



**Village of Saranac Lake** - Planning Department

39 Main St.  
Saranac Lake, NY 12983  
Phone (518) 891-4150  
[www.saranaclakeny.gov](http://www.saranaclakeny.gov)

**Instructions:**

- A complete application must include a Preliminary Plat (a required information list is attached for minor projects)
- Subdivision application fee – TBD by project scope
- SEQR - Short Environmental assessment form, part 1(attached)
- WAF - Waterfront Assessment Form, section B(attached)
- Incomplete applications will not be placed on the Development Board agenda
- Subdivision regulations can be found at: <https://ecode360.com/31627515>

<b>SUBDIVISION APPLICATION</b>				<input type="checkbox"/> Lot Line Adjustment	<input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Major Subdivision
Project Address: <b>101 Clinton avenue</b>		Tax Map #: <b>32.198-2-1</b>		Zoning District <b>D1</b>		
Property Owner Name: <b>Magbro Inc</b>		Applicant Name (if different):				
Address: <b>23 Main Street</b>		Address:				
City: <b>Saranac Lake</b>	State: <b>NY</b>	City:	State:			
Phone: <b>518-569-1754</b>	Zip:	Phone:	Zip:			
Email: <b>p_magro@hotmail.com</b>		Email:				

Please provide a written description of the proposed project

<b>Narrative</b>
Three lot subdivision of TMP <b>32.198-2-1.200</b>

Property Owner Signature(required): *Ellie Pool* Date: \_\_\_\_\_

Applicant Signature(if different): \_\_\_\_\_ Date: \_\_\_\_\_



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**Instructions:**

- A complete application must include a Site Plan with all information pertinent to the project(a site plan example is attached)
- Site Plan Review application fee - \$250.00
- SEQR - Short Environmental assessment form, part 1(attached)
- WAF - Waterfront Assessment Form, section B(attached)
- Incomplete applications will not be placed on the Development Board agenda
- Site Plan regulations can be found at: <https://ecode360.com/31626635>

SITE PLAN REVIEW APPLICATION			
Project Address: 101 Clinton avenue		Tax Map #: 32.198-2-1.200	Zoning District D1
Property Owner Name: Magbro Inc		Applicant Name (if different):	
Address: 23 Main street		Address:	
City: Saranac Lake	State: NY	City:	State:
Phone: 518-569-1754	Zip: 12983	Phone:	Zip:
Email: p_magro@hotmail.com		Email:	

Please provide a written description of the project with relevant details, e.g., days/hours of operation, proposed exterior changes.

Narrative
SITE PLAN REVIEW FOR LOT SIZE IN THE D1 DISTRICT PRIOR TO SUBDIVISION

Property Owner Signature(required): Ally Pool Date: \_\_\_\_\_

Applicant Signature(if different): \_\_\_\_\_ Date: \_\_\_\_\_



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**Instructions:**

- A complete application must include a dimensioned plot plan
- Area Variance application fee - \$200.00
- Incomplete applications will not be placed on the Development Board agenda
- Area Variance regulations can be found at: <https://ecode360.com/31627468>

AREA VARIANCE APPLICATION			
Project Address: 101 Clinton avenue		Tax Map #: 32.198-2-1.	Zoning District DS1
Property Owner Name: Magbro, Inc		Applicant Name (if different):	
Address: 23 Main Street		Address:	
City: Saranac Lake	State: NY	City:	State:
Phone: 518-569-1754	Zip:	Phone:	Zip:
Email: p_magro@hotmail.com		Email:	

Please provide a written description of the project. The narrative should describe why a variance is requested.

Narrative
AREA VARIANCE REQUEST FOR FRONT SETBACK

Property Owner Signature(required): Ally Lob Date: \_\_\_\_\_

Applicant Signature(if different): \_\_\_\_\_ Date: \_\_\_\_\_

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.

<b>Project Data Table</b>	<b>Allowed/ Required</b>	<b>Proposed</b>	<b>Requested Relief</b>
Lot Area	SPR	See map	N/A
Front Setback	25'	20'	5'
Rear Setback	15'	N/A	N/A
Side Setback	10'	10'	N/A
Shoreline Setback			
% of lot coverage by principle building			
% of lot coverage by impervious surface			
Building Height/Stories			

### **Criteria Response**

**In making its determination, the Development Board shall take into consideration the benefit to the applicant if the Area Variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Development Board must also consider the criteria below.**

- 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:

<b>Explanation</b>
Locations of proposed structures is in character with neighboring homes.

- Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance:

<b>Explanation</b>
I don't believe so.

## Criteria Response, continued

3. Whether the requested area variance is substantial:

### Explanation

The variance request is not substantial and reflects the original intent of the code when adopted to consider the setback of adjacent parcels.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

### Explanation

There will be no adverse effect or impact to the area.

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:

### Explanation

Yes



## Village of Saranac Lake

Community Development Department  
 3 Main Street  
 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 Offices, 3 Main Street, 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: Magbro Inc		3. Telephone Number: 518-569-1754	
2. Mailing address: 23 Main Street		5. Tax Map # (s): 32.198-2-1.200	
4. Location of action: 101 Clinton Avenue		7. Present land use(s): Residential	
6. Size of site: 0.754 Acres	8. Present zoning classification: Residential		
9. Percentage of site which contains slopes of 15% or greater: <5%		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: _____ Waterbody Size(in acres): _____			
12. Describe nature and extent of action: Three lot minor subdivision			
13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations): N/A			
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? _____			

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

	YES	NO
<b>1. Will the proposed action have a significant effect upon:</b>		
(a) Commercial or recreational use of fish and wildlife resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Scenic quality of the waterfront environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Development of future, or existing water dependent uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Stability of the shoreline?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Existing or potential public recreation opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Structures, sites or districts of historic, archeological or cultural significance to the Village, State or nation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. Will the proposed action involve or result in any of the following:</b>		
(a) Physical alteration of land along the shoreline, land under water or coastal waters?	<input checked="" 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 checked="" type="checkbox"/>
(c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the waterfront area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Mining, excavation, filling or dredging?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Reduction of existing or potential public access to or along the shore?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Sale or change in use of publicly-owned lands located on the shoreline or under water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Development within designated flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Development on a natural feature that provides protection against flooding or erosion?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Diminished surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Removal of ground cover from the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3. Project:</b>		
(a) If a project is to be located adjacent to shore:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(1) Will water-related recreation be provided?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Will public access to the shoreline be provided?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Does the project require a waterfront site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Will it supplant a recreational or maritime use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) Do essential public services and facilities presently exist at or near the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) Is it located in a flood prone area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) Is it located in an area of high erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the project site is publicly owned:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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 checked="" type="checkbox"/>
(2) If located in the foreshore, will access to those and adjacent lands be provided?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Will it involve the siting and construction of major energy facilities?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
(c) Is the project site presently used by the community as an open space or recreation area?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
(e) Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Will the project involve any waste discharges?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Does the project involve surface or subsurface liquid waste disposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous material?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Does the project involve shipment or storage of petroleum products?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Does the project involve discharge of toxics, hazardous substances or other pollutants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Will the project affect any area designated as a freshwater wetland?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) Will the project alter drainage flow, patterns or surface water runoff on or from the site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(m) Will best management practices be utilized to control storm water runoff into waterways?	<input checked="" 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 checked="" 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): Paul Blaine	
Title: Development Code Administrator	
Organization Name: Village of Saranac Lake Development Review Board	
Phone Number: 518-891-4150 X236	
Signature: <i>Paul Blaine</i>	Date: 4/21/22

**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.

Elias Pelletieri

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

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

5/3/22  
\_\_\_\_\_  
Date



## 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>			
Magbro Inc			
Name of Action or Project: 101 Clinton Avenue three lot minor subdivision			
Project Location (describe, and attach a location map): 101 Clinton avenue			
Brief Description of Proposed Action: Three lot minor subdivision of parcel 32.198-2-1.200			
Name of Applicant or Sponsor: Magbro Inc		Telephone: 518-569-1754	
		E-Mail: p_magbro@hotmail.com	
Address: 23 Main street			
City/PO: Saranac Lake		State: NY	Zip Code: 12983
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 type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.754 acres	
b. Total acreage to be physically disturbed?		0.06 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.754 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			
			NO	YES
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A _____ _____			NO	YES
			<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				



Project:	2022-DB006
Date:	4/21/22

**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: 2022-DB006

Date: 4/21/22

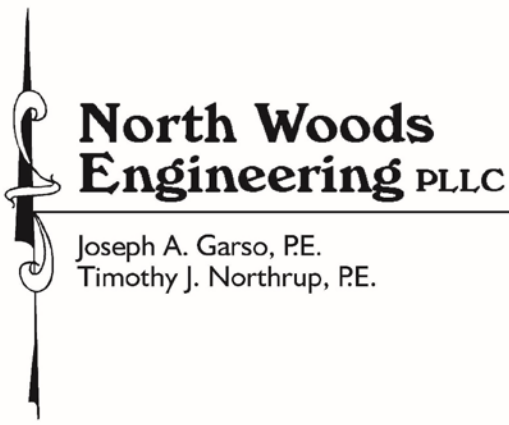
### **Short Environmental Assessment Form**

