



# Village of Saranac Lake

Community Development Department

39 Main Street, Suite 9 Saranac Lake, NY 12983-2294

Phone: (518) 891 - 4150

Fax: (518) 891 - 1324

Web Site: [www.saranaclakeny.gov](http://www.saranaclakeny.gov)

APPLICATION #: 2023-DB016

DATE RECEIVED: 10/17/23

DATE PAID: \_\_\_\_\_

## AREA VARIANCE APPLICATION REQUIREMENTS

Incomplete application forms will not be accepted. If you have questions when filing out the application, please contact the Community Development Department.

1. **Pre-application Conference** – Before filing a formal application, applicant is encouraged to reach out and schedule a pre-application conference with the Community Development Director to discuss application requirements.
2. **Mandatory staff review submission:**
  - A. **Submit one electronic copy of the following to [comdevassist1@saranaclakeny.gov](mailto:comdevassist1@saranaclakeny.gov):**
    - Area Variance Application Form, signed
    - Area Variance Checklist
    - Copy of survey map showing all necessary dimensions with regard to the proposed action
    - Most recent deed to property (must be in applicant's name)
    - Short Environmental Assessment Form (SEQR)– complete Part 1. Refer to DEC's online mapping tool to complete the form: <https://gisservices.dec.ny.gov/eafmapper/>
    - Waterfront Assessment Form (WAF) - complete Section 1 only
  - B. **Application fee of \$200.00, in accordance with the [Building, Planning, Zoning, and Public Works Fee Schedule](#). Make check payable to Village of Saranac Lake.**
3. **Final submission for review by the Development Board:**
  - A. **Submit one electronic copy of the following to [comdevassist1@saranaclakeny.gov](mailto:comdevassist1@saranaclakeny.gov), and one hard copy addressed to the Community Development Director:**
    - Area Variance Application Form, signed
    - Area Variance Checklist
    - Copy of survey map showing all necessary dimensions with regard to the proposed action
    - Most recent deed to property (must be in applicant's name)
    - Short Environmental Assessment Form (SEQR)- complete Part 1
    - Waterfront Assessment Form (WAF) - complete Section 1 only

The application shall be accompanied by the information listed above. The Community Development Director may require additional submission materials if determined appropriate for the nature and scale of the proposed project. The pre-application conference may be used to determine the application requirements. The information above should be emailed and brought to the Village of Saranac Lake at least three weeks prior to the scheduled Development Board meeting in order to be placed on the agenda. The Board meets on the first Tuesday of each month at 5:00pm in the Village Board Room, 39 Main St., Saranac Lake, NY 12983.

## STANDARDS OF PROOF AREA VARIANCE

Asking the Development Board for an Area Variance means that you want relief from the sections of the Village Development Code that pertain to distance and measurement. For example, your home is in the J-1 District and you want to build an addition that would be 5ft. from your side-yard property line. The Village Development Code requires a setback of at least 10ft. Your permit would be denied because the addition will not meet the requirements of the Development Code.

You have the right to appeal to the Development Board to grant<sup>1</sup> a variance from that section of the Development Code. However, the Development Board cannot grant any Area Variance unless proof is provided by you, the applicant, that your property warrants special treatment. The fact that you simply "want" a variance is not enough. You may bring photos, drawings, etc. with you to explain your situation to the Board. You may also bring letters of support from neighboring property owners if they are unable to attend the public hearing.

The New York State Legislature has enacted into law requirements that an applicant for an Area Variance must furnish as proof to the Development Board establishing the following "hardship tests:"

- Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
- Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
- Whether the requested area variance is substantial;
- Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- Whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the Development Board, but shall not necessarily preclude the granting of the area variance.

In making its determination, the Development Board shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. The Development Board, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety, and welfare of the community.

"Proof" is not just parroting these criteria. **You must produce "facts" so as to enable the Development Board to carefully consider each of the criteria.** Then the Development Board will weigh the benefit to you as contrasted with the detriment to the Village. Remember that this is your case. The Development Board does not have the power to grant variances unless the required proof is furnished. Applying for a variance does not guarantee that the Development Board will grant the request. The burden of proof is on the applicant for meeting the hardship tests.

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<sup>1</sup> Note: If you are granted the variance(s) requested, you must then contact the Code Enforcement Officer regarding the building permit for your project or the Community Development Director if your project will require further review by the Development Board (e.g., Site Plan Review).

