


THIS IS A TWO-SIDED DOCUMENT

 <p>Adirondack Park Agency</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 2025-0208</p>
<p>In the Matter of the Application of</p> <p>ELDORADO LODGE, LLC, ALLAN HOERNER, MARY HOERNER, CARL FIX, and ANNE FIX Permittees</p> <p>for a permit pursuant to §809 of the Adirondack Park Agency Act</p>	<p>Date Issued: November 24, 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">1. Eldorado Lodge, LLC2. Allan Hoerner3. Mary Hoerner4. Carl Fix5. Anne Fix

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Inlet, Hamilton County.

This authorization shall expire unless recorded in the Hamilton 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 Hamilton County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed and this permit has been recorded in the Hamilton County Clerk's Office.

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 0.912-acre parcel of land located on NYS Route 28 and Seventh Lake in the Town of Inlet, Hamilton County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 60.017, Block 2, Parcel 7, and is described in a deed from Michael Schiavone, as Executor of the Last Will and Testament of Raymond F. Roll, Jr. to Eldorado Lodge, LLC, dated July 3, 2014, and recorded July 18, 2014 in the Hamilton County Clerk's Office under Instrument Number 2014-2300.

The project site is improved by two pre-existing single family dwellings, two existing sheds, and an existing two-car garage. Both dwellings are served by a single pre-existing on-site wastewater treatment system and on-site water supply.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of the 0.912-acre parcel to create Lot 1, a 0.456-acre lot improved by a pre-existing single-family dwelling, existing garage, two existing sheds, an on-site wastewater treatment system, and a water supply well. Lot 2 will be a 0.456-acre parcel improved by a pre-existing single-family dwelling and a shed. Each lot will contain 51.92± feet of shoreline along Seventh Lake. Access to the project site originates from NYS Route 28 along a crushed stone driveway located primarily on Lot 2.

The project is shown on a Survey Map titled "Subdivision Map for El Dorado Lodge, LLC," prepared by Duane C. Frymire, LS, dated August 18, 2025, and received by the Agency on September 23, 2025. A reduced-scale copy of the Survey Map 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 any subdivision of Moderate Intensity Use lands that results in the creation of a non-shoreline lot smaller than 0.57 acres (25,000 square feet) in size 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 Hamilton 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. Copies of this permit and Survey Map 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 and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. Subject to the conditions stated herein, this permit authorizes a two-lot subdivision as depicted on the Survey Map. Any subdivision of the project site not depicted on the Survey Map shall require prior written Agency authorization.
5. Any deed of conveyance for Lot 1 as depicted on the Survey Map shall contain easements providing use of the on-site wastewater treatment system and water supply well to Lot 2 as shown and described on the Survey Map.
6. Any deed of conveyance for Lot 2 as depicted on the Survey Map shall contain an easement providing driveway access to Lot 1 as shown and described on the Survey Map.
7. Other than the two-lot subdivision authorized herein, no new land use or development on the project site shall occur without prior written Agency authorization.
8. Construction of any guest cottage on the project site shall require prior written Agency authorization.
9. Prior to undertaking construction of any boathouse on the project site, written authorization of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.
10. Prior to undertaking construction of any new dock or expansion of the existing dock on the project site, written authorization of plans for a new or expanded dock, including all attached upland structures, shall be obtained from the Agency.
11. Any new free-standing or building-mounted outdoor lights shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky, toward Seventh Lake, or adjoining properties.
12. There shall be no more than one principal building located on Lot 1 and no more than one principal building located on Lot 2 at any time. The pre-existing single family dwellings on Lot 1 and on Lot 2 each constitute a principal building.

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 subdivision/single family dwelling 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 Moderate Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Moderate Intensity Use 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 24th day
of November, 2025.

ADIRONDACK PARK AGENCY

BY: _____

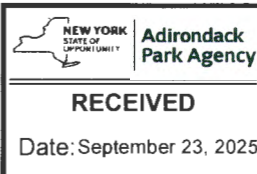
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 24th day of November 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 PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029

Stephanie L. Petith
Notary Public



SUBDIVISION MAP

EL DORADO LODGE, LLC

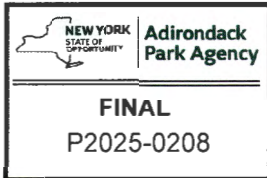
483 STATE ROUTE 28 - TAX MAP #60.017-2-7

TOWN OF INLET

COUNTY OF HAMILTON STATE OF NEW YORK

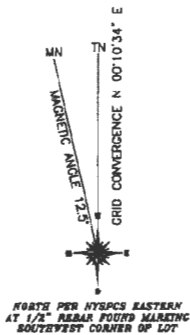
SURVEY BY: DUANE C. FRYMIRE, LS #050224
WOODCATE, NY (315) 281-8928

AUGUST 18, 2025



SUGGESTED EASEMENTS:

- LOT 2 TO GRANT ACCESS EASEMENT TO LOT 1 OVER EXISTING DRIVEWAY FROM ROUTE 28 TO THE EXISTING GARAGE ON LOT 1.
- LOT 2 TO GRANT EASEMENT TO LOT 1 FOR LAUNCHING OF BOATS AT EXISTING BOAT LAUNCH ON LOT 2.
- LOT 2 TO GRANT EASEMENT TO LOT 1 FOR USE OF BEACH EXISTING ON LOT 2.
- LOT 2 TO GRANT EASEMENT TO LOT 1 FOR UTILITY LINE.
- LOT 2 TO GRANT EASEMENT TO LOT 1 FOR EMERGENCY VEHICLE ACCESS VIA THE EXISTING PARKING AREA ON LOT 2.
- LOT 1 TO GRANT EASEMENT TO LOT 2 FOR USE OF WELL AND SEPTIC SYSTEM LOCATED ON LOT 1.
- LOT 1 TO GRANT EASEMENT TO LOT 2 FOR USE OF DOCK SPACE AT EXISTING DOCKS ON LOT 1.
- LOT 1 TO GRANT EASEMENT TO LOT 2 FOR UTILITY LINE.
- LOT 1 TO GRANT EASEMENT TO LOT 2 FOR USE OF SHEDS AND GARAGE CURRENTLY EXISTING ON LOT 1.



