

Town of Santa Clara, NY 12983

SPECIAL USE PERMIT APPLICATION

FEE: \$250

ALL APPLICABLE FEES ARE NON-REFUNDABLE .

APPLICANT INFORMATION:

NAME: USL Marina, LLC

ADDRESS: 4548 State Route 30, Saranac Lake, NY 12983

PHONE: 518-524-6412

E-MAIL: mike@saranaclakemarina.com

OWNER'S INFORMATION: (if different than applicant)

NAME: same

ADDRESS: _____

PHONE: _____

E-MAIL: _____

PROJECT INFORMATION:

Name of project: USL Marina

Parcel Location: on Fish Creek Ponds, near campground

Parcel Tax ID: 453.3-1-1.1; 453.-1-1-1.2; 453.3-1-1.3; 453.3-1-7

Current Use: marina

Proposed Use: marina

Area of proposed Structure: 9,661 sf of docks and 28,366 sf of dock covering

Area of Existing Structure: 4,525 sf of docks and 4,050 sf of dock covering

Estimated Total Project Cost: \$400,000

Demolition Planned: removal of almost all existing docks - refer to demolition plan

Other Permits: APA Class B Regional Permit and Variance; DEC permit

Applicant's Signature:  Date: 12 Apr 22

Date Received by the Town: _____

Town of Santa Clara, NY 12983

SPECIAL USE PERMIT CHECKLIST

*Starred items 1, 2, 3 and 22 required and not waivable.

- A. One copy of the site plan, to include, where applicable,
- *1. Title of drawing, including name and address of applicant and person responsible for preparation of such drawing;**
 - *2. North arrows, scale and date prepared;**
 - *3. Boundaries and dimensions of the property plotted to scale, including identification of contiguous properties and all easements or rights-of-way and roadways;**
 4. Existing watercourses and on-site or adjacent waterbodies;
 5. Grading and drainage plan, showing existing and proposed contours;
 6. Location, proposed use and dimensions of all buildings, including height;
 7. Location, design and construction materials of all parking, circulation and truck loading areas, including means and ingress and egress; number of parking spaces
 8. Provision for pedestrian access; including cross walks (if applicable)
 9. Location of outdoor storage, if any;
 10. Location, design and construction materials of all existing or proposed site improvements and stormwater management equipment and features, including drains, culverts, retention / detention ponds or basins, drywells, retaining walls and fences;
 11. Description of the method of sewage disposal and location, design and construction materials of such facilities;
 12. Description of the method of securing potable water and location, design and construction materials of such facilities;
 13. Location, design and visual screening of solid waste temporary-storage facilities for commercial uses;
 14. Location of fire and other emergency zones, including the location of fire hydrants;
 15. Location, design and construction materials for all utilities that will be serving the project, including all energy supply and distribution facilities for electrical, gas or solar energy;

16. Location, size, design and construction materials of all proposed signs, both indoor and outdoor, that are visible from adjoining properties, public highways or water ways;
 17. Location and proposed development of all buffer areas, including existing vegetation cover;
 18. Location and design of outdoor lighting facilities and fixtures;
 19. Designation of the amount of building area proposed for retail sales or similar commercial activity;
 20. General landscaping plan and planting schedule;
 21. Other elements integral to the proposed development as considered necessary by the Planning Board, including identification of any State or County permits required for the project's execution.
 - *22. Sketch of any proposed building, structure or sign, including exterior dimensions and elevations of front, side and rear views.**
- B. Such additional information as the Planning Board or enforcement officer may reasonably require to understand and review the proposed project, including additional scale drawings where necessary.
- C. A copy of all Special Use Permits applications shall be sent by the applicant at his/her own cost and expense by first class mail to all property owners located within 750 feet of the applicant's property lines as determined by reference to the Franklin county real property tax map. Assistance can be provided by the Code Enforcement Officer to determine these properties that are within 750 feet. The applicant may obtain the names and mailing addresses of such property owners from the most current assessment rolls of the town. Proof of mailing shall be in the form of certificates of mailing signed by a representative of the U. S. Postal service and certificates shall be filed with the Planning Board at the time of application.
- D. Except for items #1, #2, #3 and 22 on the above checklist, Applicant may request, in writing, a waiver of any item(s) not applicable to Applicant's project.
- E. Accompanying data, to include the following;**
- 1. Application form and applicable fee, payable to the Town of Santa Clara.**
 - 2. Name and address of applicant and any professional consultants.**
 - 3. Copy of the deed to the property in question.**
 4. Written and acknowledged authorization of owner if applicant is not the owner of the property in question.

F. Applicant shall either mail a copy of the Application and all accompanying materials to each member of the Santa Clara Township Planning Board and the Chief Enforcement Officer or relevant material may be scanned into a pdf file and emailed to PlanningBoard.TSC@gmail.com or Scottie.Adams@roadrunner.com.

An acknowledgment of receipt of the email should be obtained. Fees can be mailed to Planning Board at 5359 State Route 30, Saranac Lake, NY 12983 or delivered to the Code Enforcement Officer.

Town of Santa Clara, NY 12983
PLANNING BOARD APPOINTMENTS

Pamela Scott Adams, Chair
142 Hoel Pond Road
Saranac Lake, NY 12983

Beth Hall
136 Moss Rock Road
Saranac Lake, NY 12983

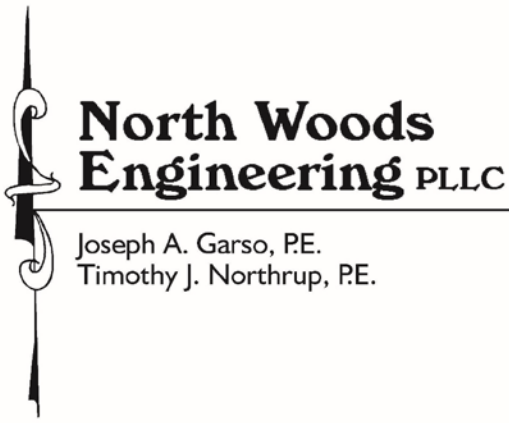
John LaHart, Vice Chair
P.O. Box14
Lake Clear, NY 12945

Michael Ritchie
119 Frog Lane
Saranac Lake, NY 12983

William Young
P.O. Box16
Lake Clear, NY 12945

CODE ENFORCEMENT OFFICER

Code Enforcement Officer
5359 State Route 30
Saranac Lake, NY 12983



North Woods Engineering PLLC

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

12 April 2022

Ms. Scottie Adams
Town of Santa Clara Planning Board
5359 NYS Route 30
Saranac Lake, NY 12983

Subject: Special Use Permit Application
USL Marina, LLC

Dear Ms. Adams,

On behalf of USL Marina, LLC, we are pleased to provide this application for proposed work at the marina.

The proposal is essentially the same as discussed at the pre-application site visit, with only minor adjustments as a result of our pre-application meeting with the APA and DEC.

The application contains the following documents:

- Town of Santa Clara Special Use Permit Application
- Permit fee of \$250 (mailed directly to the Town)
- Set of Project Plans
- Copy of the Deeds
- Cover letter with project narrative

Project Narrative

Use and Operation

The property has been functioning as a marina for approximately 70 years, and is proposed to continue to do so. The marina has rental slips, boat rentals, fuel sales, boat storage, a bait shop and a launch.

The launch will continue to function as a private launch only for the rental customers of the marina. Any person asking to launch their boat who is not a customer, has been, and will continue to be, directed to the state boat launch at Saranac Inn. It is envisioned that the majority of the clients of the marina will launch their boats in the spring and remove them in the fall at the end of the boating season, only to be prepared for winter storage. These boats will only be in

Page 1 of 3

348 Lake Street • Saranac Lake, NY 12983

Phone: 518-891-4975 • Facsimile: 518-891-4978 • www.north-woods-engineering.com
NYS Certified Service-Disabled Veteran-Owned Business

Fish Creek Pond/Upper Saranac Lake for the boating season. If a client wishes to remove their boat to launch in another lake, upon returning they will be required to go to the Saranac Inn boat launch and get the boat inspected and cleared of invasive species. The client will not be able to use the marina until that is done.

The existing docks are of wooden construction and in poor condition. It is proposed to removal all the existing docks, with the exception of the along the western property line, and replace them with floating docks. The existing docks accommodate 76 boats, and the replacement docks will accommodate 94 boats. Rental slips and associated docks are proposed to be primarily covered.

Ownership of the lake bottom, to the center of Fish Creek Pond, is by the marina. Depth of the water is shown on the project plans.

Hours of operation will be in conformance with the Town of Santa Clara regulations.

Docks

The docks are proposed to be floating docks, held in place with metal poles, which are advanced into the lake bottom. The floating portion of the docks are polyethylene encased.

