



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
99 Washington Ave.
Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

3 of the year 20 25

Local Law Title: Annexation of Pine View Village Apartments, LLC

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

☐ County ☐ City ☐ Town ☒ Village
(Select one)

of Saranac Lake as follows on the attached pages:
(Name of Local Government)

For Office Use Only

Department of State Local Law Index Number: _____ of the year 20 ____

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

Local Law Filing

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto ascribed as local law number 3 of 2025 of the (County)(City)(Town)(Village) of Saranac Lake was duly passed by the Board of Trustees on October 27 2025 in accordance with the applicable provisions of law.

(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ (Elective Chief Executive Officer*) on _____ 20____ in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ (Elective Chief Executive Officer*) on _____ 20____.

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____ in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ (Elective Chief Executive Officer*) on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____ in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

Local Law Filing

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20 ____ of the City of _____ having submitted to referendum pursuant to the provisions of Section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20 ____ became operative.


6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed thereto, ascribed as local law number _____ of 20 ____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20 ____ pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in the paragraph _____ above.

(Seal)



Clerk of the county legislative body, City, Town or Village Clerk or
officer designated by local legislative body
10/28/25

(Date)

**Business of the Village Board
Village of Saranac Lake**

SUBJECT: Adopt Annexation Local Law

Date: 10-27-2025

DEPT OF ORIGIN: Village Manager

Bill # 152-2025

DATE SUBMITTED: 10-21-2025

EXHIBITS: _____

APPROVED AS TO FORM:

Village Attorney

Village Administration

EXPENDITURE
REQUIRED:

AMOUNT
BUDGETED:

APPROPRIATION
REQUIRED:

SUMMARY STATEMENT:

Resolution to adopt Local Law # 3 2025, approving Pine View Village Apartments, LLC Annexation

MOVED BY: Brunette SECONDED BY: Ryan

VOTE ON ROLL CALL:

MAYOR WILLIAMS

yes

TRUSTEE RYAN

yes

TRUSTEE WHITE

yes

TRUSTEE SCOLLIN

yes

TRUSTEE BRUNETTE

yes

RESOLUTION ADOPTING LOCAL LAW NO. 3 OF 2025

**A LOCAL LAW APPROVING THE ANNEXATION OF PINE VIEW VILLAGE
APARTMENTS INTO THE VILLAGE OF SARANAC LAKE PURSUANT TO
GENERAL MUNICIPAL LAW § 714**

WHEREAS, a petition has been duly filed requesting the annexation of certain real property owned by Pine View Village Apartments, LLC into the Village of Saranac Lake, County of Essex, State of New York, pursuant to Article 17 of the N.Y. General Municipal Law; and

WHEREAS, the subject property is currently situated within the jurisdiction of the Town of North Elba and is proposed to be annexed into the Village of Saranac Lake; and

WHEREAS, the Town Board of North Elba and the Board of Trustees of the Village of Saranac Lake have reviewed the petition and have approved the proposed annexation to be in the public interest; and

WHEREAS, a joint hearing, was duly held pursuant to General Municipal Law § 705 on March 25, 2025, and no objection having been sustained, both municipal boards have determined and approved the annexation; and

WHEREAS, pursuant to General Municipal Law §711, the Town of North Elba and the Village of Saranac Lake agree to equitably apportion the taxes for the current fiscal year as of the date of this resolution

NOW, THEREFORE, BE IT RESOLVED that The Village Board of the Village of Saranac Lake hereby consents to and approves the annexation of the lands owned by Pine View Village Apartments, LLC into the corporate boundaries of the Village of Saranac Lake; and be it further

RESOLVED, that Local Law No. 3 of 2025, entitled “A Local Law Approving the Annexation of Pine View Village Apartments into the Village of Saranac Lake,” is hereby adopted in accordance with Municipal Home Rule Law §20 and General Municipal Law §714; and be it further

RESOLVED, that the Village of Saranac Lake agrees to coordinate with the Town of North Elba to equitably apportion taxes for the current fiscal year, and hereby authorizes the Village Treasurer to compute and remit any agreed-upon payments consistent with this resolution; and be it further

RESOLVED, that the annexed territory shall be subject to all Village laws, ordinances, and policies as of the effective date of the local law; and be it further

RESOLVED, that a copy of this resolution and the adopted Local Law shall take effect when filed with the New York Secretary of State.