#### **Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Village of Saranac Lake Development Board <hr/> Name of Lead Agency	4/21/22 <hr/> Date
Elias Pelletieri <hr/> Print or Type Name of Responsible Officer in Lead Agency	Development Board Chair <hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<div style="text-align: center;"><i>Pave Blaise</i></div> <hr/> Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



# North Woods Engineering PLLC

Joseph A. Garso, P.E.  
Timothy J. Northrup, P.E.

10 May 2022

Village of Saranac Lake Development Board  
39 Main Street, Second Floor  
Saranac Lake, NY 12983

Subject: Magro Subdivision, Clinton Street

Dear Board Members,

We were recently contacted by Mr. Paulo Magro to review the need for stormwater controls on the proposed Magro, Inc. subdivision at the corner of Clinton and Franklin Avenue in Saranac Lake. From a plan prepared by Geomatics Land Surveying, PC, dated 20 April 2022, an existing lot is being divided to create two additional, new lots, labelled Lot 2 and Lot 3. It is further proposed to construct a 900 square foot house on Lot 2 and a 1,050 square foot house on Lot 3.

A soils report was prepared from the US Department of Agriculture Natural Resources Conservation Service website. The soils in this area are classified as Adams loamy sand, which is a Hydrologic Group A soil. The soil is considered excessively drained with low runoff potential.

The amount of disturbance is so limited (approximately 2,400 square feet, which includes the removal of existing gravel driveway), and the soils are so well drained, that the amount of runoff potential is very minor, and not a concern. Small new impervious areas will infiltrate in lawns.

Last, the proposed action is so small that it does not come under the requirements of Stormwater Pollution Prevention Plans (SWPPP), which are governed by the NYS Department of Environmental Conservation.

Please let us know if you have any questions.