In general, the docks are 50 feet in width, which includes lateral projections. Lateral projections are also typically limited to 22 feet. The exception is on Dock 4, which has two 36 feet lateral projections, thereby providing two slips for older, longer wooden watercraft, such as a vintage Hacker-Craft.

Dock length is limited to the 20% of the width of the waterbody or 200 feet, whichever is most restrictive. The width of the waterbody was calculated along the axis of the center of the dock. The dock length, waterbody distance and similar information is provided in a table on the plans.

Parking

There is no change to parking on the site, other than specifically reserving two ADA parking spaces as required by code. Parking spaces are shown individually to allow for verifications of how they were counted. There is no new impervious area for parking.

Lighting

The only new lights proposed are dark sky compliant, solar area lights at the ends of the docks. These lights are for delineation of the ends of the docks for safety reasons in low illumination.

Toilet Facilities

We propose to have two porta-johns set behind the “shop” building. These facilities will be screened on three sides by a combination of existing buildings, shrubs and fencing.

There shall be no facilities for disposal of waste from marine toilets.

Trash

Trash and recycling bins are proposed to be located near the porta-johns as well as at the bait shop.

Fuel Sales

The existing fuel sales are proposed to continue. The equipment is certified by NYS DEC. A spill response kit is maintained on site in the event of an emergency.

Boat Cleaning

Boats will typically only be cleaned at the end of the season when removed from the water, in preparation of winter storage. Cleaning will be limited to a garden hose, a bucket with a small amount of Dawn dish detergent and “elbow grease”. Cleaning will take place on the far upland side of the concrete parking area.

SEQR

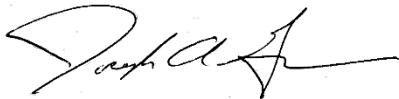
A long-form EAF is not included in the application. The proposed project will require a Class B Regional Permit from the Adirondack Park Agency. Under the State Environmental Quality Review regulations, the proposed action is a Type 2 action. Actions subject to a Class B Regional Permit by the APA are not subject to review under SEQR. Please refer to 6 NYCRR 617.5(c)(45).

Mailings to Adjacent Property Owners

We have mailed a copy of our application, including this cover letter, permit application and half size plans to all property owners within 750’ of the property line. Please see attached mailing labels.

Please let us know if there are any questions or if additional information is required.

Sincerely,



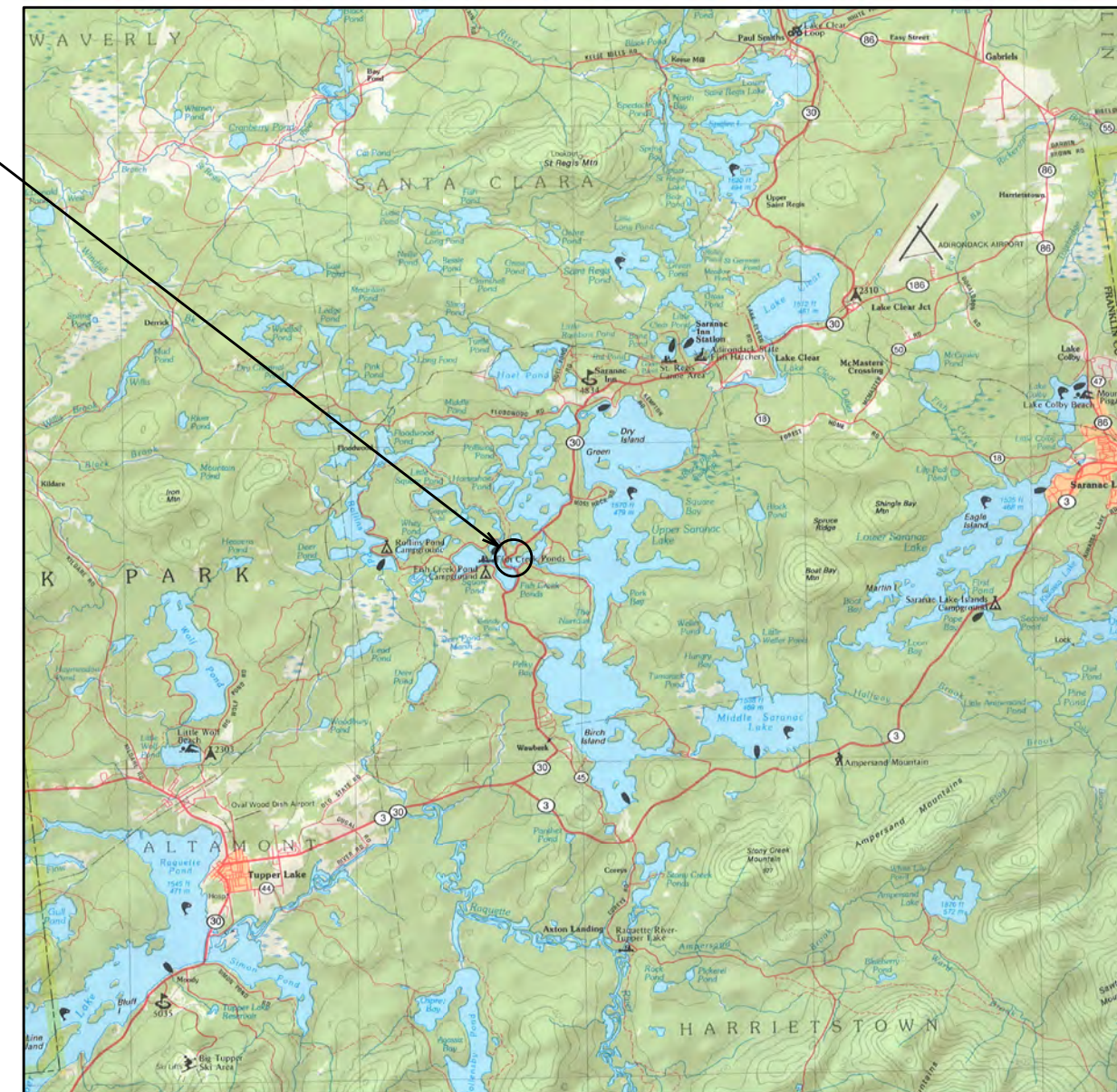
Joseph A. Garso, PE

Cc Town Planning Board
Todd David, CEO
Mike Damp, USL Marina

UPPER SARANAC MARINA

SANTA CLARA, NY

MARINA AND DOCK IMPROVEMENTS



PROJECT LOCATION

LOCATION MAP
NTS



North Woods
Engineering PLLC

348 Lake Street
Saranac Lake, NY 12983
(518) 891-4975
www.north-woods-engineering.com

New York State Certified
Professional Engineer



WARNING: IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PROJECT NAME
USL MARINA, LLC
FISH CREEK PONDS, TOWN OF SANTA CLARA
4548 NYS ROUTE 30, SARANAC LAKE, NY, 12983

LOCATION
TOWN OF SANTA CLARA, NY

DATE	ISSUED FOR	REV
4.12.22	PERMITTING	
5.04.22	TSC UPDATES	A
5.13.22	TSC UPDATES	B

DRAWN BY: JA GARSO
CHECKED BY: TJ NORTHRUP
PROJECT #: 20-057
ORIGINAL 24"x36"