**AREA VARIANCE APPLICATION FORM**

<b>Applicant Information</b>	
Applicant Name	Aubuchon Realty Co. Inc c/o Bohler Engineering and Landscape Architecture NY, PLLC
Applicant Address	17 Computer Drive West, Albany, NY 12205
Mailing Address, If Different	
Applicant Email	cmlodzianowski@bohlereng.com
Applicant Phone	518-438-9900

<b>If Different from Project Applicant</b>	
Property Owner Name	Aubuchon Realty Co. Inc
Property Owner Address	73 Junction Square Dr, Concord, MA 01742
Mailing Address, If Different	
Property Owner Email	michaels@arc1932.com
Property Owner Phone	774-696-9699

**Project Information**

1. Project Address 258 Broadway
2. Tax Map # 164601-446.60-8-9
3. Zoning District G
4. Current Lot Size 1.99 acres
5. Current Use Retail
6. Proposed Use Retail



7. Please provide a written description of the project (description of construction, alteration, extension, expansion restoration). Indicate the exact variance that you are seeking. Example: Rear-yard setback is 20ft., seeking a 5ft. setback.

The existing building is at a 0' front setback as it extends into the right-of-way. We are proposing a 1' front yard setback where 25' is required. 24' of relief is being sought.

8. Explain why the variance is necessary:

This is an existing non-conformance. The current building footprint extends into the right-of-way and the proposed setback will bring the building within the property and closer to compliance.

9. Explain why this variance will not change the character of the neighborhood or cause detriment to nearby properties:

This will not change the character of the neighborhood as this is an existing non-conformance.

10. List the feasible alternatives (can your goal be achieved by some means other than a variance?):

We are maintaining an existing building footprint/foundation. Since this redevelopment is due to the burden of a fire we are proposing to redevelop the lot similar to its existing conditions pre-fire.

11. Explain why this variance will not have an adverse effect on the physical or environmental conditions in the neighborhood:

The variance will not have an adverse effect on the physical / environmental conditions in the neighborhood as the property will be rebuilt similar to, and better than, existing conditions and previous developed conditions.

12. Explain why this alleged hardship is not self-created (did you purchase the property with knowledge of the hardship)?

The hardship is a pre-existing non-conformance.

13. Refer to Code dimensional standards at <https://ecode360.com/attachment/SA0109/SA0109-106b%20Schedule%202.pdf> to complete the 'Allowed/Required' column on the Project Data Table below. Complete the 'Requested Relief' column for each standard from which a variance is requested.

Project Data Table	Allowed/Required	Proposed	Requested Relief
Lot Area			
Front Setback	25'	1'	24'
Rear Setback			
Side Setback			
Shoreline Setback			
% of lot coverage by principle building			
% of lot coverage by impervious surface			
Building height/stories			

14. Please list any professionals who will be assisting you with your application

Name	Company	Profession	Phone	Email

Applicant's Signature  BOHNER Date 10/17/23

Michael Sambuceti

Digitally signed by Michael Sambuceti  
 DN: C=US,  
 E=michaels@arc1932.com,  
 O=Aubuchon Realty Company,  
 OU=Development Manager,  
 CN=Michael Sambuceti  
 Date: 2023.10.17 16:04:32-04'00'

Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

	For Office Use Only – Public Hearing	Date
<input type="checkbox"/>	Public Hearing Set	
<input type="checkbox"/>	Mailing list provided to the applicant	

For Office Use Only - Essex County Referral		
Property is located within 500 feet of:	Y	N
Property located in Essex County	<input type="checkbox"/>	<input type="checkbox"/>
Municipal boundary (village or town)	<input type="checkbox"/>	<input type="checkbox"/>
County or State Parks	<input type="checkbox"/>	<input type="checkbox"/>
County or State Roads	<input type="checkbox"/>	<input type="checkbox"/>
County or State Facilities	<input type="checkbox"/>	<input type="checkbox"/>

**Electronic-Mail Delivery**

October 17, 2023

Village of Saranac Lake  
Community Development Department  
39 Main Street  
Saranac Lake, NY 12983

Attention: Cassandra Hopkins

**Re: Proposed Rebuild / Redevelopment  
258 Broadway, Saranac Lake, NY 12983**

Dear Ms. Hopkins:

On behalf of our client, Aubuchon Realty Co. Inc, we are pleased to submit proposed project information to the Village of Saranac Lake for the above referenced project. Please find the following attached as part of our proposed project review:

- Village of Saranac Lake Special Use Permit Application
- Village of Saranac Lake Site Plan Review Application (including the Short Environmental Assessment Form and WAF – Waterfront Assessment Form, section B).
- Village of Saranac Lake Area Variance Application
- Site Layout Plan, prepared by this office, dated 10/17/2023
- Boundary & Topographic Survey of the Lands of Aubuchon Realty Company, Inc., dated 9/29/2023, last revised 10/16/23, prepared by Ausfeld & Waldruff Land Surveyors LLP.

