


**THIS PERMIT AMENDS PERMIT 2021-0087, ISSUED OCTOBER 19, 2021
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 Project Permit 2021-0087A</p>
<p>In the Matter of the Application of</p> <p>BOLTON LANDING STORAGE, LLC and VINCENT CULHANE Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: April 4, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. Bolton Landing Storage, LLC 2. Vincent Culhane</p>

SUMMARY AND AUTHORIZATION

Adirondack Park Agency Permit 2021-0087 authorized a greater than 25 percent expansion of an existing commercial use in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Bolton, Warren County. This permit amends Permit 2021-0087, as conditioned below, to allow re-location of the 30-foot by 120-foot commercial use storage structure on the project site.

The amendment authorized herein is shown on four plan sheets titled "Bolton Self Storage," prepared by Studio A Landscape, Architecture, & Engineering DPC, and dated February 1, 2023 (2023 Project Plans):

- L-0.00 Cover Sheet,
- L-0.10 Demolition, Erosion & Sediment Control Plan,
- L-1.10 Layout and Grading Plan, and
- L-3.10 Construction Details.

A reduced-scale copy of the Layout and Grading Plan (Sheet L-1.10 of the 2023 Project Plans) is attached as part of this permit for reference. The original, full-scale maps and plans described in this paragraph are the official plans for the project, with copies available upon request from Adirondack Park Agency headquarters in Ray Brook, New York.

This permit amendment 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 amendment 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 10.61±-acre parcel of land located on the south side of County Road 11 in the Town of Bolton, Warren County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. It is identified on the Town of Bolton Tax Map as Section 139, Block 1 as Parcel 46.2, and is described in a deed from Stephanie Mason to Bolton Landing Storage LLC, dated October 17, 2014, and recorded November 6, 2014 in the Warren County Clerk's Office under Instrument Number 2014-7065 at Book 5066, Page 226.

The project site is improved by an existing 10,800-square-foot commercial self-storage building authorized in Agency Permit 2001-0022. The site is served by an existing gravel access drive. No on-site water supply or on-site wastewater treatment systems are present on the project site.

CONDITIONS

1. All conditions in Permit 2001-0022 remain in full force and effect.
2. Condition 6 of Permit 2021-0087 is hereby amended to authorize the re-location of the 30-foot by 120-foot commercial use storage structure and related development on the project site. This amended permit authorizes a commercial use (i.e., the construction of two new self-storage structures) in the location shown and as depicted on the 2023 Project Plans. Any change to the location, dimensions, or other aspect of the commercial use shall require prior written Agency authorization.
3. The project shall be undertaken in compliance with the Erosion and Sediment Control measures and the Stormwater Management Plan depicted on the 2023 Project Plans referenced in this amended permit.
4. Outside of the limits of disturbance depicted on the 2023 Project Plans, 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 Agency written authorization, except for (a) clearing and maintenance of clearing authorized by Agency Permit 2001-0022 for the existing storage structure and (b) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
5. All other terms and conditions in Permit 2021-0087 remain in full force and effect.
6. This permit amendment shall be recorded in the Warren County Clerk's Office within 60 days of the date of its issuance.

7. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit amendment as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2021-0087A, issued April 4, 2023, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

Permit Amendment issued this 4th day
of April, 2023.

ADIRONDACK PARK AGENCY

BY: 

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

STATE OF NEW YORK
COUNTY OF ESSEX

On the 4th day of April 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.