TITLE

COVER

SHEET

COV

LIST OF ABBREVIATIONS

AB	ANCHOR BOLT	GA	GAUGE	SB	SETBACK
AESS	ARCHITECTURALLY EXPOSED	GALV	GALVANIZED	SC	SOLID CORE
AFF	STRUCTURAL STEEL	GC	GENERAL CONTRACTOR	SEAL	SCHEDULE
ALUM	ALUMINUM	HC	HOLLOW CORE	SEAL	CONCRETE SEALER
ALT	ALTERNATE	HORZ	HORIZONTAL	SEAL	SQUARE FOOT
APPROX	APPROXIMATE	HT	HEIGHT	SIM	SIMILAR
ARCH	ARCHITECTURAL	HT	HEIGHT	SPEC	SPECIFICATION
BM	BENCH MARK	IN	IN ACCORDANCE WITH	SO	SQUARE
BLDG	BUILDING	ID	INSIDE DIAMETER	SST	STAINLESS STEEL
BRK	BREAK	INC	INCLUDING	STD	STANDARD
BJ	BAR JOIST	INV	INVERT	STL	STEEL
CIP	CAST IN PLACE	LLH	LONG LEG HORIZONTAL	STR	STRAIGHT
CJ	CONSTRUCTION JOINT	LLV	LONG LEG VERTICAL	STRUCT	STRUCTURAL
CLR	CLEAR	MAT'L	MATERIAL	T&B	TOP AND BOTTOM
CM	CONSTRUCTION MANAGER	MAS	MASONRY	TO	TOP OF
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM	TOBP	TOP OF BEAM POCKET
COL	COLUMN	MFR	MANUFACTURER	TOP	TOP OF FOOTER
CONN	CONNECTION	MIN	MINIMUM	TOP	TOP OF PIER
CONT	CONTINUOUS	MO	MASONRY OPENING	TOS	TOP OF SLAB
CONTR	CONTRACTOR	MTL	METAL	TOST	TOP OF STEEL
CY	CUBIC YARD	N	NORTH	TOW	TOP OF WALL
DIA	DIAMETER	NIC	NOT IN CONTRACT	TYP	TYPICAL
DIM	DIMENSION	NO	NUMBER	UNO	UNLESS NOTED OTHERWISE
DN	DOWN	NOM	NOMINAL	UTIL	UTILITY
DO	DITTO	NTS	NOT TO SCALE	VB	VAPOR BARRIER
DTL	DETAIL	OD	ON CENTER	VERT	VERTICAL
DWG	DRAWING	OD	OUTSIDE DIAMETER	VERT	VERIFY IN FIELD
EC	ELECTRICAL CONTRACTOR	PCF	POUNDS PER CUBIC FOOT	W	WEST
EJ	EXPANSION JOINT	PSF	POUNDS PER SQUARE FOOT	W/	WITHOUT
EL	ELEVATION	PSF	POUNDS PER SQUARE FOOT	W/O	WITHOUT
ES	EXPOSED STRUCTURAL	RAD	RADIUS	W/W	WALL TO WALL
ETR	EXISTING TO REMAIN	REIN	REINFORCED/REINFORCEMENT	WWM	WELDED WIRE MESH
EW	EACH WAY	REQ	REQUIRED	WS	WALL STEP
EXIST	EXISTING	REV	REVISION		
EXP	EXPANSION	RO	ROUGH OPENING		
EXT	EXTERIOR	RP	RIGGING POINT		
FFE	FINISH FLOOR ELEVATION				
FL	FLOOR				
FND	FOUNDATION				
FR	FIRE RESISTANT				
FRM	FORMER				
FTG	FOOTING				
FS	FOOTING STEP				

DRAWING LIST

SHEET	TITLE	REVISION	DATE
COV	COVER	B	05.13.22
C01	DEMO AND ESC PLAN	A	04.12.22
C10	SITE PLAN	C	05.13.22
C10A	SITE PLAN WITH BOATS	B	05.13.22
C11	CHANNEL PLAN	A	05.04.22
C20	DETAILS		02.01.22
C21	DETAILS		04.12.22
C22	NOTES		04.12.22

SYMBOLS LEGEND

DETAIL MARK		DETAIL NUMBER
		SHEET WHERE DETAIL IS SHOWN
SECTION MARK		SECTION NUMBER
		SHEET WHERE SECTION IS SHOWN
REFERENCE ELEVATION		1904.27 THIRD FLOOR



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FISH CREEK PONDS, TOWN OF SANTA CLARA**
4548 NYS ROUTE 30, SARANAC LAKE, NY, 12983

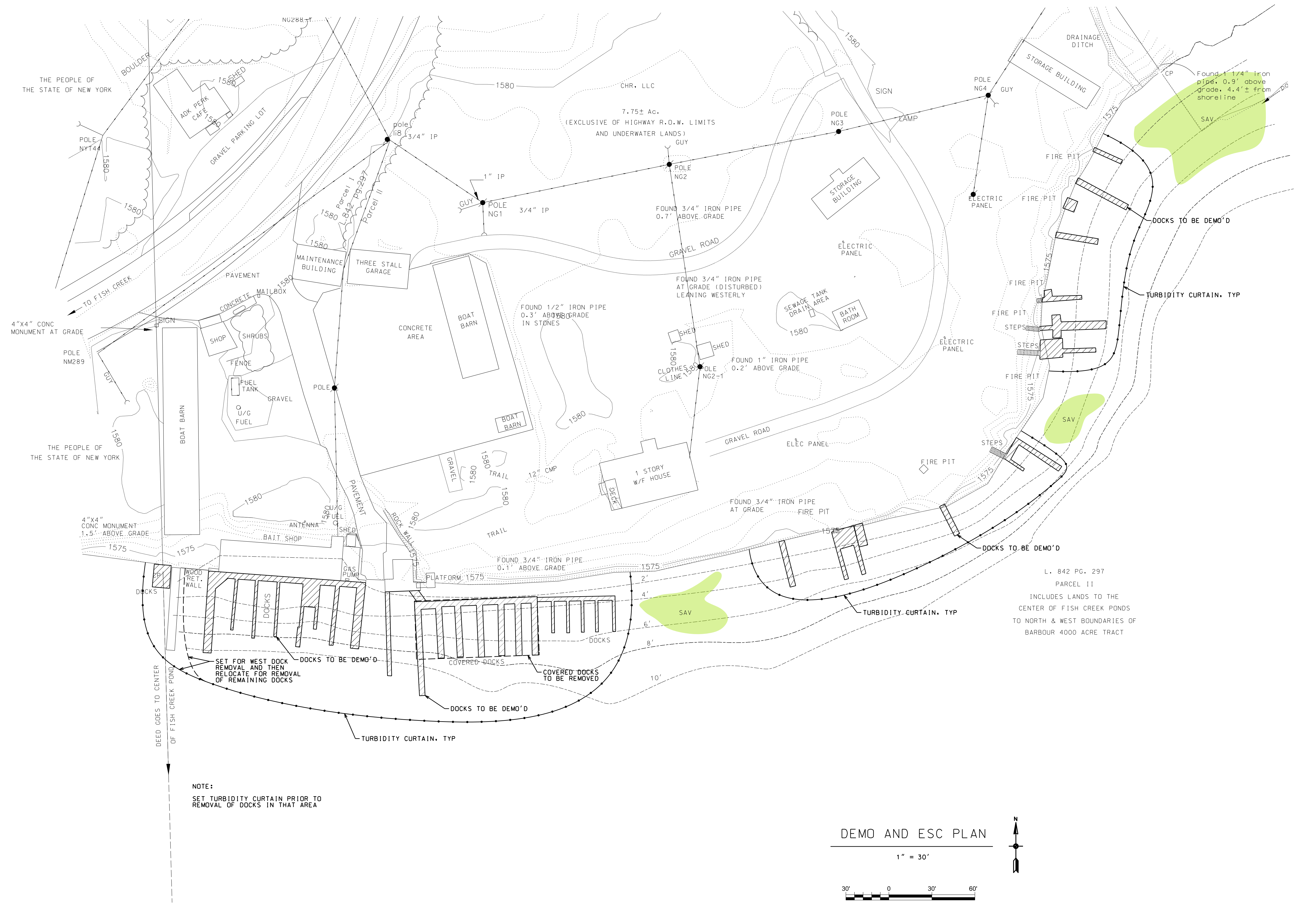
LOCATION
TOWN OF SANTA CLARA, NY

DATE	ISSUED FOR	REV
2-01-22	PERMITTING	
4-12-22	PERMITTING	A

DRAWN BY: JA GARSO
CHECKED BY: TJ NORTHRUP
PROJECT #: 20-057
ORIGINAL 24"x36"

TITLE
DEMO AND ESC PLAN

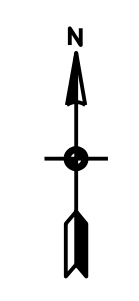
SHEET
C01



NOTE:
SET TURBIDITY CURTAIN PRIOR TO
REMOVAL OF DOCKS IN THAT AREA

DEMO AND ESC PLAN

1" = 30'



L. 842 PG. 297
PARCEL 11
INCLUDES LANDS TO THE
CENTER OF FISH CREEK PONDS
TO NORTH & WEST BOUNDARIES OF
BARBOUR 4000 ACRE TRACT