We look forward to the meeting with the Development Board at the November 7<sup>th</sup> meeting. Should you have any questions or any additional needs please do not hesitate to contact us at (518) 438-9900.

Sincerely,

**BOHLER ENGINEERING AND LANDSCAPE ARCHITECTURE NY, PLLC**



Caryn Mlodzianowski

**Cc: Aubuchon Realty Company, Inc.  
Matthew Rogers, LaBella Associates**

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Aubuchon Hardware Rebuild			
Project Location (describe, and attach a location map): 258 Broadway, Saranac Lake, NY			
Brief Description of Proposed Action: Rebuild/repair of Retail Sales Type II occupied commercial structure. The completed building will be in largely the same style and footprint of what was destroyed during the fire, and/or fire suppression activities.			
Name of Applicant or Sponsor: Michael Sambuceti; Development Manager, Aubuchon Realty Company, Inc.		Telephone: 781-696-9699	
		E-Mail: michaels@arc1932.com	
Address: 73 Junction Square Dr			
City/PO: Concord		State: MA	Zip Code: 01742
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Village of Saranac Lake Development Board, NYSDEC, APA, Village of Saranac Lake Building Department			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 1.96 acres	
b. Total acreage to be physically disturbed?		_____ .63 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.96 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			





<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Michael Sambuceti Date: 10/16/2023

Signature: \_\_\_\_\_

Michael Sambuceti

Digitally signed by Michael Sambuceti  
 DN: C=US,  
 E=michaels@arc1932.com,  
 O=Aubuchon Realty Company,  
 OU=Development Manager,  
 CN=Michael Sambuceti  
 Date: 2023.10.17  
 16:05:52-04'00'



## Village of Saranac Lake

Community Development Department  
 39 Main St.  
 Saranac Lake, NY 12983  
 Phone (518) 891-0490  
 Fax (518) 891-5928  
[www.saranaclakeny.gov](http://www.saranaclakeny.gov)

### VILLAGE OF SARANAC LAKE WATERFRONT ASSESSMENT FORM (WAF)

#### Section A. Instructions

Instructions: Applicants or, in the case of direct actions, Village agencies, shall complete this WAF for proposed actions which are subject to the LWRP consistency review law. This assessment is intended to supplement other information used by a Village agency in making a determination of consistency with the Village's Local Waterfront Revitalization Program.

Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the Village of Saranac Lake, 39 Main St., Second Floor, Saranac Lake, NY 12983 or online at [www.saranaclakeny.gov](http://www.saranaclakeny.gov). A proposed action should be evaluated as to its significant beneficial and adverse effects upon the waterfront area.

If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the actions should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

#### SECTION B. Description of Site and Proposed Action

1. Name of applicant: Michael Sambuceti; Development Manager, Aubuchon Realty Company Inc.	
2. Mailing address: 73 Junction Square Dr	3. Telephone Number: 774-696-9699
4. Location of action: 258 Broadway	5. Tax Map # (s): 164601-446.60-8-9
6. Size of site: 1.96 acres	7. Present land use(s): Retail Sales Type II
8. Present zoning classification: Commercial (Retail Sales Type II)	9. Percentage of site which contains slopes of 15% or greater: 0
10. Type of action (check appropriate response) <input type="checkbox"/> Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) <input type="checkbox"/> Financial assistance (e.g. grant, loan, subsidy) <input checked="" type="checkbox"/> Permit, approval, license, certification <input type="checkbox"/> Agency undertaking action:	
11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, Waterbody Name: Over .5 mi to nearest body of Waterbody Size(in acres): N/A	
12. Describe nature and extent of action: Rebuild of structure mostly destroyed by fire. New/repaired structure smaller and same use	
13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations): None known.	
14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, which State or Federal Agency?	