NOTE:

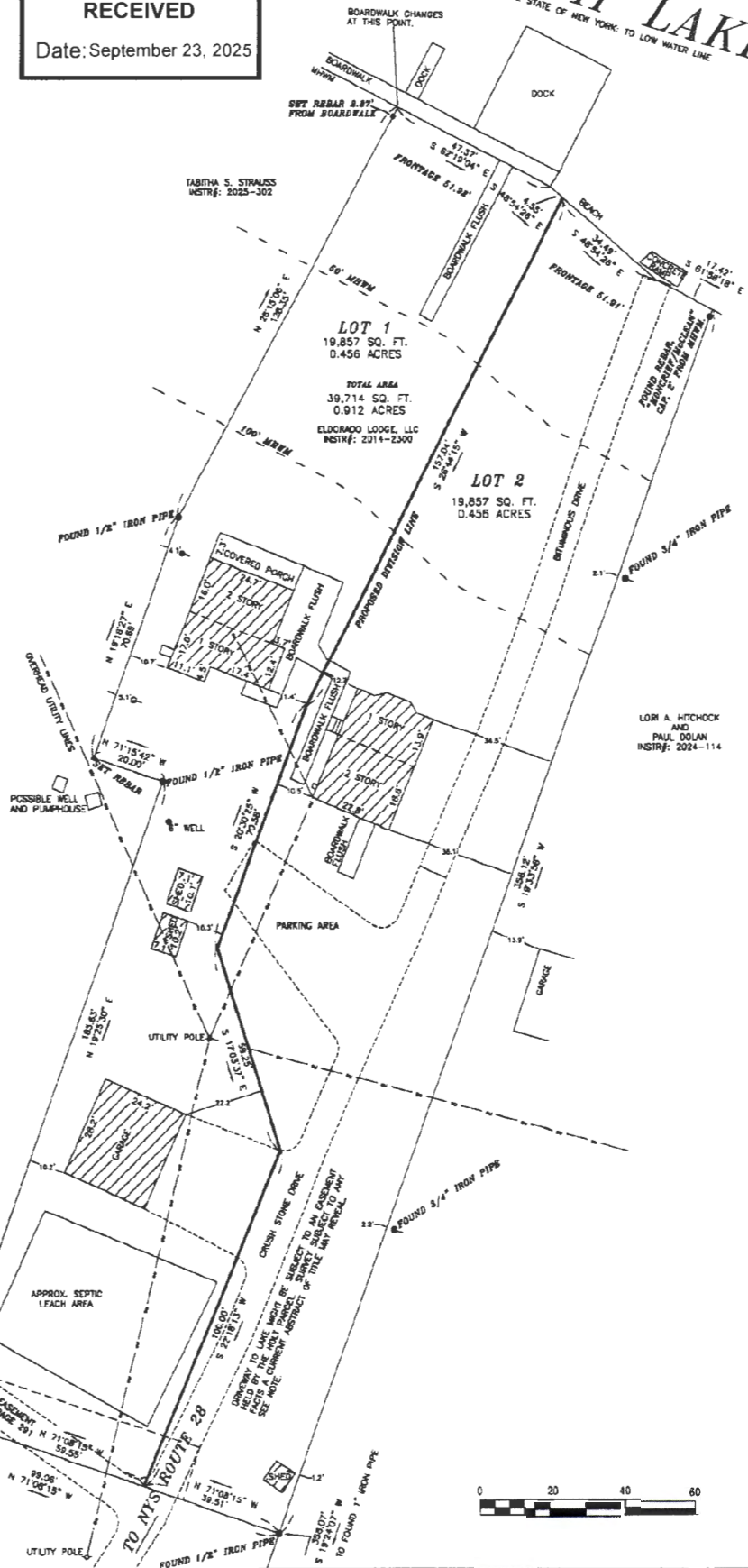
HOLT TRACT: FOR PURPOSE OF STRAUSS PARCEL AND EL DORADO PARCEL CREATION: EASEMENT TO LAKE FOR SWIMMING AND SNOWMOBILES RELEASED IN LIBER 187 PAGE 281. CREATED 15' WIDE EASEMENT, AND RETAINED EASEMENT TO GET TO IT FROM HIGHWAY OVER EXISTING 10' WIDE DRIVEWAY.

BU. HOLT TRACT HAD ALREADY BEEN SOLD WITH THE SWIM/SNOWMOBILE EASEMENT IN LIBER 187 PAGE 114.

TABITHA S. STRAUSS
INSTR: 2025-302

JAMES H. HOLT
AND
CHRISTINE M. HOLT
LIBER 233 PAGE 000

SEVENTH LAKE
THE PEOPLE OF THE STATE OF NEW YORK: TO LOW WATER LINE



LOUI A. HITCHCOCK
AND
PAUL DOLAN
INSTR: 2024-114