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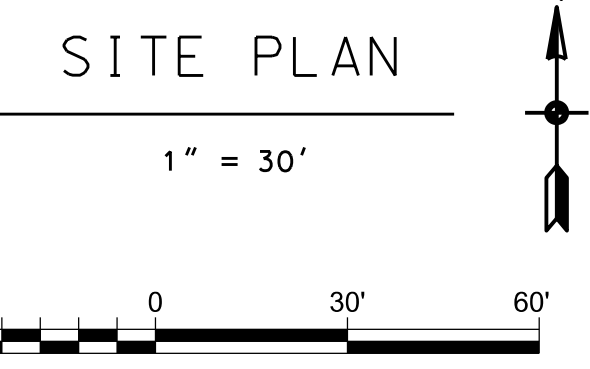
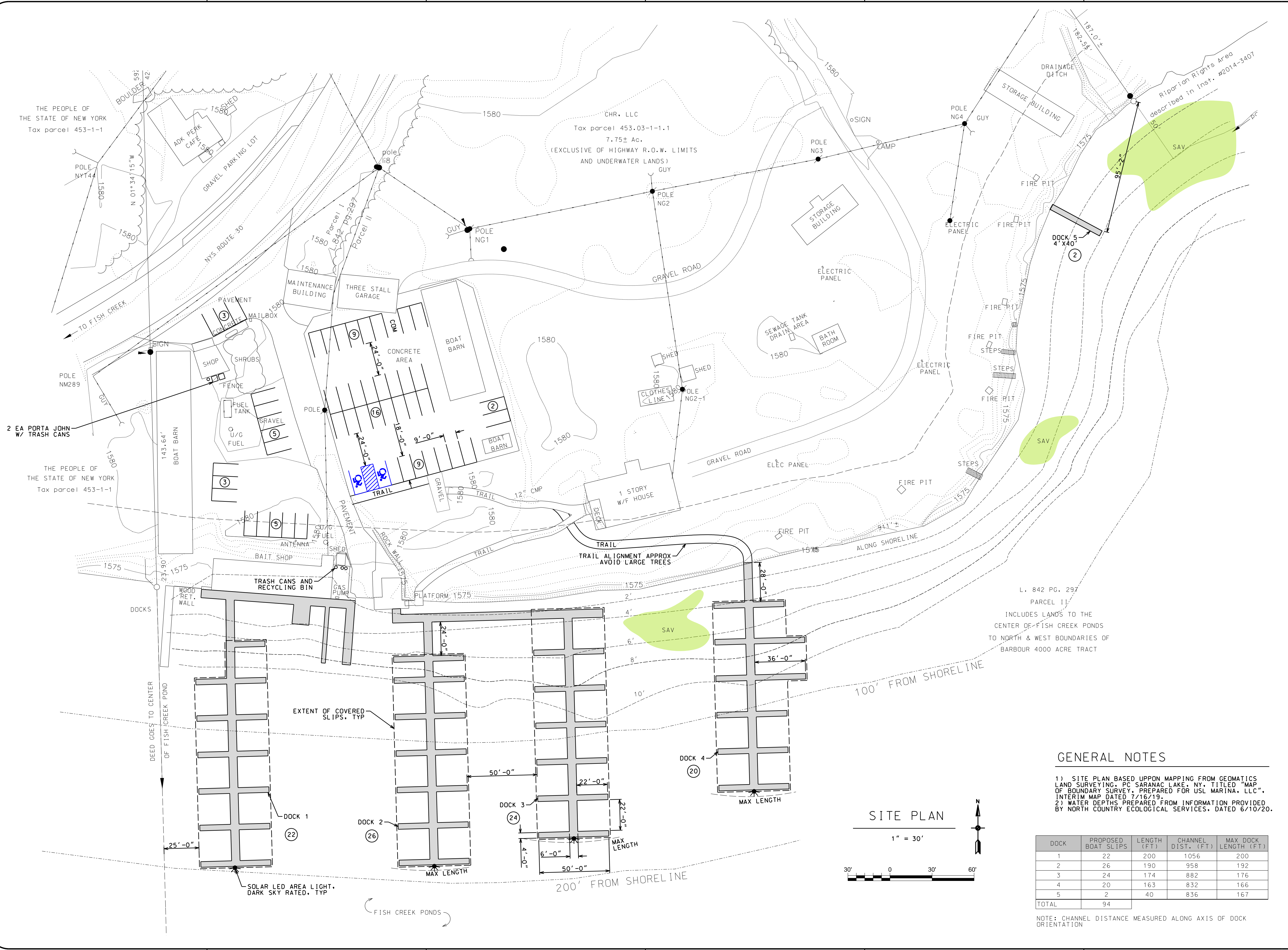
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5-04-22	TSC UPDATES	B
5-11-22	TSC UPDATES	C

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PROJECT #: 20-057
ORIGINAL 24"x36"

TITLE
SITE PLAN

SHEET
C10

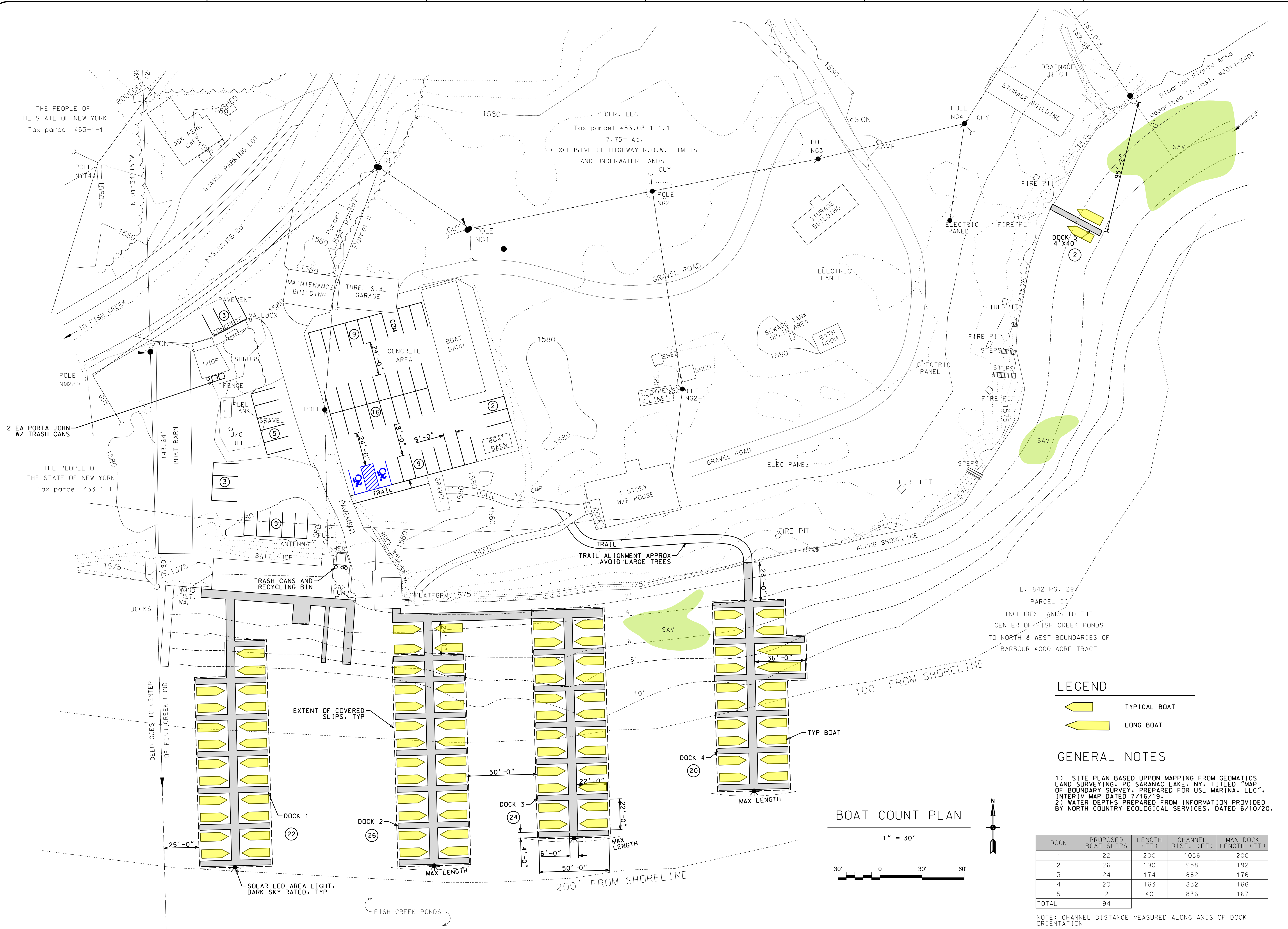


DOCK	PROPOSED BOAT SLIPS	LENGTH (FT)	CHANNEL DIST. (FT)	MAX DOCK LENGTH (FT)
1	22	200	1056	200
2	26	190	958	192
3	24	174	882	176
4	20	163	832	166
5	2	40	836	167
TOTAL	94			



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FISH CREEK PONDS, TOWN OF SANTA CLARA
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LEGEND

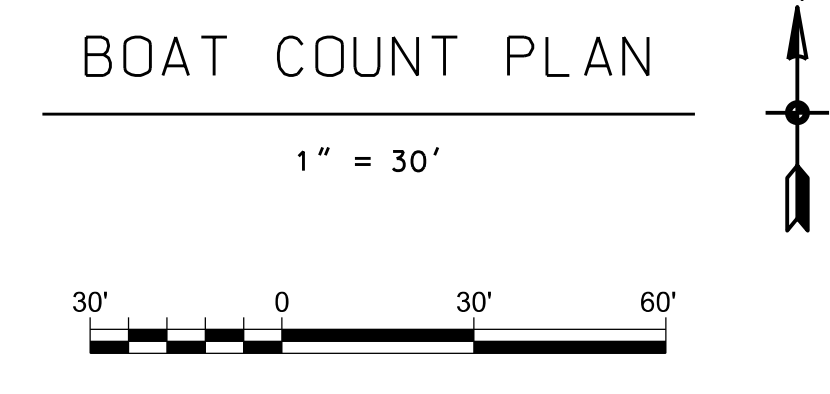
- TYPICAL BOAT
- LONG BOAT

GENERAL NOTES

- SITE PLAN BASED UPON MAPPING FROM GEOMATICS LAND SURVEYING, P.C. SARANAC LAKE, NY, TITLED "MAP OF BOUNDARY SURVEY, PREPARED FOR USL MARINA, LLC", INTERIM MAP DATED 7/16/19.
- WATER DEPTHS PREPARED FROM INFORMATION PROVIDED BY NORTH COUNTRY ECOLOGICAL SERVICES, DATED 6/10/20.

