


THIS IS A TWO-SIDED DOCUMENT

 <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>2024-0148</b></p>
<p>In the Matter of the Application of</p> <p><b>SAGBOLT, LLC</b> <b>Permittee</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: October 1, 2024</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name: <b>1. Sagbolt, LLC</b></p>

**SUMMARY AND AUTHORIZATION**

This permit authorizes construction of a structure greater than 40 feet in overall height in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the Town of Bolton, 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 authorized structure has been completed.

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 located off Sagamore Road on Green Island in the Town of Bolton, Warren County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The Town of Bolton implements an Agency-approved local land use plan and the "Town of Bolton Stormwater Management Ordinance," which administers Lake George Park Commission stormwater regulations.

The site is identified on Town of Bolton Tax Map Section 171.16, Block 1 as Parcel 16, and is described in deeds to Sagbolt, LLC from Green Island Associates recorded September 25, 2008, in the Warren County Clerk's Office in Book 3643, pages 48 to 109.

The project site contains shoreline on Lake George and wetlands. Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site.

The project site is improved by an expanded resort hotel complex as authorized by Agency Permit 2004-0109RE.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves construction of a three-story dormitory with 53 units for employee housing and associated site development for access and parking. The authorized structure is 45 feet in overall height from the lowest adjacent grade to the highest point. Existing access to the project site is from Sagamore Road.

The project is shown on the following Plans:

- 11 sheets of plans titled "The Sagamore Resort Employee Housing Lodge Bolton Landing, New York," prepared by The LA Group and Phinney Design Group, and dated June 3, 2024 (Project Plans);
- A "Building Elevation Section," prepared by The LA Group, and dated August 7, 2024 (Elevation); and
- An architectural rendering titled "Employee Housing Lodge," prepared by Phinney Design Group, and dated March 15, 2024 (Rendering).

A reduced-scale copy of the Site Layout & Materials Plans for the project, shown on Drawing No. L – 200 of the Project Plans, is 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 construction of any structure in excess of 40 feet in height on Hamlet 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 authorized structure remains on the site. Copies of this permit and 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 conditions in Permit Agency Permit 2004-0109RE remain in full force and effect.
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 2024-0148, issued October 1, 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 of an employee housing building in the location shown and as depicted on the Project Plans. Any change to the location, dimensions, or other aspect of the authorized development shall require prior written Agency authorization.
7. All wastewater treatment infrastructure on the project site shall be connected to and served by the municipal wastewater treatment system.
8. The project shall be undertaken in compliance with the Project Plans and the Notes shown on Drawing No. L – 001 of 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. Any new free-standing or building-mounted outdoor lights associated with the authorized development shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Lake George or adjoining property.

- 11. Outside of the Limit of Disturbance shown on the Project Plans, no trees, shrubs, or other woody stemmed vegetation may be cut or otherwise 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.

**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 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 Bolton; 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 1st day  
of October, 2024.

ADIRONDACK PARK AGENCY

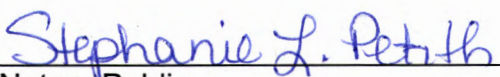
BY: 

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

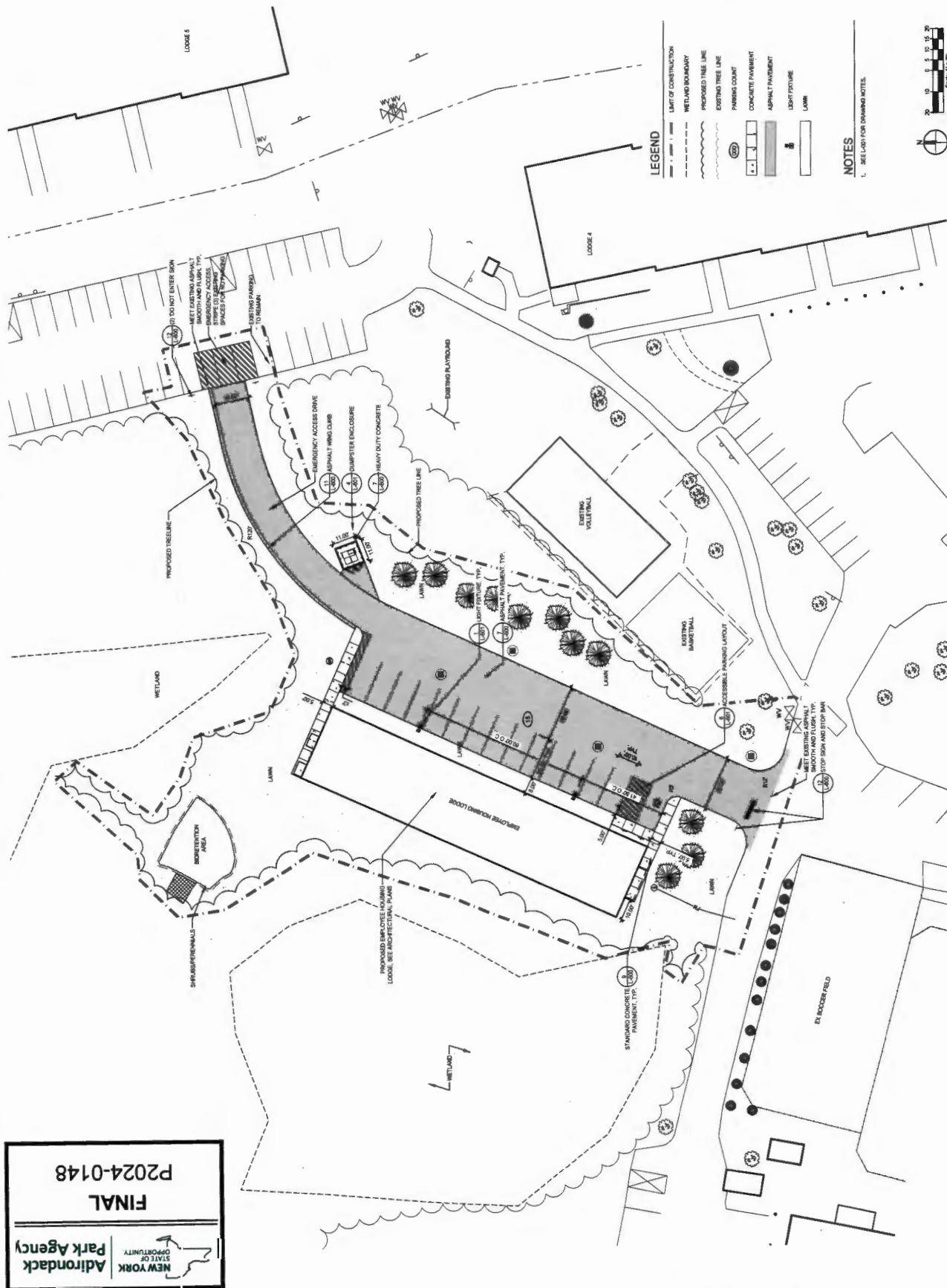
STATE OF NEW YORK  
COUNTY OF ESSEX

On the 1st day of October 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





**LEGEND**

- LIMIT OF CONSTRUCTION
- WETLAND BOUNDARY
- PROPOSED TREE LINE
- EXISTING TREE LINE
- PARKING COURT
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LIGHT PAVEMENT
- LAWN

**NOTES**

1. SEE LAYOUT FOR DIMENSION NOTES.

**NEW YORK STATE OF OPPORTUNITY**  
**Adirondack Park Agency**  
**FINAL**  
**P2024-0148**