Sincerely,

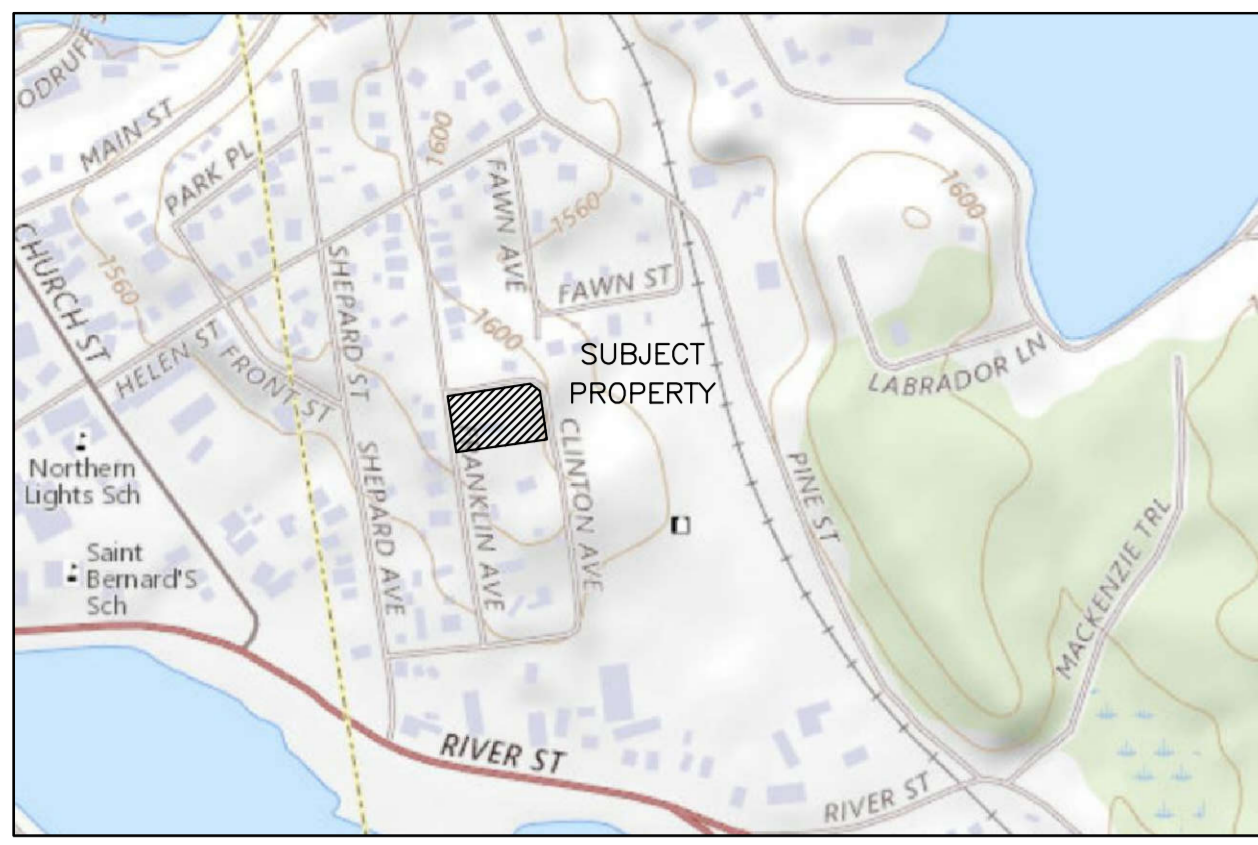


Joseph A. Garso, PE  
NYS PE #075492

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348 Lake Street • Saranac Lake, NY 12983

Phone: 518-891-4975 • Facsimile: 518-891-4978 • [www.north-woods-engineering.com](http://www.north-woods-engineering.com)  
NYS Certified Service-Disabled Veteran-Owned Business



LOCATION MAP  
NOT TO SCALE

LEGEND

- Boundary Line
- Adjoiner Line
- Road (paved)
- Overhead wires
- Fenceline
- Catch basin
- Manhole
- Utility pole
- Hydrant
- Water valve
- Tree line
- Found iron pipe/rebar
- Set 5/8" capped rebar
- Calculated corner

ZONING

- VILLAGE OF SARANAC LAKE, Sub-District D1
- Minimum lot area SPR (Site Plan Review)
  - Maximum structure coverage 40%
  - Maximum structure height 40 feet
  - Minimum front setback Max/Min: +/- 5 ft. of average of 2 adjoining properties on both sides
  - Minimum side setback 10 feet
  - Minimum rear setback 15 feet

MAP REFERENCES

- See Map entitled "MAP OF LOTS AT SARANAC LAKE BELONGING TO ORLANDO BLOOD AND OTHERS" prepared by George T. Chellis, Surveyor, 1892, which map was filed in the Essex County Clerk's office on August 23, 1900 as Map Number 144, Book 3 of North Elba Maps at page 9 1/2.
- See Map entitled "MAP SHOWING 39 CLINTON AVE., SARANAC LAKE OWNED BY R. HELEN LUCY" prepared by F. Ives Turner, C.E. dated June 15, 1950.
- See Map entitled "MAP SHOWING SURVEY OF PROPERTY FOR DISCALCED CARMELITE NUNS OF SARANAC LAKE, NEW YORK, INC." prepared by Glenn D. Odono, L.S.

