


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>2024-0207</b></p>
<p>In the Matter of the Application of</p> <p><b>THE CHALET AT THE MCKENZIE WILDERNESS ESTATE, LLC AND SARANAC LAKE GOLF CLUB, INC. Permittees</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: April 9, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <ol style="list-style-type: none"><li><b>1. The Chalet at the McKenzie Wilderness Estate, LLC</b></li><li><b>2. Saranac Lake Golf Club, Inc.</b></li></ol>

**SUMMARY AND AUTHORIZATION**

This permit authorizes the construction and operation of a commercial wedding venue in an area classified Moderate Intensity Use and Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the 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 the permit is recorded.

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 141±-acre parcel of land located on NYS Route 86 in the Town of North Elba, Essex County, in an area classified Low Intensity Use and Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is comprised of lands identified as:

- 140.892 acres of the Low Intensity Use and Moderate Intensity Use lands known as Tax Map Section 41.2, Block 4, Parcel 15.1 (Parcel 15.1), described in a deed from The Saranac Lake Golf Club, Inc. to The Chalet At The McKenzie Wilderness Estate, LLC, dated November 29, 2022, and recorded in the Essex County Clerk's Office under Book 2115, Page 97; and
- A 0.15± acre portion (Parking Area) of the Low Intensity Use and Moderate Intensity Use lands known as Tax Map Section 41.2, Block 4, Parcel 15.2 (Parcel 15.2), a portion of lands comprised of Parcel 15.2; and Tax Map Section 41.2, Block 4, Parcels 15.3 and 15.4, described in a deed from the Marine Midland Trust Company of Northern New York to Saranac Lake Golf Club, Inc., dated September 22, 1966, and recorded in the Clerk's Office under Book 448, Page 314.

The Parcel 15.1 portion of the project site is partially located within the designated McKenzie Wilderness Critical Environmental Area. The project site also contains wetlands associated with a pond and a tributary to Ray Brook, Wolf Pond and Little Ray Brook. Additional wetlands not described herein or depicted on the Site Plans may be located on or adjacent to the project site.

Agency Permit 2021-0287 authorized the creation by subdivision of Parcel 15.1 and the lot comprised of Parcel 15.2, 15.3 and 15.4.

The Low Intensity Use portion of Parcel 15.1 is improved by an accessory structure. A single family dwelling is authorized on the Low Intensity Use portion of Parcel 15.1 by Agency Permit 2021-0287A. The Low Intensity Use portion of Parcel 15.2 is improved by two accessory structures.

## **PROJECT DESCRIPTION**

The project as conditionally approved herein involves construction and operation of a commercial use wedding venue.

Existing shared access to the project site is from NYS Route 86 and is described in the deed recorded under Book 2115, Page 97.

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

- "Map Showing Proposed Site Improvements," in two sheets completed by Geomatics Land Surveying, PC, dated November 20, 2024, (Site Plans);
- an annotated "Map of Survey," received by the Agency on February 3, 2025, (Parking Plan);

- “Sketch Plan of Tent Layout,” in six sheets (Structure Plans); the “Commercial Use,” “Periods of Operation,” and “Restrooms” portions of a document in six sheets (Venue Plan); the Sign Plan in six sheets (Sign Plan); and a letter from Saranac Lake Golf Course dated July 22, 2024, (Rental Plan); received by the Agency on July 31, 2024; and
- “Stormwater Control Report,” in seven sheets, completed by North Woods Engineering, PLLC, dated October 28, 2024, and received by the Agency on December 5, 2025 (Stormwater Report).

A reduced-scale copy of the Site Plans 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, a permit is required from the Adirondack Park Agency prior to the establishment of any commercial use on Moderate Intensity Use or Low Intensity Use lands in the Adirondack Park.

This permit amends Condition 9 of Permit 2021-0287A.

### **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, for as long as the operation of a commercial wedding venue continues on the site. Copies of this permit and the Site 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. This permit amends and supersedes Condition 9 of Agency Permit 2021-0287A in relation to the Parcel 15.1 portion of the project site. All remaining conditions of Agency Permit 2021-0287A remain in full force and effect.
5. This permit authorizes the installation of the wedding venue structures in the locations shown and as depicted on the Site Plans, Structure Plans and the Venue Plan. The attached wedding venue structures including the “Reception Tent,” “Cocktail Tent” “Catering Tent,” and two portions labelled “Marquee,” on the Site Plans shall not exceed 27 feet in height. The detached “Temporary portable

restroom trailer" shall not exceed 15 feet in height. Any change to the location, dimensions, or other aspect of the commercial wedding venue structures as depicted and described on the Site Plans, the Structure Plans and the Venue Plan shall require prior written Agency authorization.

