

THIS IS A TWO-SIDED DOCUMENT

 NEW YORK STATE 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 Order Granting Variance 2025-0147
	Date Issued: July 30, 2026
In the Matter of the Application of BRANDON NEDDO LORINDA NEDDO for a variance pursuant to Executive Law § 806	To the County Clerk: Please index this Order in the grantor index under the following name(s): 1. Brandon Neddo 2. Lorinda Neddo

SUMMARY AND AUTHORIZATION

Brandon Neddo and Lorinda Neddo are granted a variance from the 75-foot shoreline structure setback required by Section 806(1)(a)(2) of the Executive Law (Adirondack Park Agency Act or APA Act) subject to the conditions herein. This variance allows the construction of an expanded single family dwelling located within the shoreline structure setback of Silver Lake, in an area classified Low Intensity Use by the Official Adirondack Park Land Use and Development Plan Map in the Town of Black Brook, Clinton County.

Nothing contained in this Order shall be construed to satisfy any legal obligations of the applicant to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional or local.

APPLICABLE LAWS

Section 806(1)(a)(2) of the APA Act establishes a minimum shoreline setback of 75 feet from the mean high water mark of any shoreline in Low Intensity Use land use areas, including Silver Lake, for all accessory structures and principal buildings greater than 100 square feet in size. The applicants requested a variance from this structure setback requirement pursuant to Section 806(3)(a) of the APA Act.

RELEVANT FACTS AND BACKGROUND

Variance Site

The variance site is a 1.6-acre parcel of land identified on Town of Black Brook Tax Map Section 307.4, Block 1, as Parcel 6.1. Title was conveyed from Rory Vanucchi to Brandon Neddo by deed dated June 12, 2017, and recorded July 27, 2017 in the Clinton County Clerk's Office under Instrument Number 2017-00288422.

The variance site contains 202± feet of shoreline on Silver Lake, with the depth of the lot ranging from 315 to 350± feet from the shoreline to the property boundary in the south. The property is bisected by Island Road. The site is improved by a pre-existing, two-story, two-

bedroom single family dwelling; a pre-existing accessory guest cottage and a shed. The single family dwelling and guest cottage are located entirely within the 75-foot setback of Silver Lake. The single family dwelling has a footprint of 1,209 square feet including an attached deck, a height of 38 feet, and is located 10.35 feet from the mean high water mark of Silver Lake. The existing dwelling is brown with a green roof. The on-site wastewater treatment system is located on the non-shoreline side of the dwelling, between the dwelling and the road, within 100 feet of Silver Lake.

The eastern two thirds of Silver Lake contain development, with the majority of the lands being designated as Low Intensity Use, with an area of Rural Use on the northern shore and Resource Management on the southern shore. Shoreline parcels surrounding Silver Lake are predominantly improved by seasonal and year-round residential development. A private campground is located on the eastern shore of the lake. Lots in proximity to the variance site are generally small with residential structures located within the shoreline setback. The southwestern shore of the lake is designated as Forest Preserve (Taylor Pond Wild Forest) and is un-developed.

Variance Request

The applicants request approval to construct a replacement single family dwelling with a 398-square-foot lateral addition. This will increase the footprint of the single family dwelling within the shoreline setback to 1607 square feet. As part of the construction, the existing stairway from the deck to the shoreline will be converted to a switchback, making the closest point of the dwelling 22.8 feet from Silver Lake; and the overall height of the dwelling will be reduced to 35 feet as compared to the existing structure. Compared to the existing single family dwelling, the proposed single family dwelling will be 13.5 feet wider, 2 feet shorter and 12 feet further back from the lake, and will be constructed in a dark shade of green, grey, or brown.

Additionally, the on-site wastewater treatment will be upgraded and located outside of the 100-foot shoreline setback.

The variance proposal is shown on the following five-page set of plans: "Neddo Camp Improvements," prepared by Studio A, and dated March 27, 2026 (Site Plan). A reduced-scale copy of the Site Plan is attached as a part of this Order for reference. The original, full-scale maps and plans described in this paragraph are the official plans for the variance, with copies available upon request from Adirondack Park Agency headquarters in Ray Brook, New York.

