


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 2022-0182</p>
<p>In the Matter of the Application of</p> <p>YVONNE R. WEST Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: May 11, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. Yvonne R. West</p>

SUMMARY AND AUTHORIZATION

This permit authorizes a new commercial use in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Lake George, 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 Warren County Clerk's Office. The Agency will consider the project in existence when the commercial use has been substantially constructed.

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 0.55±-acre parcel of land located on the east side of NYS Route 9 in the Town of Lake George, Warren County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The project site is a portion of Tax Map Section 224.04, Block 1, Parcel 3. The project site does not include portions of Parcel 3 located west of NYS Route 9 or in the Resource Management land use area. The project site is described in a deed from Henri Anatole and Patricia Anatole to Yvonne R. West, dated January 15, 2022, and recorded May 11, 2022 in the Warren County Clerk's Office in Book 6619 at Page 1 as Instrument No. 2022-3763.

The project site is located within 150 feet of the edge of right-of-way of Interstate 87 (the Adirondack Northway) and within 150 feet of the edge of right-of-way of NYS Route 9.

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of a U-shaped commercial self-storage facility with 3,200 square feet of floor space.

A single access to/from the project site will be established from NYS Route 9.

The project is shown on the following maps, plans, and reports:

- Six sheets of plans titled "Proposed Site Development for JJ Brother Self Storage, Located at 3347 Route 9, Town of Lake George, Warren County, New York," prepared by Environmental Design Partnership, LLP, and last revised January 20, 2023 (Site Plans);
- Two sheets of plans titled "New Self-storage Facility for JJ Brother Self Storage, 3347 Route 9, Town of Lake George, New York 12845," prepared by Rucinski Hall Architecture, and dated December 30, 2022 (Overall Building Plans);
- Fourteen sheets of plans titled "Project: Copy of Yvonne West," prepared by Duro Beam Steel Buildings, and dated December 13, 2022 (Detailed Buildings Plans);
- Three sheets of plans titled "Self Storage Lake George," prepared by Solar Electric Power Co., and dated January 18, 2023 (Lighting Plan); and
- "Stormwater Management Narrative, Proposed JJ Brother Self Storage, 3347 NYS Route 9, Town of Lake George, NY," prepared by Environmental Design Partnership, dated October 2022 and revised December 2022 (Stormwater Management Narrative).

A reduced-scale copy of Sheet 1 (Site Plan) of the Site Plans is attached as 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 Rural Use lands in the Adirondack Park.

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to any new land use and development of Rural Use lands within 150 feet of the edge of the right-of-way of any federal or state highway 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 commercial use remains on the site. Copies of this permit and Site Plans, Overall Building Plans, Detailed Building Plans, Lighting Plan, and Stormwater Management Narrative 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 2022-0182, issued May 11, 2023, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. This permit authorizes the construction and undertaking of the commercial use self-storage facility in the location shown and as depicted on the Site Plans, Overall Building Plans, and Detailed Building Plans. Any change to the location, dimensions, or other aspect of the commercial use shall require prior written Agency authorization.
6. Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, the undertaking of any new land use or development not authorized herein on the project site within 150 feet of the right of way of Interstate 87 (the Adirondack Northway) or State Route 9 will require a new or amended permit
7. There shall be no on-site wastewater treatment system on the project site without a new or amended Agency permit.
8. The project shall be undertaken in compliance with the Stormwater Management Narrative and the stormwater management system depicted on the Site Plans.

9. The project shall be undertaken in compliance with the Erosion and Sediment Control Plan depicted on the Site Plans.
10. 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.
11. All exterior building materials, including roof, siding and trim, of the self-storage facility shall be a dark shade of green, grey, or brown. The "Sample Color Scheme" received by the Agency on February 23, 2023 as part of the permit application for this project complies with this condition.
12. All lighting associated with the commercial use on the project site shall comply with the Lighting Plan. Any change to this lighting shall require prior written Agency authorization.
13. All signs associated with the 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]. The signs depicted on the Site Plans and Overall Building Plans comply with this condition.
14. No more than two-thirds of the "10" Spruce Tree Row" along the project site's west property line may be removed 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.
15. All trees and shrubs depicted on the Site Plans shall be planted as described in the Site Plans, no later than the first spring or fall planting season after final grading related to the construction of the commercial use on the project site. Trees and shrubs that do not survive shall be replaced annually until established in a healthy growing condition.