6. This permit authorizes vehicle access and parking in the locations depicted and described on the Site Plans and the Parking Plan. There shall be no parking or access expansion between the "Pond" and the "gravel road" as depicted on the Site Plans. Any change to the location, dimensions, or other aspect of the access or parking associated with the wedding venue as depicted and described on the Site Plans and the Parking Plan shall require prior written Agency authorization.
7. Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, the undertaking of any new land use or development on the project site within one-eighth mile of the McKenzie Mountain Wilderness area will require a new or amended permit. The undertaking of any activity involving wetlands also requires a new or amended permit.
8. Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, the construction of any additional dwelling or other principal building not authorized herein on the Parcel 15.1 portion of the project site shall require a new or amended permit.
9. Operation of the commercial wedding venue shall only occur between 8am and 9pm, April through October as described in the Venue Plan. The wedding venue structures shall be installed and removed as described in the Venue Plan.
10. There shall be no on-site wastewater treatment system on the project site installed or connected to the authorized wedding venue structures without a new or amended permit. Any "Temporary portable restroom trailer" shall be located as depicted on the Site Plans and as described in the Venue Plan.
11. The project shall be undertaken in compliance with the Site Plans and the Stormwater Report.
12. Silt fence shall be installed as depicted on Sheet 1 of the Site Plans.
13. 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.
14. Any new free-standing or building-mounted outdoor lights associated with the commercial wedding venue on the project site including the "proposed light fixtures (typ.)" depicted on the Site Plans shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward NYS Route 86 or adjoining properties.

15. Any sign associated with the authorized wedding venue shall comply with the "Proposed sign" location shown on the Site Plans and as depicted and described on the Sign Plan. Any change to this signage shall require prior written Agency authorization.
16. No trees, shrubs, or other woody stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the Low Intensity Use portion of the project site inside the "tree line" without prior written Agency authorization except for installation of the "Catering Tent" portion of the wedding venue structures as depicted on the Site Plans.
17. All trees and shrubs depicted on the Site Plans shall be planted no later than the first spring or fall planting season after final grading related to the construction of the commercial wedding venue structures on the Parcel 15.1 portion of the project site. Trees and shrubs that do not survive shall be replaced annually until established in a healthy growing condition.
18. There shall be no more than 20 principal buildings located on the Low Intensity Use portion of the Parcel 15.1 portion of the project site at any time. The attached commercial wedding venue structures authorized herein constitute a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

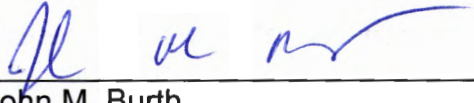
### **CONCLUSIONS OF LAW**

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 Low Intensity Use and Moderate Intensity Use land use areas;
- c. will be consistent with the overall intensity guidelines for the Low Intensity Use and Moderate Intensity Use land use areas;
- 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 9<sup>th</sup> day  
of April, 2025.

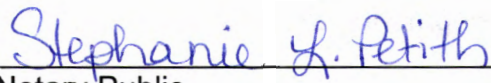
ADIRONDACK PARK AGENCY

BY:   
John M. Burth  
Environmental Program Specialist 3 (EPS3)

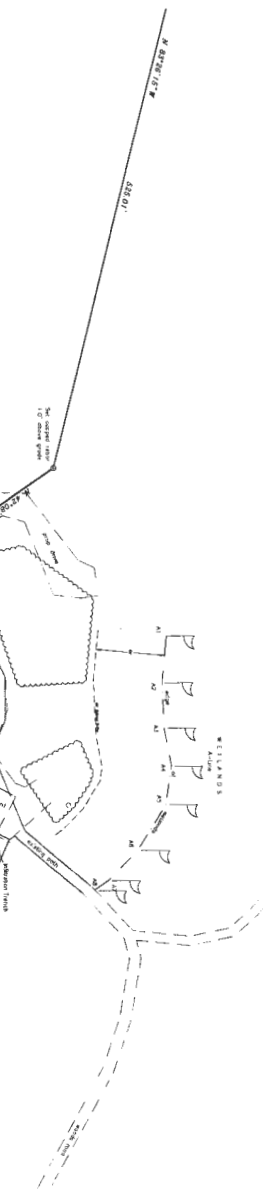
STATE OF NEW YORK  
COUNTY OF ESSEX

On the 9<sup>th</sup> day of April in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, 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