PROCEDURAL HISTORY

Following receipt of the variance application, the Agency notified all parties as required by Agency regulations. On June 12, 2026, the Agency held a remote public hearing on the variance request. The hearing was attended by Agency staff and the applicants' authorized representative. There were no public comments at the hearing. One comment letter against this variance and the variance process in general was received prior to the hearing.

VARIANCE FACTORS

Pursuant to Section 806(3)(a) of the APA Act, the Agency may grant a variance where there are practical difficulties in carrying out the restrictions set forth in Section 806(1)(a)(2) of the

APA Act. The Agency has considered the standards and factors set forth in 9 NYCRR Section 576.1(b)-(c).

Section 576.1(b): Whether the adverse consequences to the applicant resulting from denial are greater than the public purpose sought to be served by the restriction.

The public purposes served by the Agency's structure setback requirements include protection of the water quality and aesthetics of Silver Lake.

The applicants propose to construct a replacement dwelling to add accessible living and workspace for aging family members with mobility issues. The variance request to add a 398-square-foot lateral addition to the existing single family dwelling would result in an increase of 13.5 feet to the width of the dwelling, a decrease in 2 feet to the height of the dwelling, and an increase of 12 feet in the distance of the dwelling from Silver Lake.

Construction of the replacement dwelling in accordance with the Site Plan will not result in any adverse impacts to the resources of the Park or the adjoining water body. Rather, water quality will be improved as compared to its existing condition because the applicants are reducing the existing dwelling's encroachment into the shoreline setback, implementing better stormwater treatment design, and installing an upgraded on-site wastewater treatment system. Further, the replacement dwelling is near existing development and will be consistent with the overall character of the shoreline. The granting of the variance will not impact the character of Silver Lake and serves the public purpose sought by the APA Act's shoreline restrictions.

Section 576.1(c)(1): Whether the application requests the minimum relief necessary.

The lateral addition will add 13.5 feet to the width of the existing dwelling as seen from Silver Lake. However, during the variance review process, and in consultation with Agency staff, the applicant modified the proposal to reduce the dwelling height and increase the distance from the shoreline.

The height of the dwelling will be reduced by two feet and the dwelling's encroachment into the shoreline setback will be reduced by 12 feet, resulting in the minimum relief necessary to accommodate the applicants' variance request.

Section 576.1(c)(2): Whether granting the variance will create a substantial detriment to adjoining or nearby landowners.

The shoreline of Silver Lake is moderately developed with residential structures. Lots near the variance site are generally small and densely developed. Based on photo simulations provided, the addition will not be any more visible from adjoining properties or the waters of Silver Lake than the current dwelling. The replacement dwelling will not have an adverse impact on water quality or a visual impact on the shoreline and character of Silver Lake.

Section 576.1(c)(3): Whether the difficulty can be obviated by a feasible method other than a variance.

Due to the lot size and configuration, design of the single family dwelling, and the distance and slopes between the dwelling and Island Road, there is limited area outside the 75-foot setback for

development. Enclosing the existing deck on the lake side of the dwelling would require excavation and soil disturbance within 10 feet of the mean high water mark of Silver Lake and would increase visibility of the dwelling from off-site. The requested variance is therefore the only feasible method to address the difficulty since it avoids unnecessary disturbance to the shoreline.

Section 576.1(c)(4): The manner in which the difficulty arose.

The applicants propose to construct a replacement dwelling to add accessible living and workspace for aging family members with mobility issues. The variance site is a 1.6-acre pre-existing lot of record and is bisected by Island Road, leaving approximately 0.70 acres on the northern side of Island Road where the existing dwelling is located. The existing dwelling was constructed in 1960. The slope of the land between Island Road and the dwelling further limits development and placement of an on-site wastewater treatment system outside the shoreline setback.

Section 576.1(c)(5): Whether granting the variance will adversely affect the natural, scenic, and open space resources of the Park and any adjoining water body due to erosion, surface runoff, subsurface sewage effluent, change in aesthetic character, or any other impacts which would not otherwise occur.