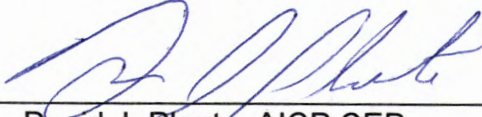
CONCLUSIONS OF LAW

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 meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Lake George; and
- b. 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.

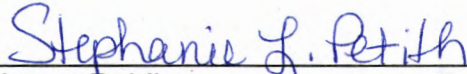
PERMIT issued this 11th day
of May, 2023.

ADIRONDACK PARK AGENCY

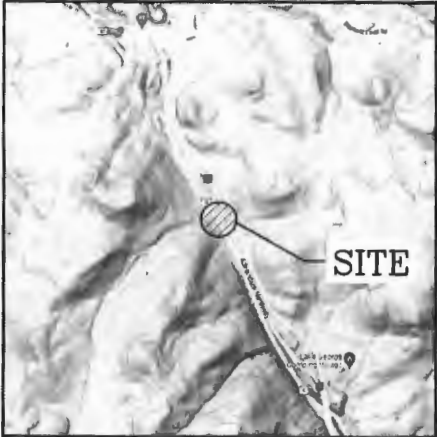
BY: 
David J. Plante, AICP CEP
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 11th day of May 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

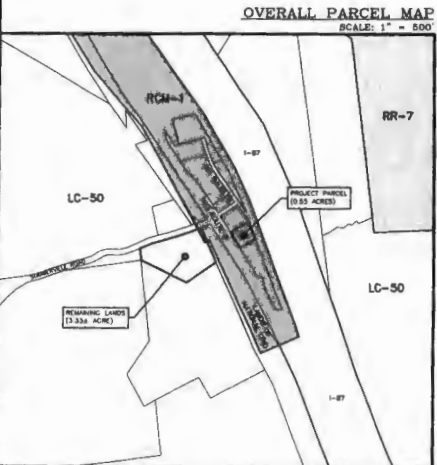


SITE LOCATION MAP
SCALE: 1" = 2000'

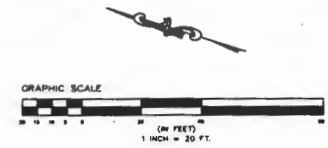
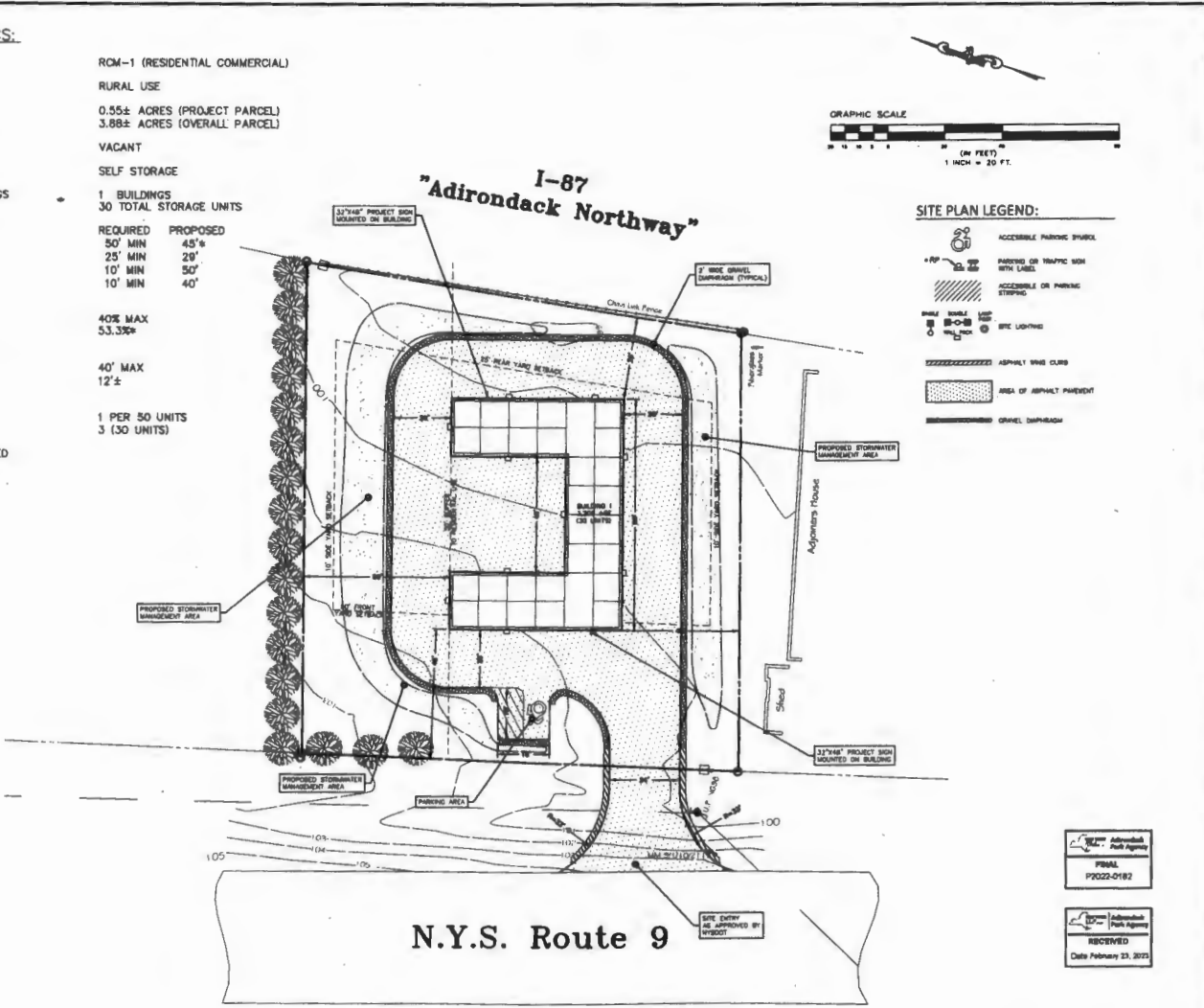
SITE STATISTICS:

ZONING	RCM-1 (RESIDENTIAL COMMERCIAL)	
APA LAND USE:	RURAL USE	
PARCEL AREA	0.55± ACRES (PROJECT PARCEL) 3.88± ACRES (OVERALL PARCEL)	
EXISTING USE	VACANT	
PROPOSED USE	SELF STORAGE	
PROPOSED BUILDINGS	1 BUILDINGS 30 TOTAL STORAGE UNITS	
SETBACKS:	REQUIRED	PROPOSED
FRONT	50' MIN	45' ±
REAR	25' MIN	20'
SIDE	10' MIN	50'
SIDE	10' MIN	40'
LOT COVERAGE:	REQUIRED	40% MAX
PROPOSED	53.33% ±	
BUILDING HEIGHT:	REQUIRED	40' MAX
PROPOSED	12' ±	
PARKING:	REQUIRED	1 PER 50 UNITS
PROPOSED	3 (30 UNITS)	

* VARIANCE REQUIRED



OVERALL PARCEL MAP
SCALE: 1" = 500'



SITE PLAN LEGEND:

	ACCESSIBLE PARKING SPACE
	PROHIBITED OR TRAFFIC SIGN SIGN LINES
	ACCESSIBLE OR PARKING STRIPING
	ASPHALT WALK CURB
	AREA OF ASPHALT PAVEDMENT
	GRAVEL DRIVEWAY
	SITE LIGHTING

Adirondack Park Agency
FINAL
P2022-0182

Adirondack Park Agency
RECEIVED
Date February 23, 2023

TOWN OF LAKE GEORGE PLANNING BOARD

RECORD OF SUBMITTALS	DATE	BY

PLANS PREPARED BY:

ENVIRONMENTAL DESIGN PARTNERSHIP, L.L.P.
300 Route 148 Collins Park, New York 12886
(518) 371-7621

PROPOSED SITE DEVELOPMENT FOR
JJ BROTHER SELF STORAGE

LOCATED AT 3347 ROUTE 9
TOWN OF LAKE GEORGE
WARREN COUNTY, NEW YORK

TAX MAP ID 224-04-1-3
OCTOBER 3, 2022

SCALE: 1" = 20'

SHEET TITLE:
SITE PLAN

SHEET:
1 of 6