VILLAGE OF SARANAC LAKE
LOCAL LAW NO. ____ OF 2025

“A Local Law Approving the Annexation of Pine View Village Apartments into the Village of Saranac Lake”

BE IT ENACTED by the Village Board of the Village of Saranac Lake as follows:

§1. Background, Purpose, and Findings

The Village of Saranac Lake, New York (the “Village”) received a Petition for Annexation pursuant to Article 17 of the N.Y. General Municipal Law with respect to certain real property with an address of 54 Willow Way, Tax Map Identification Number 32.3-4-6.000, being part of Lot 33 in the Town of North Elba and contiguous to both the Town of North Elba and the Village of Saranac Lake (the “Property”).

After holding a public hearing on March 25, 2025 with respect to the proposed annexation of the Property into the Village of Saranac Lake, the Village Board adopted, on June 9, 2025, a joint resolution with the Town of North Elba, which approved the annexation. The Joint Resolution was duly filed in the office of the Village Clerk.

On August 13, 2025, the Town of North Elba published a Notice of Public Referendum to be held on September 4, 2025 with respect to the proposed annexation of the Property. On September 4, 2025, the referendum was duly held at North Elba Town Hall, 2693 Main Street, Lake Placid, New York, and the proposition was approved by a vote of ____ to ____ in favor of annexation.

Based on the proceedings described above, and upon the filing of the certificate approving the vote in favor of annexation, §714 of the N.Y. General Municipal Law requires the Village and the Town to adopt a local law regarding the annexation of the territory. The Village Board finds that all predicate steps and procedures for the annexation have been completed.

§2. Authority

This Local Law is enacted by the Village Board of the Village of Saranac Lake pursuant to §714 of the N.Y. General Municipal Law, and its authority to adopt local laws under Article IX of the New York State Constitution, Article 17 of the General Municipal Law, and the Municipal Home Rule Law.

§3. Annexation

The territory depicted on the Map annexed hereto as Exhibit 1, and hereinabove described as the Property, shall be, and hereby is, annexed to the Village of Saranac, New York. The territory shown on the said Map and annexed shall be, and hereby is, excluded from the Town of North Elba, New York, effective _____, 2025. In accordance with §711 of the N.Y. General Municipal Law, the Village of Saranac Lake and the Town of North Elba agree to equitably apportion the taxes for the current fiscal year as of the date of adoption. The Maps shall be duly filed with the County of Essex, New York and the Department of State in accordance with §717 of the N.Y. General Municipal Law.

§4. Severability

If any clause, sentence, paragraph, section or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to said clause, sentence, paragraph, section or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such order or judgment shall be rendered.

§5. Repeal of Other Laws

All local laws in conflict with provisions of this local law are hereby superseded.

§6. Effective Date

This local law shall take effect immediately upon its filing with the Secretary of State as provided in §27 of the N.Y. Municipal Home Rule.



LOCATION MAP
NOT TO SCALE

- LEGEND**
- Boundary Line
 - As-built Line
 - As-built (Ground)
 - Overhead Utility
 - Footnote
 - Utility Mark
 - Utility Mark
 - Hydrant
 - Water Valve
 - Tree Line
 - Fixed Iron Nail/Marker
 - Set 5/8" rebar/rod stake
 - Classified corner

DATE OF SURVEY
1. The survey was conducted on 06/06/23 at 10:00 AM.
2. The survey was conducted on 06/06/23 at 10:00 AM.
3. The survey was conducted on 06/06/23 at 10:00 AM.

