

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
1984-0293E

Date Issued: **January 14, 2026**

In the Matter of the Application of

**PAUL ROBERT SCHAEFFER and
STEPHANIE LYNN SCHAEFFER
Permittees**

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 name(s):
**1. Paul Robert Schaeffer
2. Stephanie Lynn Schaeffer**

SUMMARY AND AUTHORIZATION

Paul Robert Schaeffer and Stephanie Lynn Schaeffer are granted an amended permit, on conditions, authorizing the re-location and new construction of a previously authorized boathouse and dock in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Santa Clara, Franklin County.

This authorization shall expire unless recorded in the Franklin 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 Franklin County Clerk's Office. The Agency will consider the project in existence when the boathouse and dock are complete.

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 comprised of Lots 5 and 6 as authorized by Agency Permit 1984-0293A. Agency Permit 1984-0293A authorized an eight-lot subdivision located on Bungalow Bay Road in the Town of Santa Clara, Franklin County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The project site is identified on Town of Santa Clara Tax Map as Section 473, Block 1 as Parcels 10.3 and 10.5. The project site is described in a deed from Ross Whaley, individually and as surviving spouse of Beverly Whaley to Paul Robert Schaeffer and Stephanie Lynn Schaeffer, dated September 12, 2024 and recorded September 13, 2024 in the Franklin County Clerk's Office as Instrument 2024-4422.

Wetlands are present along the shoreline of the project site and within 6 feet of the mean high-water mark of Upper Saranac Lake, and consist of a mix of forested, scrub/shrub and emergent wetland cover types. 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 a replacement single-family dwelling constructed in 1986 and is served by an on-site water supply and an on-site wastewater treatment system.

PROJECT DESCRIPTION

The project as originally proposed is described in Permit 1984-0293A. This amended permit authorizes an increase in the size of the previously authorized 15-foot-wide boathouse to a new 28.5-foot-wide by 23.5-foot-long single-story boathouse with a new attached 8-foot-wide by 7.5±-foot-long dock. The boathouse will be set off 7.5± feet from the shoreline and accessed via the dock.

The project is shown on the following:

- A three-sheet set of plans titled "Schaeffer- Boathouse/Upper Saranac Lake, Town of Santa Clara, NY" dated February 25, 2025, last revised August 8, 2025, and received by the Agency on November 18, 2025 (Project Plans); and
- A one-page narrative summary titled "Town of Santa Clara Planning Board", issued by the Town of Santa Clara on September 11, 2025 and received by the Agency on November 18, 2025 (Narrative).

Sheet 1 of the Project Plans is attached as a part of this permit for reference.

AGENCY JURISDICTION

The project, as originally proposed, consisted of the subdivision of 69.40± acres of land into eight residential building lots each having over 125 feet of frontage on the westerly shoreline of Upper Saranac Lake and involving wetlands, a Class A regional project requiring an Agency permit pursuant to 810(1)(c)(1)(b) of the Adirondack Park Agency Act and a regulated activity requiring a wetlands permit pursuant to 9 NYCRR 578.2 and 578.3(n)(1)(i) and (iv).

This permit amends Condition 7 and 8 of Permit 1984-0293A.

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 Franklin 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 boathouse and dock remains on the site. Copies of this permit, the Project Plans, and 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. This permit amends and supersedes Permit 1984-0293A in relation to the previously authorized boathouse and dock on the project site. The terms and conditions of Conditions 7 and 8 of Permit 1984-0293A shall no longer apply to the project site.
5. Other than Conditions 7 and 8 of Permit 1984-0293A, all remaining conditions in Permit 1984-0293A remain in full force and effect.
6. 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 1984-0293E, issued January 14, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
7. This amended permit authorizes the following:
 - Installation of one boathouse to be located and constructed as shown on the Project Plans and described in the Narrative. The boathouse shall only be used for the storage of boats or associated equipment; shall not contain bathroom facilities, sanitary plumbing, or sanitary drains of any kind; shall not contain kitchen facilities of any kind; shall not contain a heating system of any kind; shall not contain beds or sleeping quarters of any kind; and shall not exceed a single story.
 - Installation of one dock to be located and constructed as shown on the Project Plans and described in the Narrative. The dock may extend into or over the lake from only that portion of the immediate shoreline necessary to attach the floating or fixed structure to the shoreline. The dock shall be no

wider than 8 feet in width or in the case of interconnected structures intended to accommodate multiple watercraft or other authorized use, each element shall not be more than 8 feet in width. The dock shall only be used for the purposes of securing and loading or unloading watercraft and for swimming or water recreation.