Pages 2 & 3 are to be completed by the Development Code Administrator

## SECTION C. Waterfront Assessment (To be completed by reviewing agency)

	<u>YES</u>	<u>NO</u>
<b>1. Will the proposed action have a <u>significant effect</u> upon:</b>		
(a) Commercial or recreational use of fish and wildlife resources	<input type="checkbox"/>	<input type="checkbox"/>
(b) Scenic quality of the waterfront environment?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Development of future, or existing water dependent uses?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Stability of the shoreline?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Existing or potential public recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
(g) Structures, sites or districts of historic, archeological or cultural significance to the Village, State or nation?	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. Will the proposed action <u>involve</u> or <u>result in</u> any of the following:</b>	<u>YES</u>	<u>NO</u>
(a) Physical alteration of land along the shoreline, land under water or coastal waters?	<input type="checkbox"/>	<input type="checkbox"/>
(b) Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the waterfront area?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Mining, excavation, filling or dredging?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Reduction of existing or potential public access to or along the shore?	<input type="checkbox"/>	<input type="checkbox"/>
(g) Sale or change in use of publicly-owned lands located on the shoreline or under water?	<input type="checkbox"/>	<input type="checkbox"/>
(h) Development within designated flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>
(i) Development on a natural feature that provides protection against flooding or erosion?	<input type="checkbox"/>	<input type="checkbox"/>
(j) Diminished surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>
(k) Removal of ground cover from the site?	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. Project:</b>	<u>YES</u>	<u>NO</u>
(a) If a project is to be located adjacent to shore:		
(1) Will water-related recreation be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(2) Will public access to the shoreline be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(3) Does the project require a waterfront site?	<input type="checkbox"/>	<input type="checkbox"/>
(4) Will it supplant a recreational or maritime use?	<input type="checkbox"/>	<input type="checkbox"/>
(5) Do essential public services and facilities presently exist at or near the site?	<input type="checkbox"/>	<input type="checkbox"/>
(6) Is it located in a flood prone area	<input type="checkbox"/>	<input type="checkbox"/>
(7) Is it located in an area of high erosion	<input type="checkbox"/>	<input type="checkbox"/>
(b) If the project site is publicly owned:		
(1) Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?	<input type="checkbox"/>	<input type="checkbox"/>
(2) If located in the foreshore, will access to those and adjacent lands be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(3) Will it involve the siting and construction of major energy facilities?	<input type="checkbox"/>	<input type="checkbox"/>
(4) Will it involve the discharge of effluents from major steam electric generating and industrial facilities into a waterway	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is the project site presently used by the community as an open space or recreation area?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the present site offer or include scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Will the project involve any waste discharges?	<input type="checkbox"/>	<input type="checkbox"/>
(g) Does the project involve surface or subsurface liquid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>
(h) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous material?	<input type="checkbox"/>	<input type="checkbox"/>
(i) Does the project involve shipment or storage of petroleum products?	<input type="checkbox"/>	<input type="checkbox"/>
(j) Does the project involve discharge of toxics, hazardous substances or other pollutants?	<input type="checkbox"/>	<input type="checkbox"/>
(k) Will the project affect any area designated as a freshwater wetland?	<input type="checkbox"/>	<input type="checkbox"/>
(l) Will the project alter drainage flow, patterns or surface water runoff on or from the site	<input type="checkbox"/>	<input type="checkbox"/>
(m) Will best management practices be utilized to control storm water runoff into waterways?	<input type="checkbox"/>	<input type="checkbox"/>
(n) Will the project cause emissions which exceed Federal or State air quality standards or generate significant amounts of nitrates or sulfates?	<input type="checkbox"/>	<input type="checkbox"/>

## SECTION D. Remarks or Additional Information

For questions answered "Yes" in Section C, explain methods you will undertake to reduce adverse effects. Review the LWRP to see if the project is consistent with each policy. List policies the project is not consistent with and explain all mitigating actions. Add any additional sheets necessary to complete this form.



## SECTION E. Preparer Information

Preparer's Name (Please print):

Title:

Organization Name:

Phone Number:

Signature:

Date:

## SECTION F. Determination of LWRP Consistency (To be completed by the Planning Board)

The Village of Saranac Lake Planning Board finds that the above referenced project is:

- consistent with LWRP policy standards and conditions.
- not consistent with LWRP policy standards and conditions and shall not be undertaken.