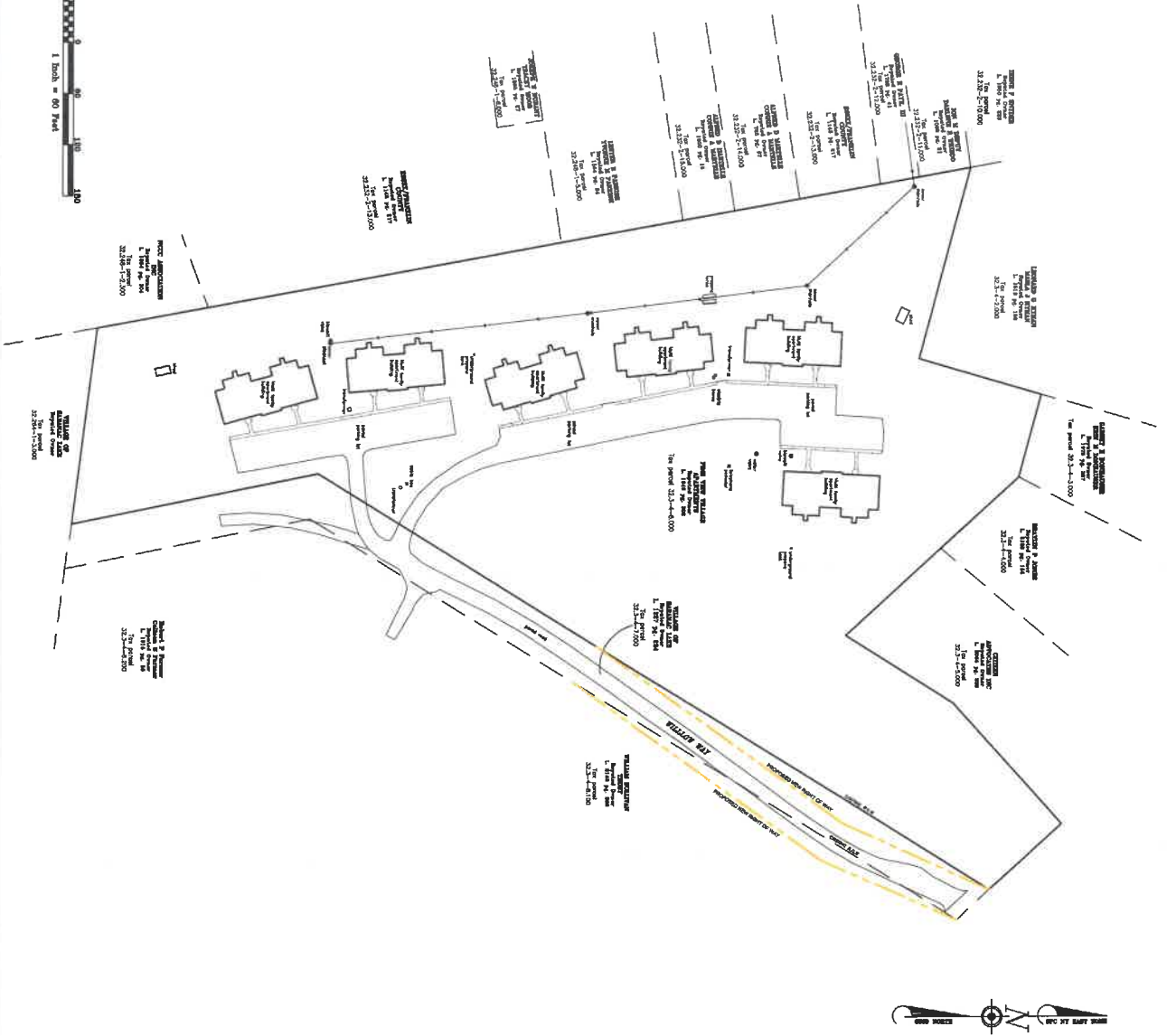
NOTES
1. The survey was prepared subject to the results of an as-built survey of the property and the results of the as-built survey shall be considered to be final and correct.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP
WITH AN ORIGINAL OF THE LAND SURVEYOR'S CHARTERED SEAL
SHALL BE CONSIDERED TO BE FINAL AND CORRECT.

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ERSI ACT AND THE RULES OF THE PROFESSION OF LAND SURVEYING IN THE STATE OF NEW YORK. THE SURVEY WAS CONDUCTED ON 06/06/23 AT 10:00 AM. THE SURVEY WAS CONDUCTED ON 06/06/23 AT 10:00 AM. THE SURVEY WAS CONDUCTED ON 06/06/23 AT 10:00 AM.



1 inch = 60 feet



MAP OF AS-BUILT SURVEY PREPARED FOR PINE VIEW APARTMENTS

SITUATE IN LOT 33, TOWNSHIP 11, OLD MILITARY TRACT, TOWN OF NORTH ELBA
COUNTY OF ESSEX AND STATE OF NEW YORK.



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REVISIONS / DATE / BY	
DATE	2023
CHECKED BY	REL
DRAWN BY	JAO
SURVEY	06/06/23
DATE	06/06/23
N/T: 1" = 60'	
SCALE	1:600
NO. MAP NO.	32.3-4-0.000
MAP NO.	25013

06/06/23