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1	22	200	1056	200
2	26	190	958	192
3	24	174	882	176
4	20	163	832	166
5	2	40	836	167
TOTAL	94			

NOTE: CHANNEL DISTANCE MEASURED ALONG AXIS OF DOCK ORIENTATION



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BOAT COUNT PLAN

SHEET
C10A



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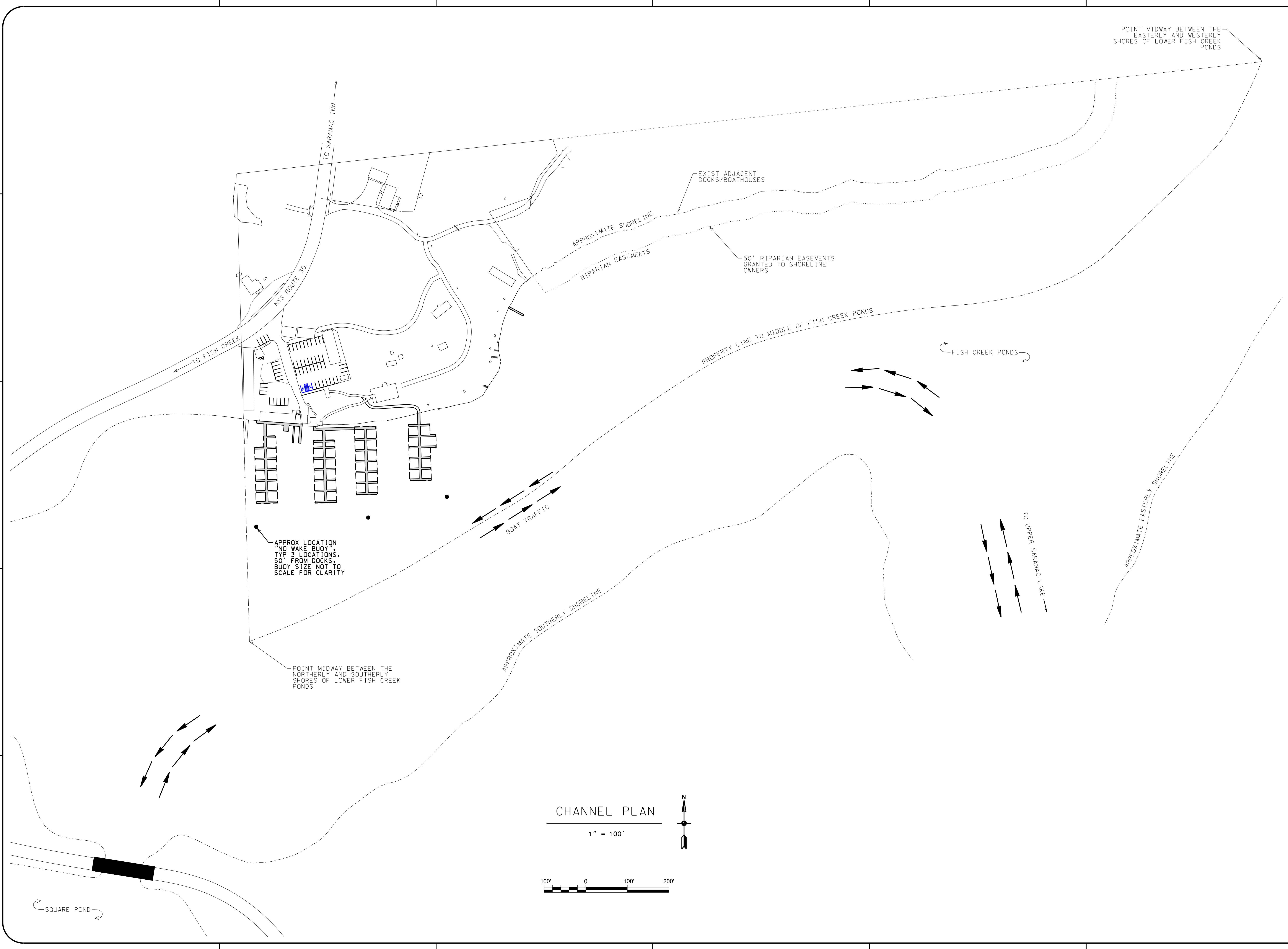
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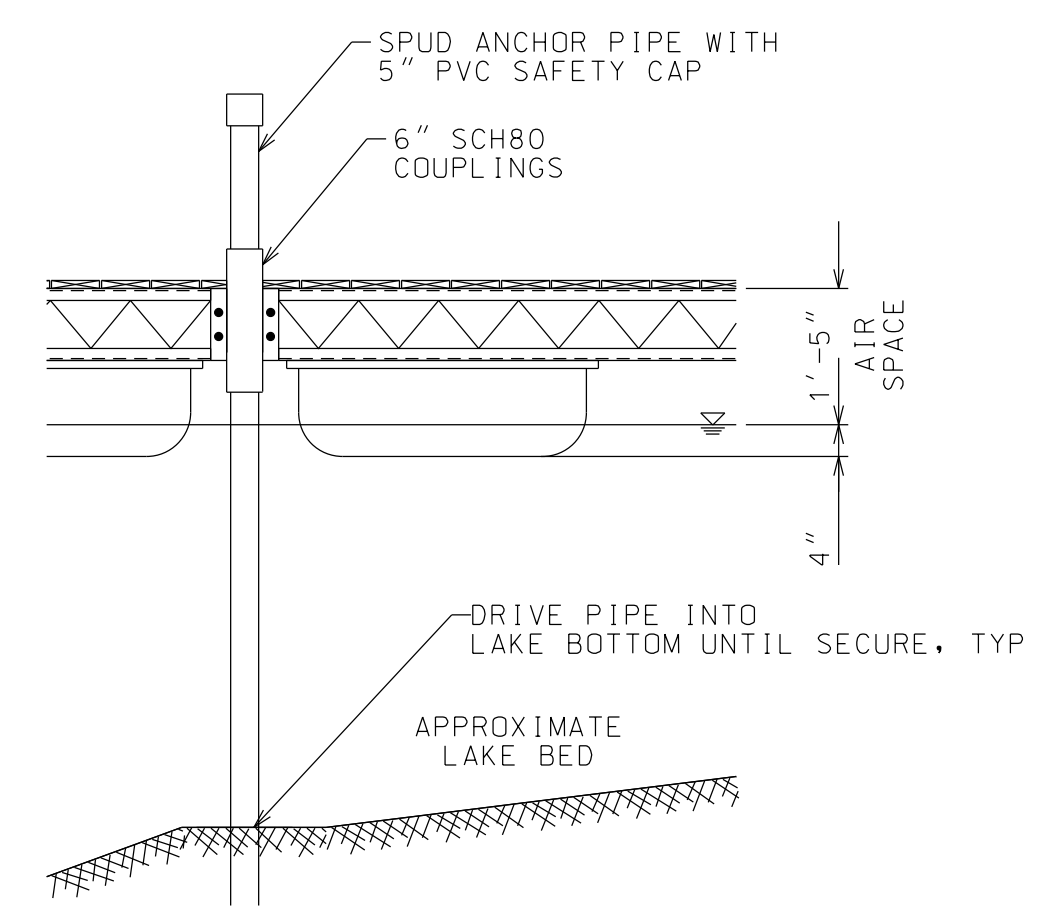
TITLE
CHANNEL PLAN