Granting of the variance will not adversely affect the resources of the Park or Silver Lake. Although construction of the proposed lateral addition without stormwater and erosion controls could cause erosion or surface runoff and lead to adverse changes to water quality, any adverse effects will be prevented by the installation of the stormwater controls as depicted in the Site Plan. In addition, the applicants' installation of an upgraded onsite wastewater treatment system will improve water quality over existing conditions. Further, the proposed variance involves a reduction in the height of the dwelling and a reduction in encroachment into the shoreline setback, improving the aesthetic character of the shoreline. The conditions set forth below related to exterior lighting and building color will also help offset any potential impacts to the aesthetic character of the shoreline and surrounding community.

As there will be no increase in the occupancy of the dwelling, there will be no increase in septic flow from the dwelling.

Section 576.1(c)(6): Whether the imposition of conditions upon the granting of the variance will ameliorate the adverse effects noted above.

As set forth above, the proposed replacement single family dwelling is not expected to result in any adverse effects to the Park or to Silver Lake. Any potential adverse effects to Silver Lake will be further ameliorated by compliance with the following conditions:

1. This authorization shall expire unless recorded in the Clinton County Clerk's Office within 60 days of the date of issuance.
2. This Order is binding on the applicants, all present and future owners of the project site, and all persons undertaking all or a portion of the project.
3. The authorization to undertake the construction of an addition shall expire five years from the date this Order is recorded in the Clinton County Clerk's office, unless construction of the structure has been completed in accordance with the plan sheets by

that date or written authorization has been obtained from the Agency extending the deadline for construction.

4. The project shall be undertaken as depicted on the plan sheets referenced herein. Any changes to the locations, sizes, dimensions, or other aspects of the structures shall require a new or amended Agency Order or a letter of compliance.
5. All exterior building materials, including roof, siding and trim, of the single-family dwelling authorized herein shall be constructed in a dark shade of green, grey, or brown.
6. Any new free-standing or building mounted outdoor lights associated with the single family dwelling authorized herein on the variance site shall employ full cut-off fixtures that are full shielded to direct light downward and not into the sky or toward Fern Lake or adjoining property.

CONCLUSION

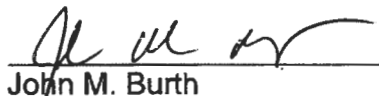
The Agency has considered all the standards and factors for issuance of a variance as set forth in 9 NYCRR Part 576. The Agency hereby finds that the applicants' variance request meets the approval criteria, provided the authorized activities are undertaken as described herein and in compliance with the conditions set forth above.

Dated: July 30th, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

By:

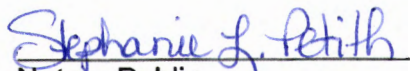


John M. Burth

Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 30th day of July 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.


Notary Public

STEPHANIE PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029

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NEDDO CAMP IMPROVEMENTS

172 ISLAND RD
BLACK BROOK, NY

PREPARED FOR

BRANDON AND LORNA NEDDO
172 ISLAND RD
CLINTON FALLS, NY 12601

ZONING STATISTICS

TAX MAP ID: 307-4-4-4-1
LOT SIZE: 1.73 ACRES
ZONE: RURAL RESIDENTIAL (RR)
APA ZONE: LOW INTENSITY

REQUIRED (APA)	EXISTING	PROPOSED
SHOULDER SETBACK: 15 FT.	28.3 FT.	28.3 FT.

SEPTIC VARIANCE REQUESTS

1. APPENDIX 73A (9/23/2019) -
 - THE NATURAL GROUND SLOPES SHALL NOT EXCEED 12%
 - EXISTING GRADE SLOPES AT 1 to 6%.
2. APPENDIX 73A (4/20) -
 - THE ADOPTION AREA SHALL BE 90 FT. AWAY FROM A WELL.
 - THE EDGE OF THE PROPOSED ADOPTION SYSTEM IS 54.16 FT. FROM THE EXISTING ON-SITE WELL.

