

THIS IS A TWO-SIDED DOCUMENT

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|  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 2024-0325 |
| In the Matter of the Application of VILLAGE OF SARANAC LAKE Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act | Date Issued: January 23, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Village of Saranac Lake |

SUMMARY AND AUTHORIZATION

This permit authorizes a fire tower in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the Town of Harriestown, 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 fire tower authorized herein is 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 known as Ward Plumadore Park, an approximately 0.25-acre public park located on Broadway at the intersection with NYS Route 3 in the Village of Saranac Lake, in the Town of Harrietstown, Franklin County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is owned by the Village of Saranac Lake and identified as Tax Map Section 447.69, Block 12, Parcel 3.100.

The project site is improved by concrete retaining walls, patios, and a seating area.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a replica Adirondack fire tower to serve as a recreational and educational feature. The structure will be 55 feet in height constructed on an existing concrete slab foundation and approximately 8-foot-tall retaining wall, for an overall height of 63 feet as measured from the roof of the observation level to the lowest point of the retaining wall.

The project is shown and described on a two-page document titled "Question 17, Visual Impacts," and a plan sheet titled "Attachment E," provided by the Village of Saranac Lake and received by the Agency November 14, 2024 (Project Plans).

A reduced-scale copy of Attachment E 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 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 authorized structure remains on the site. Copies of this permit 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 2024-0325, issued January 23, 2025, 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 of a fire tower in the location shown and as depicted on the Project Plans. Any change to the location, dimensions, or other aspect of the structure shall require prior written Agency authorization.
- 6. Any new lighting on the project site associated with the authorized structure shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Broadway, NYS Route 3, or adjoining property.

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 Hamlet land use area;
- c. will be consistent with the overall intensity guidelines for the Hamlet land use area;
- 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 23rd day of January, 2025.

ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

On the 23rd day of January 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

[Signature]
Notary Public