[illegible]

TOWN OF NORTH FIELD - Greenleaf-Corral District	
Minimum lot area	2,172 sq. ft.
Minimum Residential Density	10 units/acre
Minimum Lot Width	30 feet
Minimum Front Setback	Five (5) feet
Minimum Side Yard Setback	Five (5) feet
Minimum Rear Yard Setback	Five (5) feet
Minimum Building Height	10 feet/20 feet (max) on both sides
Minimum Impervious Area	35 feet
	75%

ground dimensions by dividing the grid dimension by Overall Grid Factor 0.989814550.

landowners' attention or add-on to a survey, resulting in a biased land surveyor's and a wide dispersion of results. The survey was conducted in section 7709, no. 3 on line 2, of the New York State Education Tax.

Certified, if any, enrolled herein certify that the survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said survey was prepared and is to be recorded by the State of New York, and is subject to the rules of the Department of Environmental Conservation and the Department of Taxation and Finance, and to the wishes of the existing institutions. Landowners are not responsible to any landowner, institution or its subsequent owners.

1. The well and boundary as shown on the survey was logged in two well logs by Austin Geosystems of MPA staff on 07/27/21 and surveyed by Society L. And L.S. of Geomatics Ltd (Surrey), P.C. on August 25, 2021.
2. verified by \_\_\_\_\_ of MPA staff on \_\_\_\_\_
3. Well and boundaries shown reflect: VPA Name logged in the field and determined necessary for review of the permit. Additional well names may exist elsewhere on the permit that have not been tagged.

**Table 3**  
Estimated for water and power

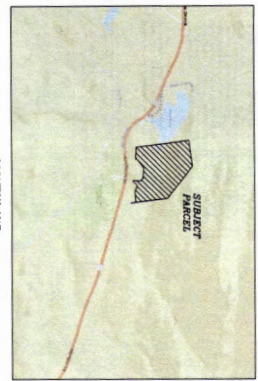
Building	Shading	Estimate
B1	5 42°28'30" S	51.24°
B2	5 51°42'30" W	20.48°
B3	5 42°28'30" W	51.24°
B4	5 51°42'30" S	20.48°

**Legend:**

- 100 m
- 50 m
- 25 m
- 12.5 m
- 6.25 m
- 3.125 m
- 1.5625 m
- 0.78125 m
- 0.390625 m
- 0.1953125 m
- 0.09765625 m
- 0.048828125 m
- 0.0244140625 m
- 0.01220703125 m
- 0.006103515625 m
- 0.0030517578125 m
- 0.00152587890625 m
- 0.000762939453125 m
- 0.0003814697265625 m
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- 0.0

SITUATE IN LOTS 116 & 117, TOWNSHIP 11, OLD MILITARY TRACT, RICHARD'S SURVEY  
TOWN OF NORTH ELBA, COUNTY OF ESSEX  
AND STATE OF NEW YORK.

[illegible]



#### MAP REFERENCES

- [illegible]

## ZONING

TOWN OF NORTH DAKA - Sewer Capital Outlay

[illegible]