Notary Public

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

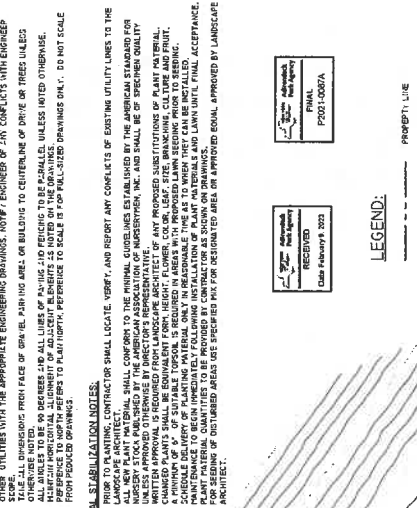
DATE	DESCRIPTION	REVISIONS PER CLIENT
02/06/23		02/06/23
02/07/23		02/07/23

DATE	DESCRIPTION	REVISIONS PER CLIENT
02/06/23		02/06/23
02/07/23		02/07/23

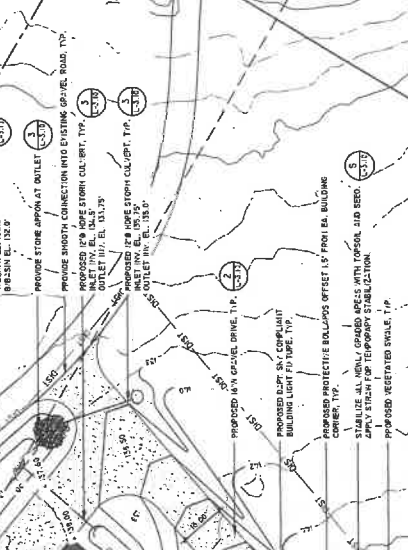
BOLTON, NY 12814
578 COUNTY ROUTE II
BOLTON LANDING STORAGE, LLC
PREPARED FOR

GRADE ADJUSTMENT: TO GRADE ADJUSTMENT TO PREVENT FLOODING. FLOODED SURFACES SHALL BE MAINTAINED AT A MINIMUM OF 18" ABOVE FINISHED FLOOR GRADE. ALL GRADE ADJUSTMENT SHALL BE IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS AND THE CITY OF DENVER. ALL GRADE ADJUSTMENT SHALL BE IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS AND THE CITY OF DENVER. ALL GRADE ADJUSTMENT SHALL BE IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS AND THE CITY OF DENVER. ALL GRADE ADJUSTMENT SHALL BE IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS AND THE CITY OF DENVER.

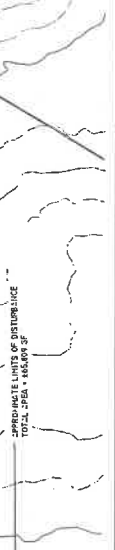
FINAL STABILIZATION NOTES:
1. PRIOR TO PLANTING, CONTRACTOR SHALL LOCATE, VERIFY, AND REPORT ANY CONFLICTS OF EXISTING UTILITY LINES TO THE ARCHITECT.
2. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR APPLICABLE PLANT MATERIALS.
3. WRITTEN APPROVAL IS REQUIRED FROM LANDSCAPE ARCHITECT OF ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL.
4. A MINIMUM OF 2" OF SUITABLE TOPSOIL IS REQUIRED IN AREAS WITH PROPOSED LAWN SEEDING PRIOR TO SEEDING.
5. MAINTENANCE SHALL BE REQUIRED IMMEDIATELY FOLLOWING INSTALLATION OF PLANT MATERIAL AND SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER.
6. PLANT MATERIAL QUANTITIES TO BE PROVIDED BY CONTRACTOR AS SHOWN ON DRAWINGS.
7. PLANT MATERIAL QUANTITIES FOR DISTURBED AREAS ARE SPECIFIED FOR EACH DISTURBED AREA OR APPROVED EQUAL APPROVED BY LANDSCAPE ARCHITECT.



GRAVING NOTES:
1. BEFORE ANY GRAVING OR CONSTRUCTION, THE CONTRACTOR SHALL STAKE AND SETBACKS AS SHOWN ON THE DRAWINGS. ALL GRAVING SHALL BE IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS AND THE CITY OF DENVER. ALL GRAVING SHALL BE IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS AND THE CITY OF DENVER. ALL GRAVING SHALL BE IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS AND THE CITY OF DENVER. ALL GRAVING SHALL BE IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS AND THE CITY OF DENVER.



LEGEND:
PROPERTY LINE
PROPERTY SETBACK
LIMITS OF DISTURBANCE
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED GRAVEL DRIVE
PROPOSED SELF-STORAGE BUILDING
PROPOSED PAVING
PROPOSED VEGETATION SEED IN AREA
APPROX. TEST PIT LOCATION
APPROX. RECONSTRUCTION TEST LOCATION



DATE: 2/20/2023
PROJECT NO.: 20230010
DRAWING TITLE: BOLTON SELF STORAGE
LAYOUT & GRADING PLAN
DRAWING NO.: L-110
DWG 2 OF 3