PROJECT LOCATION



PROJECT TEAM

CIVIL ENGINEER/LANDSCAPE ARCHITECT:
STUDIO A | LANDSCAPE ARCHITECTURE + ENGINEERING, D.P.C.
74 WARREN ST. SUITE 11 P.O. BOX 272
CLINTON FALLS, NY 12603
PHONE: 518.450.4653
ARCHITECT:
SD ATELIER ARCHITECTURE
100 BROADWAY, SECOND FLOOR
CLINTON FALLS, NY 12603
PHONE: 518.457.3535

GENERAL NOTES

1. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL CONTACT U.P.O. AND THE PROPER LOCAL AUTHORITIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES. ANY COSTS INCURRED BY THE CONTRACTOR FOR FAILURE TO CONTACT THE PROPER AUTHORITIES SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND ADJUSTMENTS BETWEEN THE PLANS AND THE FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY AND COORDINATE LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO LINES, DUCTS, CONDUITS, SEWER, FOOTINGS, ETC., WITH LOCATIONS OF PROPOSED SITE ELEMENTS. EXCAVATION REQUIRED PROXIMATE TO UTILITY LINES SHALL BE DONE BY THE CONTRACTOR TO DISCOVER THE LOCATION OF THE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THESE CONDITIONS. CONTRACTOR SHALL ESTABLISH PERMANENT BENCHMARKS PRIOR TO THE START OF CONSTRUCTION. ALL SECONDARY BENCHMARKS SHALL BE LOCATED SO THAT THEY WILL NOT BE DISTURBED DURING CONSTRUCTION.
4. LIMITS OF DISTURBANCE IS NOTED ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING LIMITS OF DISTURBANCE INSIDE AND OUTSIDE THE LIMITS OF DISTURBANCE. ANY AREAS OUTSIDE THE LIMITS OF DISTURBANCE THAT ARE DISTURBED SHALL BE RESTORED TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER. IF NO LIMITS OF DISTURBANCE IS SHOWN, PROPERTY LINE SHALL BE THE LIMITS OF DISTURBANCE.
5. CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL EMPLOY SPECIAL CARE TO PROTECT SAFETY OF PEDESTRIANS INSIDE AND OUTSIDE OF THE LIMITS OF DISTURBANCE.
6. VARIOUS PERMITS ARE REQUIRED FOR THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
7. ALL ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON X-BUILT DRAWINGS, AS SPECIFIED.
8. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXISTING INFRASTRUCTURE FOR THE DURATION OF CONSTRUCTION.

SHEET INDEX

COVER SHEET
L-0-00 EXISTING CONDITIONS
L-0-10 DEMOLITION EROSION & SELEMENT CONTROL PLAN
L-0-15 LANDSCAPE AND GRADING PLAN
L-0-20 WASTEWATER TREATMENT SYSTEM PLAN
L-0-30 CONSTRUCTION DETAILS

RECEIVED

Date: April 7, 2026



FINAL
P2025-0147

PERMITS AND
APPROVALS SET
DOCUMENTS
DATE:
3/27/2026



74 Warren St. Suite 1
Clint Falls, NY 12603
518.450.4653

REVISIONS

DATE	DESCRIPTION
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1/23/2026
WIP RESPONSE

DRAWINGS
NOT FOR
CONSTRUCTION

PREPARED FOR:
BRANDON AND LORNA NEDDO

PROJECT:
SILVER LAKE CAMP
IMPROVEMENTS

DRAWING TITLE:
COVER SHEET

PROJECT NO.:	2026
DATE:	04/08/2026
DWG. NO.:	L-0-00



LAYOUT AND MATERIAL NOTES:

1. THE LAYOUT OF ALL WORK FOR THE PROJECT SHALL BE COMPLETED BY THE 15TH DAY OF MAY 2024. THE LAYOUT SHALL BE COMPLETED BY THE 15TH DAY OF MAY 2024.
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SITE WORK NOTES:

1. THE CONSTRUCTION SHALL BE COMPLETED BY THE 15TH DAY OF MAY 2024. THE CONSTRUCTION SHALL BE COMPLETED BY THE 15TH DAY OF MAY 2024.
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WASTEWATER TREATMENT SYSTEM NOTES:

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PROJECT: SILVER LAKE CAMP IMPROVEMENTS

DRAWING TITLE: LAYOUT, GRADING, & UTILITIES PLAN

DRAWING NO.: 2024-001

DATE: 1-1-10

SCALE: 1"=10'

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	1-1-10
2	ISSUED FOR CONSTRUCTION	1-1-10

PROJECT: SILVER LAKE CAMP IMPROVEMENTS

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