Any change to the location, dimensions, or other aspect of the authorized dock or boathouse shall require prior written Agency authorization.

8. Any new free-standing and building-mounted outdoor lights shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky. The fixtures shall be oriented so as to not cast light toward Upper Saranac Lake, any public road or adjoining property.
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. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
10. All exterior building materials, including roof, siding and trim, of the authorized boathouse shall be a dark shade of green, grey, or brown.
11. Beyond what is authorized herein, the undertaking of any activity involving wetlands shall require a new or amended permit.
12. Vegetative cutting on the project site shall be limited to the following, required by Agency Permit 1984-0293A:
 - a. No hemlock or white cedar trees of any size shall be removed;
 - b. No trees over 14 inches in diameter at ground level shall be removed;
 - c. Up to one-third (by number) of the trees, other than hemlock or white cedar, under 14 inches but greater than 3 inches in diameter at ground level may be removed from any individual lot, provided they are first marked by Agency staff in consultation with lot owners;
 - d. Only trees larger than 14 inches in diameter at ground level may be limbed; limbing shall not extend higher than 15 feet above ground level, and in no event shall white cedar trees be limbed to any height;
 - e. Except for any existing vegetation within the proposed boathouse footprint, no stumps, snags or naturally fallen trees shall be removed; and
 - f. Dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard may be removed.
13. Within 6 feet of the mean high-water mark of Upper Saranac Lake, no vegetation may be removed, except that up to a maximum of 30 percent of the storefront may be clear of vegetation on any individual lot.

14. Access to the shoreline along the existing footpath which traverses wetlands shall be by foot only. This includes over and/or along the berm separating the wetlands from Upper Saranac Lake. No fill, including but not limited to corduroy, logs, gravel, bark mulch or similar surface treatment materials, shall be placed in the wetlands. If access along or to the berm involves crossing streams, drainage ways or seeps, they shall be spanned by bridging structures no greater than 3 feet in width. In no event shall the berm be re-graded or the wetlands peat and organic soils disturbed.
15. Paths on the project site are limited to existing footpaths and shall not be widened. In no event shall any path to the shoreline be converted to a road or driveway, and automobiles, trucks or other vehicles shall not be used on them. Any new path within 300 feet of the shoreline will require prior written Agency authorization.
16. No structures shall be permitted on Town of Santa Clara Tax Map Parcel 473-1-10.5 without prior written Agency authorization.
17. On Town of Santa Clara Tax Map Parcel 473-1-10.3, all structures 100 square feet or greater in size shall be set back a minimum of 75 feet, measured horizontally, from the closest point of the mean high-water mark of Upper Saranac Lake.
18. The existing deck located on Town of Santa Clara Tax Map Parcel 473-1-10.3 shall be removed within 30 days of completion of the boathouse authorized herein.

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 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 land use area;
- c. will be consistent with the overall intensity guidelines for the Low Intensity Use 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 14th day
of January, 2026.