\_\_\_\_\_  
Print Name of Planning Board Chair

\_\_\_\_\_  
Signature of Planning Board Chair

\_\_\_\_\_  
Date





17 Computer Drive West  
Albany, NY 12205  
518.438.9900

70 Linden Oaks, Third Floor, Suite 15  
Rochester, NY 14625  
585.866.1000

Waiver Request  
Aubuchon / Retail Rebuild  
258 Broadway  
Village of Saranac Lake

October 17, 2023

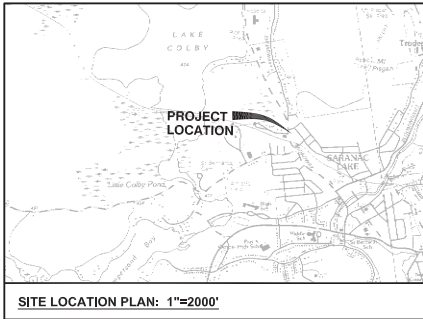
On behalf of Aubuchon Realty Co, Inc, we are requesting a waiver from the following section of the Development Code:

106-48.D. –

Restoration. Any lawful building or structure or portion of such building or structure rendered nonconforming by the enactment of this code or by reason of any subsequent amendment to this code or to the Zoning Map, which is damaged or destroyed by fire, flood, high winds or other accident or natural causes, may be repaired or rebuilt on the same building footprint and to the same dimensions, including height, provided such repair or rebuilding is completed within 12 months of the date of damage or destruction. However, a building or structure which is not conforming as to front setback and which is destroyed shall be rebuilt to meet the front yard setback for the district in which it is located, if the dimensions of the lot would permit doing so without causing any new or greater setback violation elsewhere on the lot. The total square footage of such rebuilt structure shall not exceed the total square footage of the structure that was damaged or destroyed.

We are requesting the time limit on rebuilding within 12 months of the date of the damage / destruction be waived to allow for proper time to permit the redevelopment and complete construction.