SHEET
C11

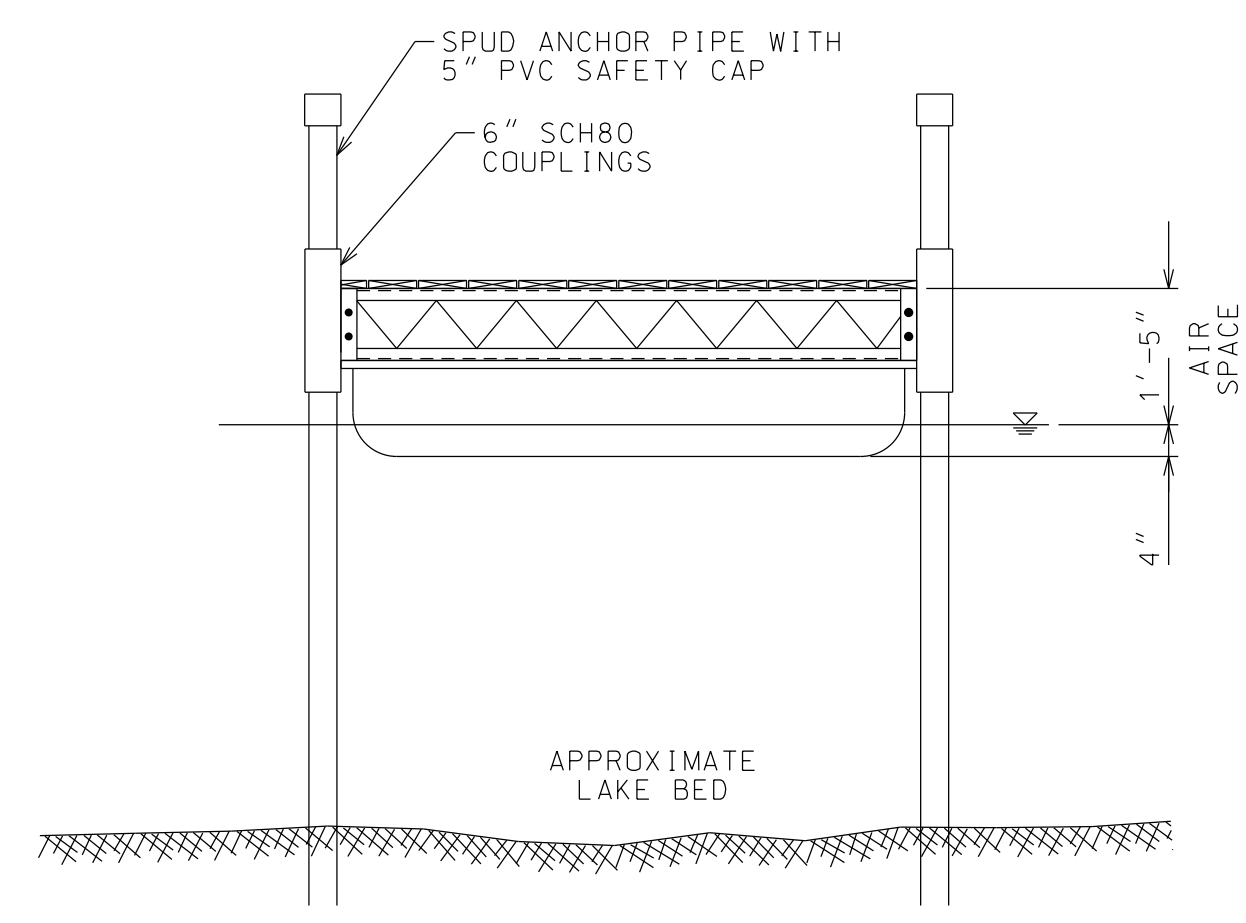




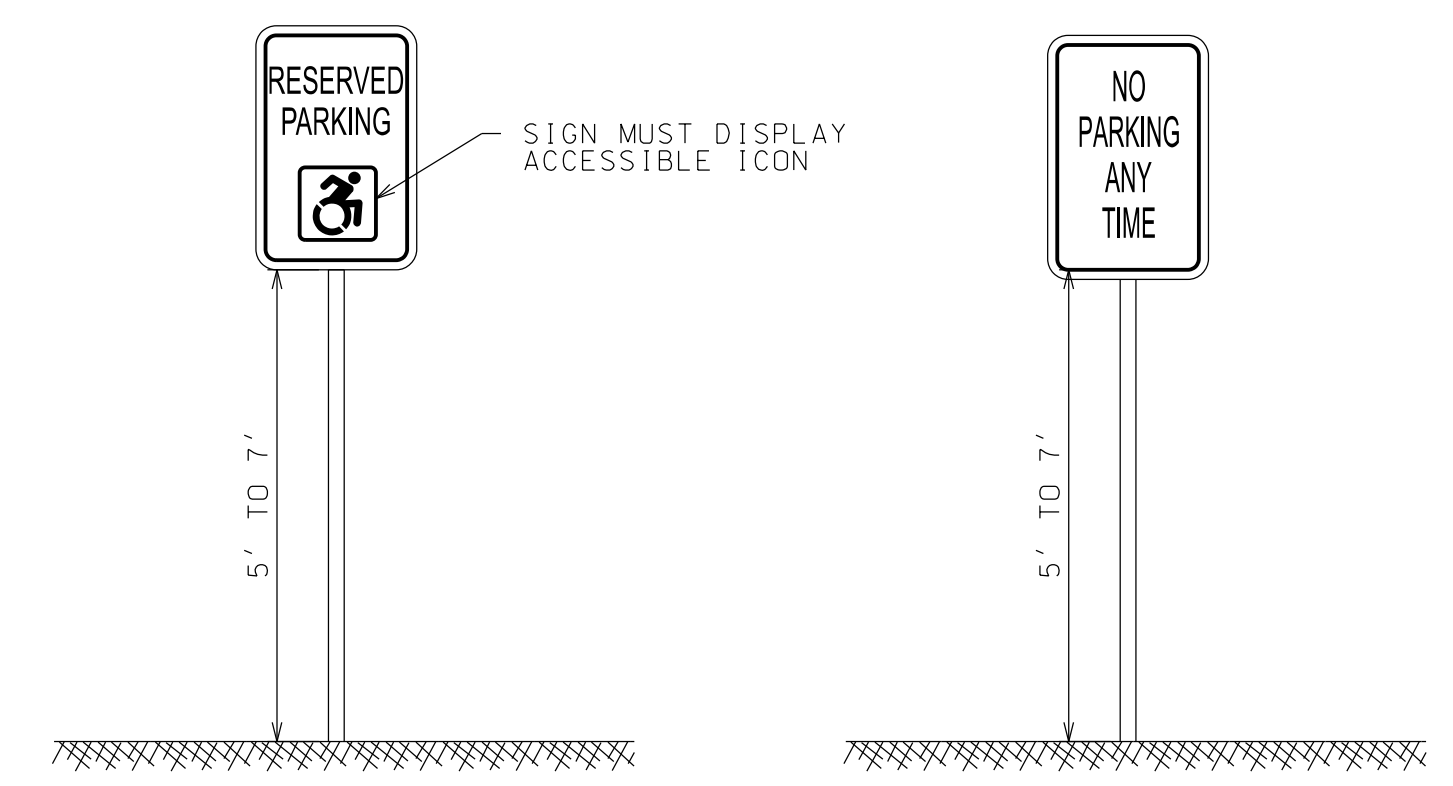
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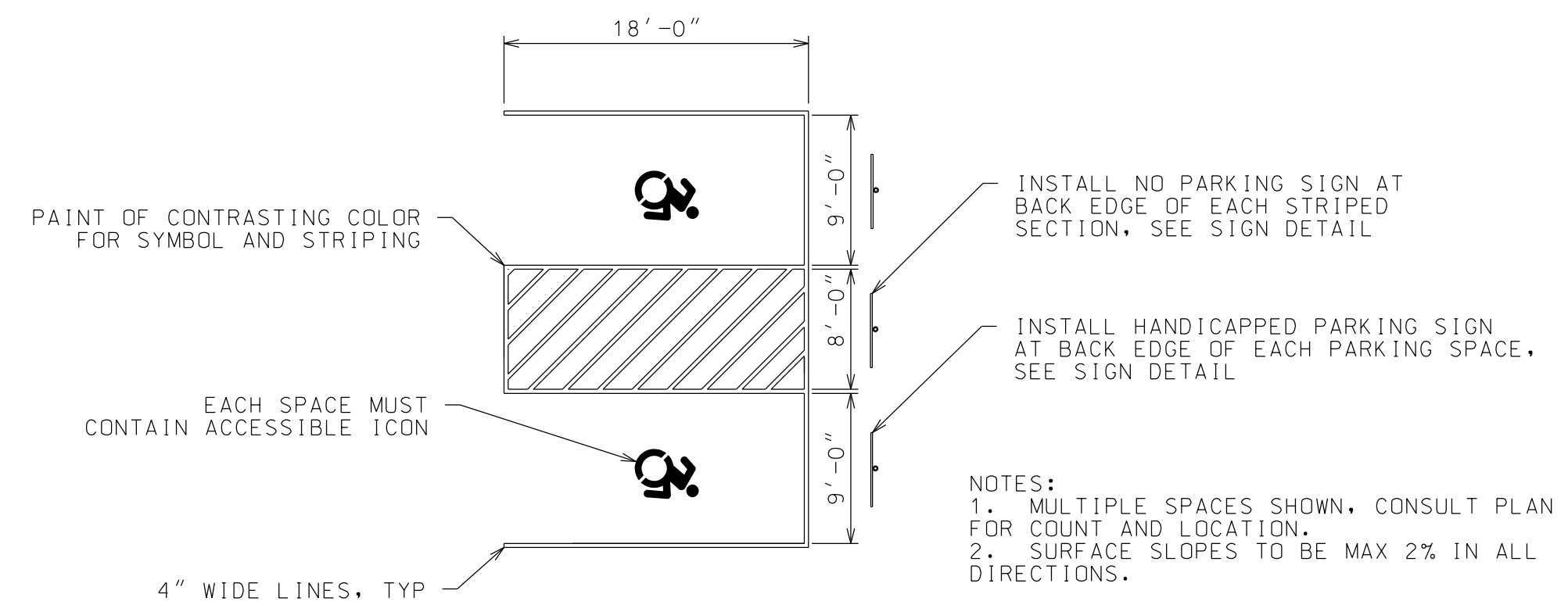
SPUD POLE ANCHOR SYSTEM - SIDE VIEW
NTS