ADIRONDACK PARK AGENCY

BY: J. M. Burth
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

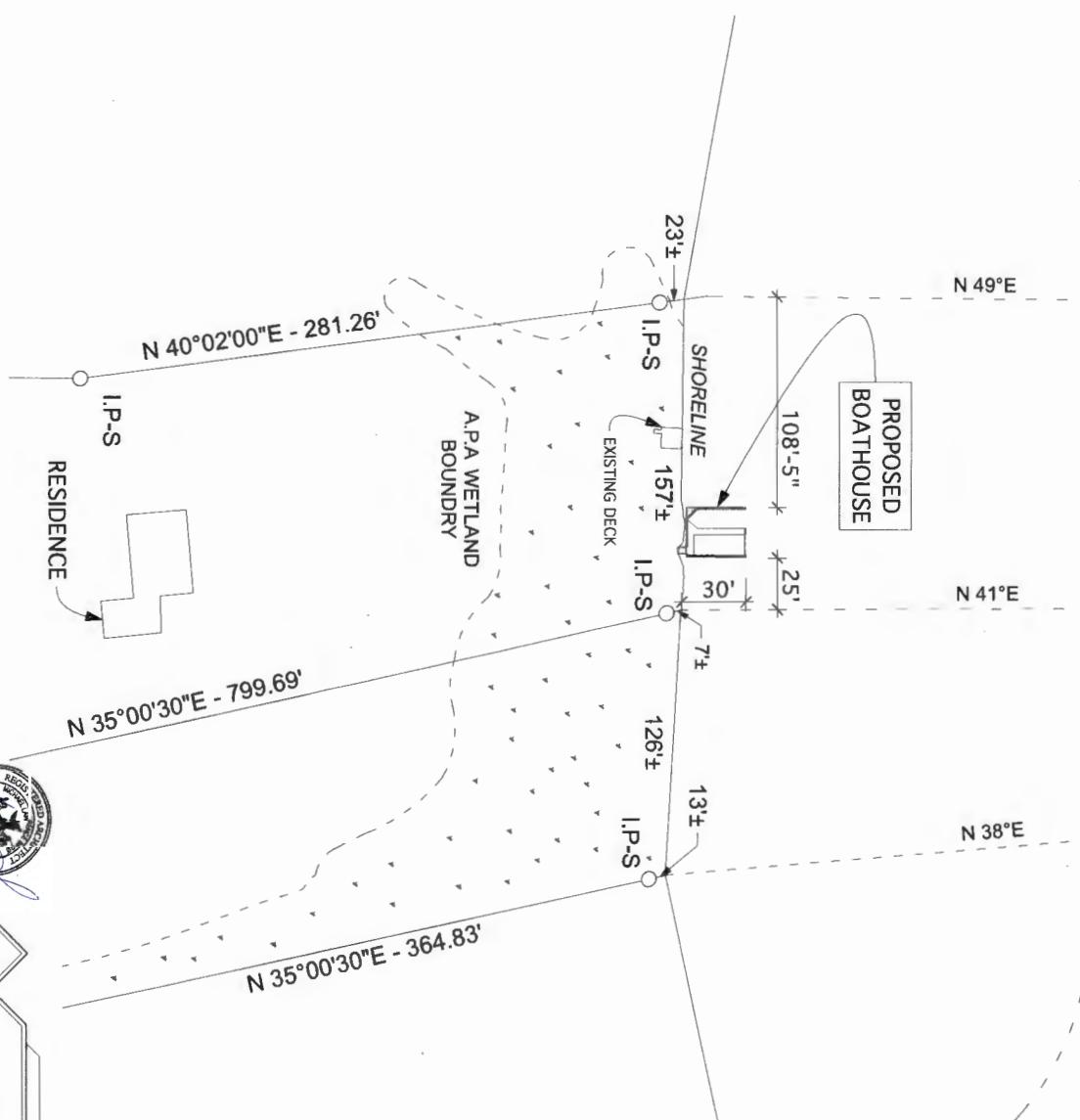
On the 14th day of January in the year 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged 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 PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029

Stephanie L. Petith
Notary Public

UPPER
SARANAC
LAKE

PROPERTY LINE - 3 CHAINS FROM SHORE



SITE PLAN	
DATE	REVISIONS
9/17/25	10/02/25
SCALE	1" = 100'
L-1.0	

© COPYRIGHT 2025
SARANAC LAKE, NY

L-1.0
RECEIVED
D ate November 18, 2025

Adirondack
Park Agency

L-1.0
RECEIVED
D ate November 18, 2025

Adirondack
Park Agency

SCHAFFER - BOATHOUSE

© ADIRONDACK DESIGN ©

UPPER SARANAC LAKE,
TOWN OF SANTA CLARA, NY

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