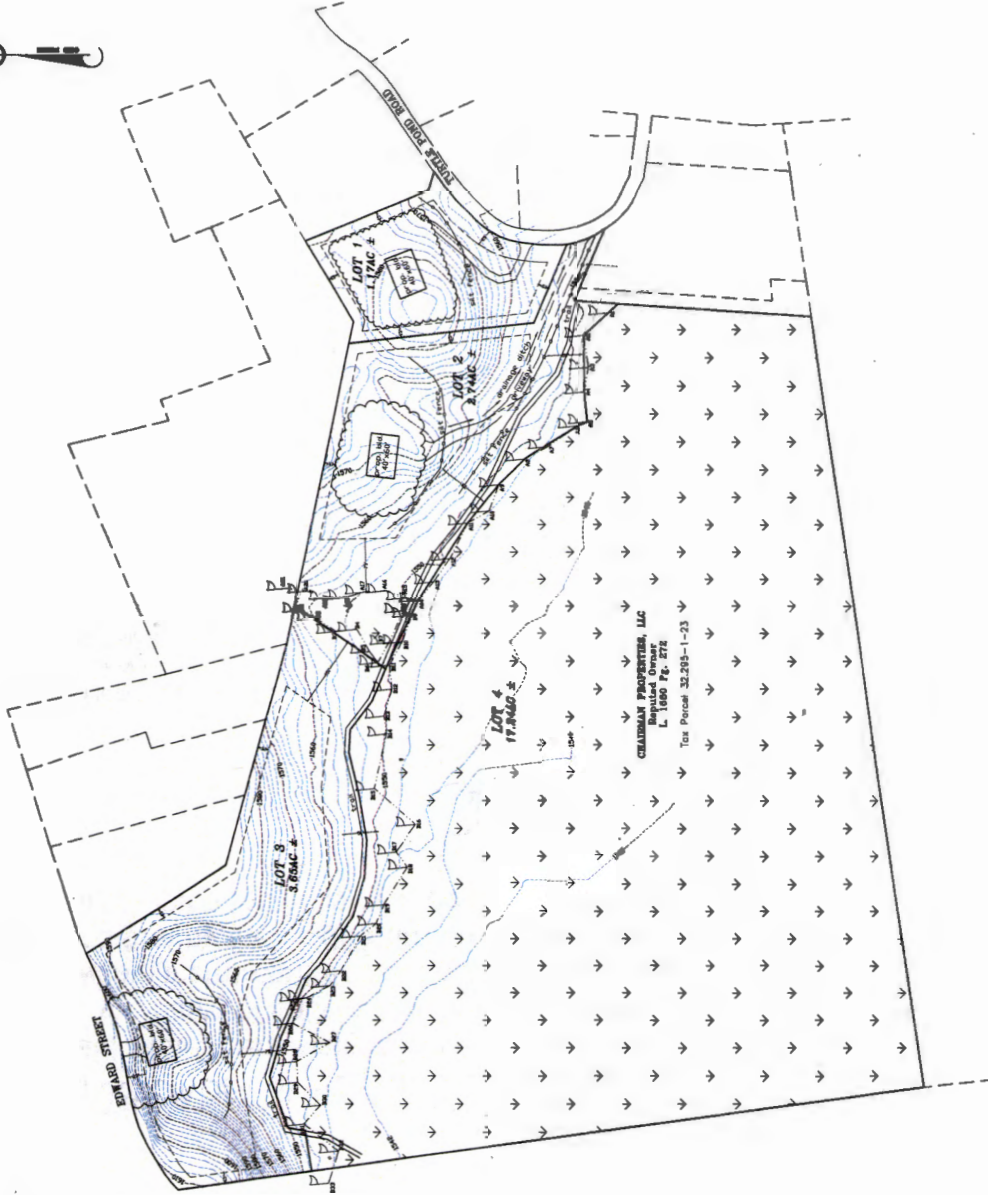
STATE OF NEW YORK
COUNTY OF ESSEX

On the 12th 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

1. Added contours and M.L. annotations.	REL. 08/13/24
2. Revised M.L. site and annotations.	REL. 08/29/24
REVISIONS / DATE / BY	
CAPTION	2023
CHECKED BY	REL.
DRAWN BY	REL.
DATE MAP	02/07/2023
SHEET	1 OF 1
SCALE	AS SHOWN
TAX MAP NO.	32.203-1-23
MAP NO.	23047



	RECEIVED
	DRAFT
	FINAL
	PROPOSED



LOCATION MAP
 NOT TO SCALE

LEGEND

	Boundary Line
	Right of Way
	Easement
	Contour Line
	Spot Elevation
	Utility Pole
	Water Well
	Tree
	Proposed Structure
	Obstructed Area

NOTE

- The survey was conducted in accordance with the provisions of the Surveying Law of the State of New York.
- A boundary survey was conducted and performed. Lines shown are based on measurements and used for the proposed project.
- Contours and other annotations shown are for information only. They do not constitute a warranty of accuracy.

WARRANTY STATEMENT

The actual boundary as shown on this map and report shall be based on the original survey records and field notes of the surveyor, and shall be considered to be valid. THIS COPIES SHALL BE CONSIDERED TO BE VALID. THIS COPIES SHALL BE CONSIDERED TO BE VALID. THIS COPIES SHALL BE CONSIDERED TO BE VALID.

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND DECIMALS THEREOF. THE SCALE OF THIS MAP IS AS SHOWN. THE SCALE OF THIS MAP IS AS SHOWN. THE SCALE OF THIS MAP IS AS SHOWN.

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