SPUD POLE ANCHOR SYSTEM - END VIEW
NTS



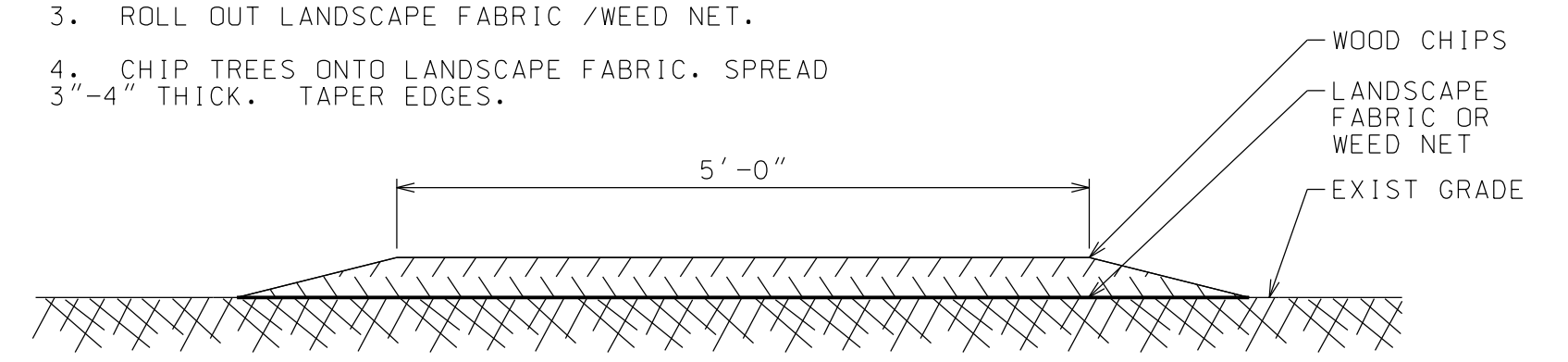
SIGN DETAILS
NOTE: SIGNS MAY BE MOUNTED ON STRUCTURE IF APPROVED BY THE ENGINEER.



ACCESSIBLE PARKING SPACE DETAILS
NTS

PATH CONSTRUCTION NOTES:

1. CUT & REMOVE ALL BRUSH AT GROUND LEVEL.
2. CUT ALL TREES AT GROUND LEVEL. REGRADE AS NEEDED TO REMOVE STONES & FILL IN LOW SPOTS.
3. ROLL OUT LANDSCAPE FABRIC /WEED NET.
4. CHIP TREES ONTO LANDSCAPE FABRIC. SPREAD 3"-4" THICK, TAPER EDGES.



TYPICAL WALKING PATH SECTION
NTS

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FISH CREEK PONDS, TOWN OF SANTA CLARA
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TITLE
DETAILS

SHEET
C20



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ORIGINAL 24"x36"

TITLE

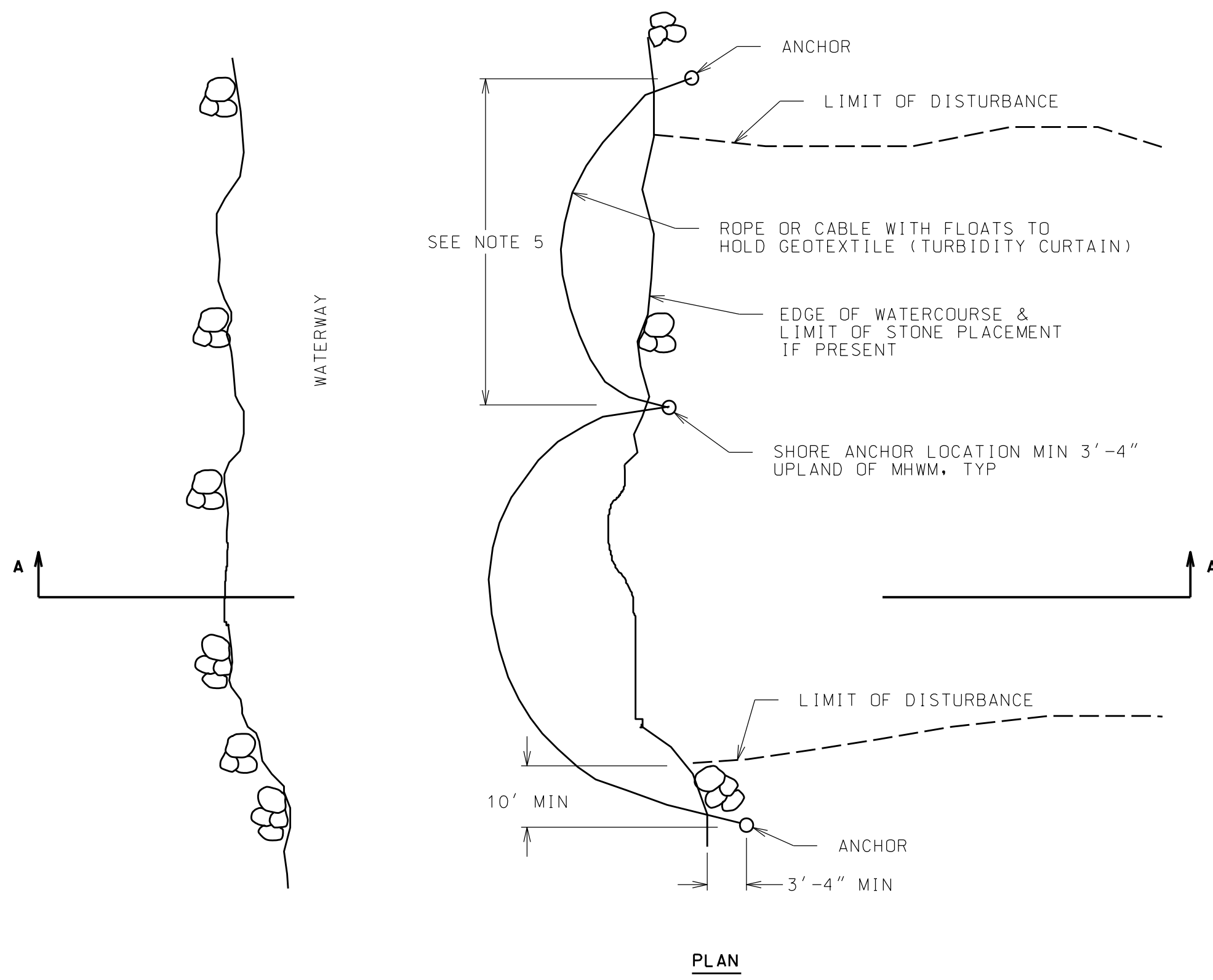
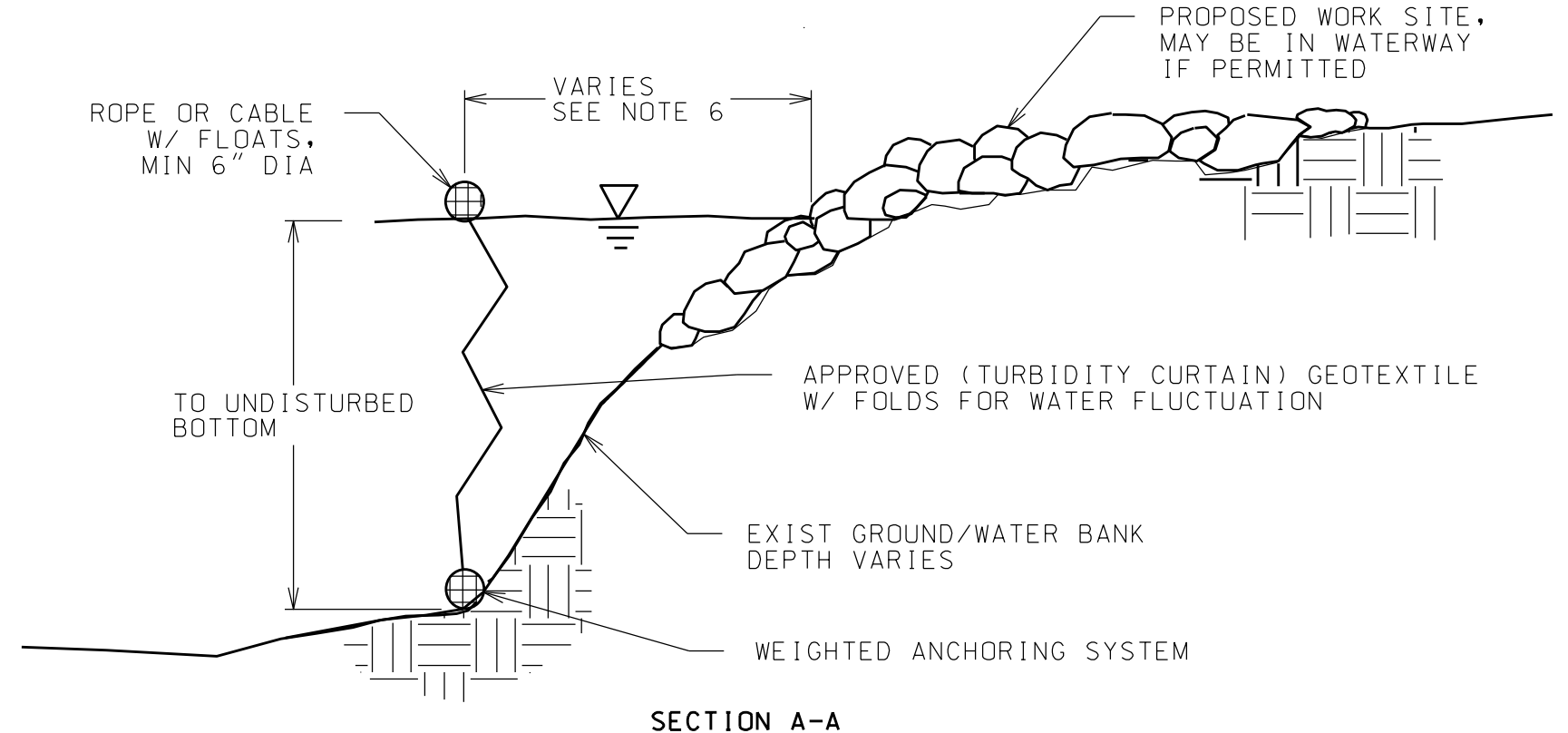
DETAILS