**TAX PARCEL NUMBER:**  
 VILLAGE OF SARANAC LAKE, FRANKLIN COUNTY, NEW YORK  
 SEC. 446.60 - BLK. 8 - PARCEL 9

**GENERAL NOTES:**

NORTH IS ORIENTED TO DEED REFERENCE 1

VERTICAL DATUM IS NAVD83, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

**MAP REFERENCES:**

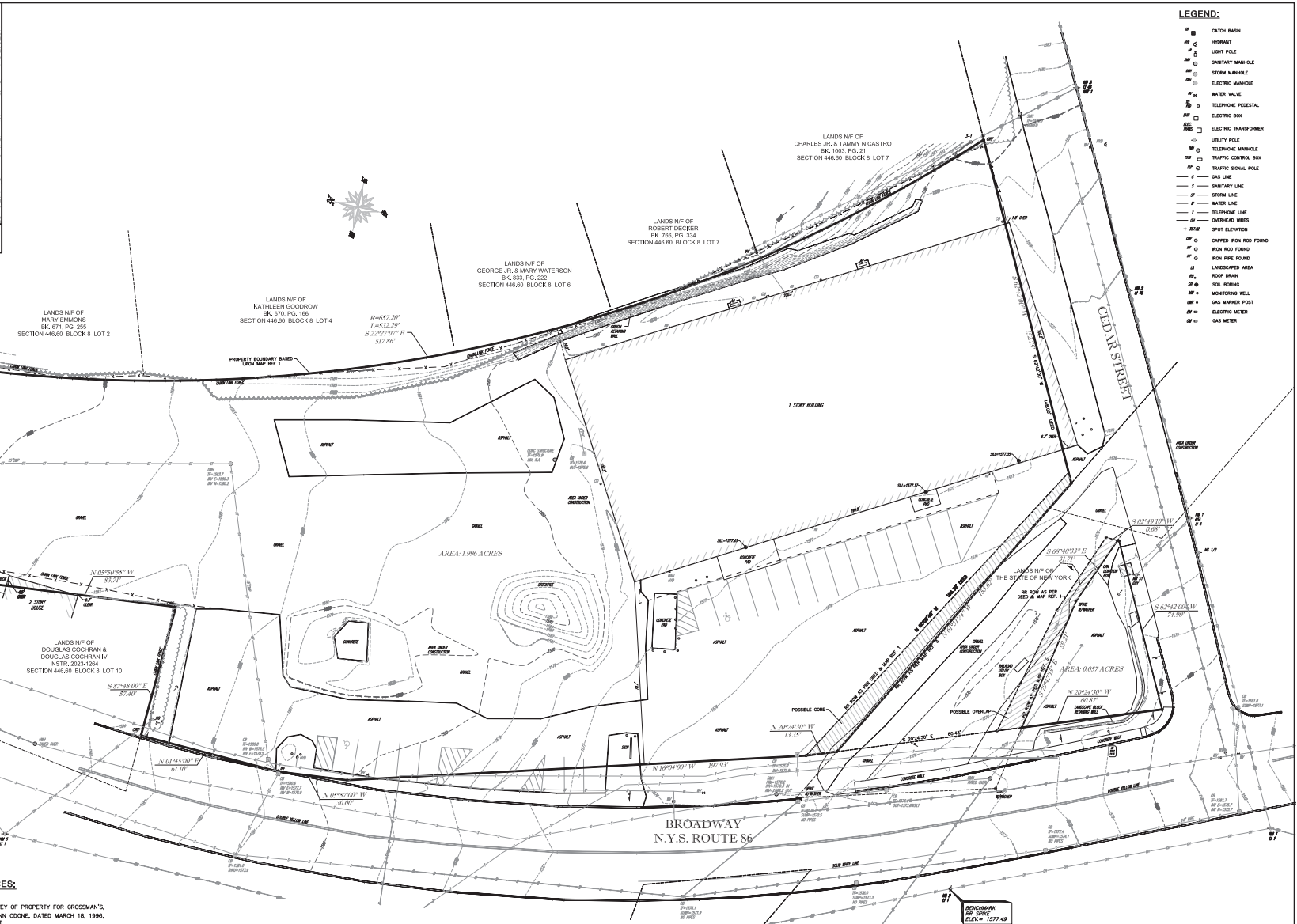
- "MAP SHOWING SURVEY OF PROPERTY FOR GROSSMAN'S, INC." PREPARED BY GLEN COONE, DATED MARCH 18, 1996, PROVIDED BY THE CLIENT.
- "MAP OF VILLA SITES," PREPARED BY E.M. MERRILL, DATED OCTOBER 30, 1996 AND FILED IN THE FRANKLIN COUNTY CLERK'S OFFICE AS MAP NO. 146.
- "NYSDC PROJECT-FRANKLIN 99.1 & 99.3," SHEETS V-179 & 180, PREPARED BY CREDITON MANNING, DATED JUNE 2003.

**DEED REFERENCES:**

- GRS REALTY COMPANY, INC. TO AUBUCHON REALTY COMPANY, INC., DATED JUNE 6, 1996 AND RECORDED IN THE FRANKLIN COUNTY CLERK'S OFFICE IN DEED BOOK 653 AT PAGE 15.

**SURVEY NOTE:**

THE ROW OF THE FORMER RAILROAD LOCATED ON THE SOUTHWEST CORNER OF THE SITE IS BASED UPON MAP REFERENCE 3.



**LEGEND:**

□	CATCH BASIN
—	HYDRANT
—	LIGHT POLE
○	SANITARY MANHOLE
○	STONE MANHOLE
○	ELECTRIC MANHOLE
○	WATER VALVE
○	TELEPHONE REESTABL.
○	ELECTRIC BOX
□	ELECTRIC TRANSFORMER
○	UTILITY POLE
○	TELEPHONE MANHOLE
○	TRAFFIC CONTROL BOX
○	TRAFFIC SIGNAL POLE
—	GAS LINE
—	SANITARY LINE
—	STONE LINE
—	WATER LINE
—	TELEPHONE LINE
—	OPENING BRICK
+	SPOT ELEVATION
○	CAPPED IRON ROD FOUND
○	IRON ROD FOUND
○	IRON PIPE FOUND
■	LANDSCAPED AREA
○	ROOF DRAIN
○	SOIL BORING
○	MONITORING WELL
○	GAS MANDER POST
○	ELECTRIC METER
○	GAS METER

258 BROADWAY

**BOUNDARY & TOPOGRAPHIC SURVEY OF THE LANDS OF AUBUCHON REALTY COMPANY, INC.**

VILLAGE OF SARANAC LAKE FRANKLIN COUNTY, N.Y.

SCALE: 1"=20'

SEPTEMBER 29, 2023

DRAWN BY: KEW PROJECT NO: 23-0547

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 R. GREG WALDRUFF