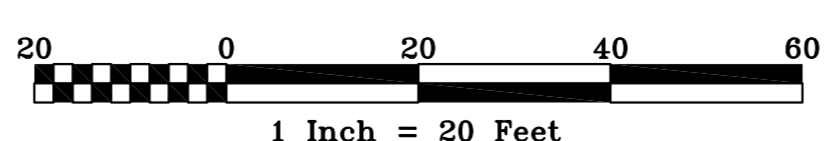
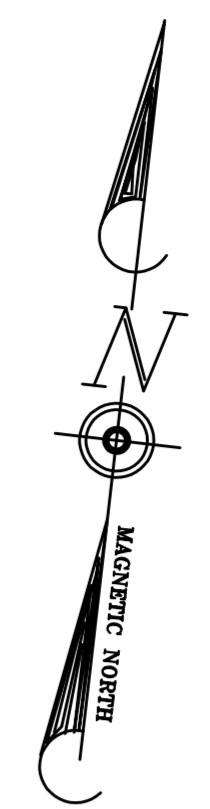
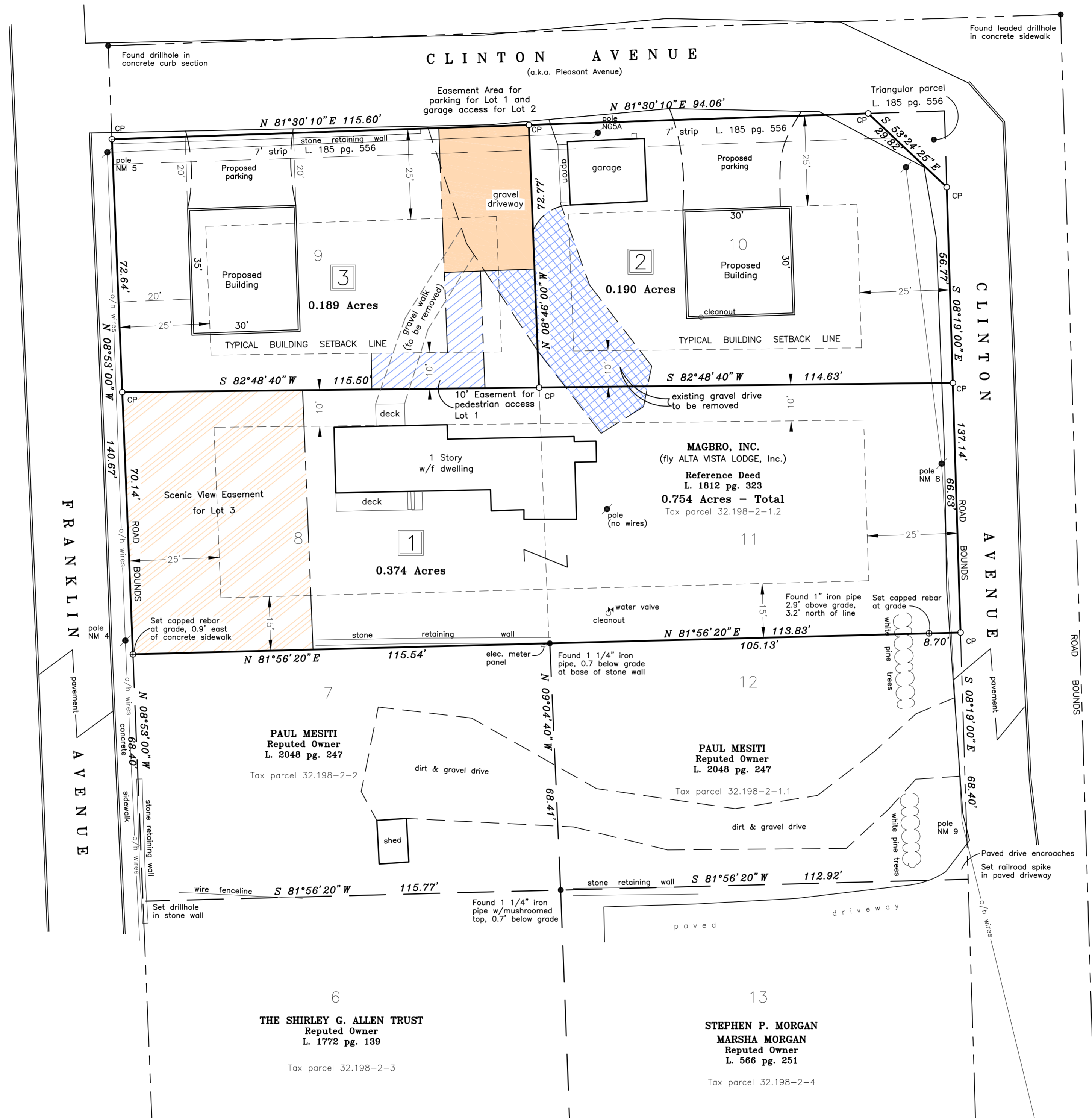
NOTES

- This survey was prepared without the benefit of an updated Abstract of Title and is subject to whatever facts an updated Abstract of Title may show.

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

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certifications, if any, indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to any additional institutions or subsequent owners.



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**MAP OF SURVEY**  
PREPARED FOR  
**MAGBRO, INC.**  
Being LOTS 8, 9, 10, & 11 in Section 10, ORLANDO BLOOD LOTS,  
SITUATE IN GREAT LOT 12, TOWNSHIP 11, OLD MILITARY TRACT, RICHARD'S SURVEY,  
VILLAGE OF SARANAC LAKE,  
TOWN OF NORTH ELBA, COUNTY OF ESSEX  
AND STATE OF NEW YORK.

REVISIONS / DATE / BY	
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DATE	SURVEY 01/15/21 MAP 04/20/22
SCALE	IN./FT. 1"=20' RATIO 1:240
TAX MAP NO.	32.198-2-1.2
MAP NO.	21001