**ACQUISITION PRICE PER UNIT, \$**

Line intensity 0.2 mms  
Modulate intensity 1.5 Acorns

## NOTES

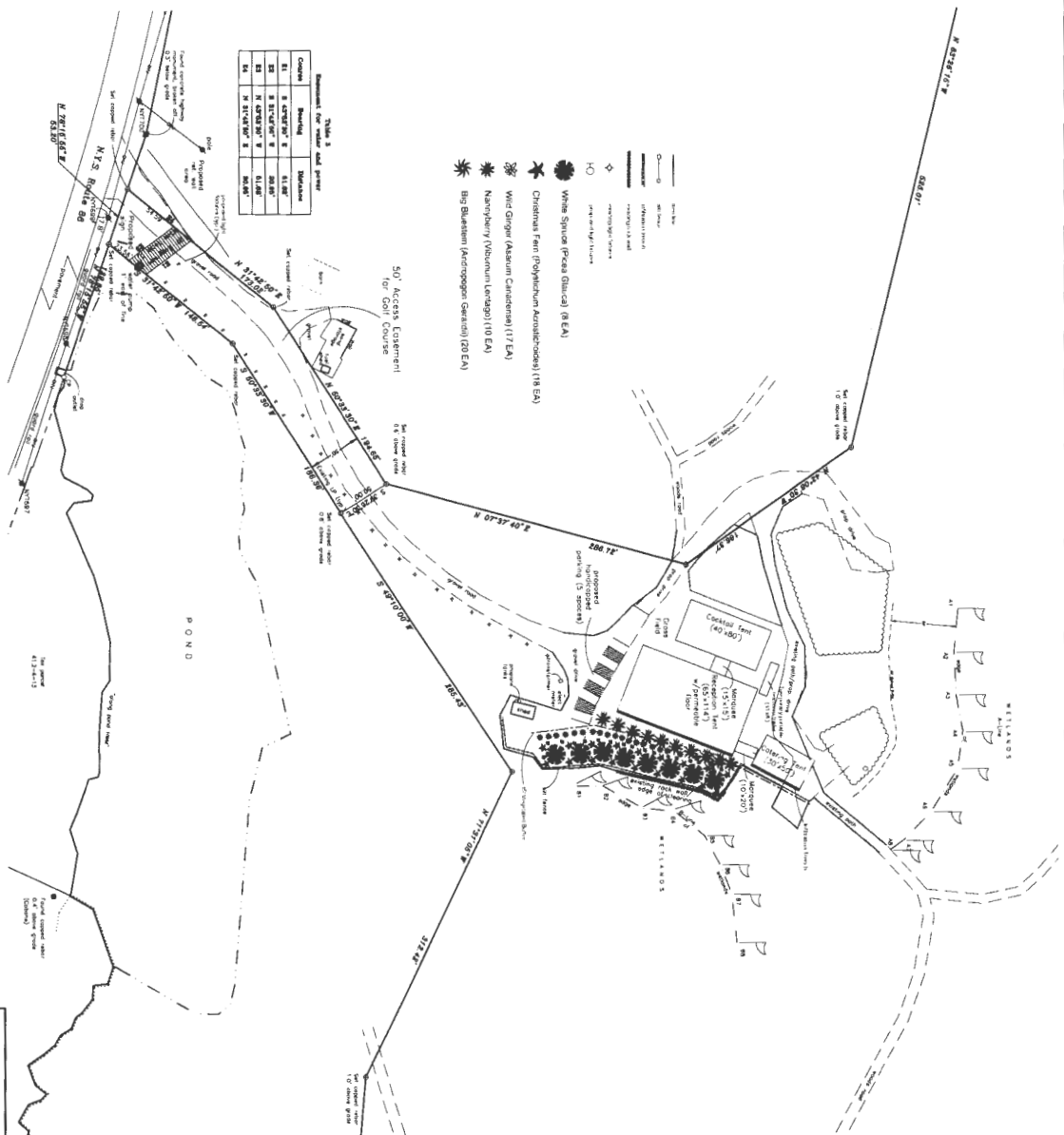
1. Using dimensions shown here, you may be surprised to find that the ground dimensions by adding the grid dimensions by overall Grid Number 050014800.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

Unpublished attention on design to a survey map showing a licensed bird surveyor's base is a violation of section 7700, sub-division 2, of the New York State Election Law.

## WETLAND STATEMENT

1. The editorial boundary on Figure 1b for the 4.47-yr. wave laggged in the lead by Aaron Zernitsky of ARA staff on 07/21/21 and diverged by Sidney L. Aitch, J.D. of Genentech (and diverging) in C on August 23, 2021.
2. Written by \_\_\_\_\_ of ARA staff on \_\_\_\_\_
3. Method boundaries shown reflect only those laggged in the lead and determined necessary for review. All other laggged boundaries are shown as they appear in the manuscript. The price/lot had not been laggged.



Course	Bearing	Distance
E1	S 43°32'30" E	61.082
E2	S 21°42'00" E	20.885
E3	N 43°32'30" W	61.082
E4	N 21°42'00" E	20.885

REVISED / DATE / BY	DESIGN BY	N/A
2. Revised title block per AEA 2nd request 11/20/74 RLL	SUREY	10/18/71 11/20/71
	SCALE	1"=50'
	RATIO	1:500
	WAP NO.	412-4-3015 412-4-5.1
	WAP NO.	21032.50

**MAP SHOWING PROPOSED SITE IMPROVEMENTS**

PREPARED FOR  
**SEAN O'MALLEY**

SITUATE IN LOTS 116 & 117, TOWNSHIP 11, OLD MILITARY TRACT, RICHARD'S SURVEY  
TOWN OF NORTH ELBA, COUNTY OF ESSEX  
AND STATE OF NEW YORK.



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