SHEET

C21

TURBIDITY CURTAIN NOTES

- 1) THE PURPOSE OF A TURBIDITY CURTAIN IS TO SEPARATE WORK AREAS IN OR ADJACENT TO WATERWAYS, TO PREVENT TURBIDITY FROM ENTERING THE WATERWAY.
- 2) TURBIDITY CURTAIN SHALL NOT BE PLACED ACROSS A FLOWING WATERWAY, OR IN A WATERWAY WITH STREAM VELOCITIES GREATER THAN 5.0 FT/SEC.
- 3) CONCENTRATED FLOW OUTLETS SUCH AS CULVERT OUTLETS, DITCHES, ETC SHALL NOT BE LOCATED BEHIND TURBIDITY CURTAIN.
- 4) THE DETAIL DEPICTS WORK AT A SHORE LINE SITE, BUT TURBIDITY CURTAIN MAY BE APPLIED AT OTHER LOCATIONS.
- 5) TURBIDITY CURTAIN SHALL BE A MAXIMUM OF 110' LONG FOR EACH SECTION OF CURTAIN REQUIRED. LAST SECTION SHALL TERMINATE 10' BEYOND THE LIMIT OF DISTURBANCE.
- 6) THE TURBIDITY CURTAIN SHALL BE PLACED AS CLOSE TO THE WORK AS POSSIBLE WITHOUT INTERFERING WITH CONSTRUCTION OPERATIONS.
- 7) THE CONTRACTOR SHALL CONTINUALLY MONITOR THE INSTALLATION, TAKING INTO ACCOUNT WEATHER PATTERNS AND PREVAILING WIND DIRECTIONS THAT MAY AFFECT WATER LEVELS, VELOCITY AND MOVEMENT OF THE TURBIDITY CURTAIN.
- 8) THE TURBIDITY CURTAIN SHALL BE REMOVED BY PULLING TOWARD THE SHORE TO MINIMIZE ESCAPE OF SEDIMENTS INTO THE WATERWAY.
- 9) THE WEIGHTED ANCHOR SYSTEM SHALL BE A TYPE THAT ALLOWS THE CURTAIN TO CONFORM TO THE CONTOUR OF THE BOTTOM OF THE WATERWAY.



TYPICAL TEMPORARY TURBIDITY CURTAIN DETAIL
NTS



WARNING: IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER AN ITEM IN ANY WAY. IF ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PROJECT NAME
**USL MARINA, LLC OF SANTA CLARA
FISH CREEK PONDS, TOWN OF SANTA CLARA**
 4548 NYS ROUTE 30, SARANAC LAKE, NY, 12983

LOCATION
TOWN OF SANTA CLARA, NY

DATE	ISSUED FOR	REV
4.12.22	PERMITTING	

DRAWN BY: JA GARSO
CHECKED BY: TJ NORTHRUP
PROJECT #: 20-057
ORIGINAL 24"x36"

TITLE
NOTES

SHEET
C22

CONSTRUCTION SPILL PREVENTION AND CONTROL PLAN

MATERIAL HANDLING PROCEDURES AND STORAGE REQUIREMENTS:

1. RECYCLE, RECLAIM, OR REUSE PROCESS MATERIALS, THEREBY REDUCING THE AMOUNT OF PROCESS MATERIALS THAT ARE BROUGHT ON SITE.
2. INSTALL LEAK DETECTION DEVICES, OVERFLOW CONTROLS, AND DIVERSION BERMS WHEN APPROPRIATE.
3. DISCONNECT ANY DRAINS FROM AREAS THAT LEAD TO THE DRAINAGE OR STORMWATER SYSTEM.
4. PERFORM PREVENTATIVE MAINTENANCE ON TANKS, VALVES, PUMPS, PIPES AND OTHER EQUIPMENT. EQUIPMENT THAT HAS LEAKS SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.
5. USE PROPER MATERIAL TRANSFER PROCEDURES OR FILLING PROCEDURES FOR TANKS AND OTHER EQUIPMENT.
6. SUBSTITUTE LESS OR NON-TOXIC MATERIALS FOR TOXIC MATERIALS.

SPILL RESPONSE:

1. PREVENT THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES.
2. IN THE EVENT OF A SPILL, FOLLOW CONTAINMENT PROCEDURES OUTLINED IN THE "CONSTRUCTION WASTE MANAGEMENT PLAN."
3. FOR HAZARDOUS MATERIALS, FOLLOW CLEANUP INSTRUCTIONS ON PACKAGE. USE AN ABSORBENT MATERIAL SUCH AS SAWDUST OR KITTY LITTER TO CONTAIN THE SPILL.
4. IN THE EVENT OF A SPILL, NOTIFY PROJECT SUPERINTENDENT, ENGINEER, AND LOCAL HIGHWAY DEPARTMENT STAFF. IN THE EVENT OF A HAZARDOUS MATERIAL SPILL ALSO NOTIFY THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, THE NYS POLICE, AND THE LOCAL FIRE DEPARTMENT.

MULCH STABILIZATION NOTES

1. MULCH STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS OF FIRST DISTURBANCE AND IMMEDIATELY AFTER COMPLETION OF ROUGH GRADING ACTIVITIES.
2. APPLY MULCHING MATERIAL. MULCH SHALL BE OAT OR WHEAT STRAW, FREE FROM WEEDS OR FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY.
3. IN MID-SUMMER, LATE FALL, OR WINTER: APPLY 100 LB PER 1000 SF, PLUS TACKIFIER. IN SPRING OR EARLY FALL: APPLY 45 LB PER 1000 SF, PLUS TACKIFIER.
4. INSTALL JUTE MATTING WITH OPEN WEAVE FOR SLOPES GREATER THAN 1:6, BUT LESS THAN 1:4. FOR SLOPES GREATER THAN 1:4 INSTALL CURLEX I CL BY AEC OR APPROVED EQUAL, UNO.

FINAL SEEDING NOTES

1. PREPARE SUBSOIL TO ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAINTAIN LINES, LEVELS, PROFILES AND CONTOURS. MAKE CHANGES IN GRADE GRADUAL. BLEND SLOPES INTO LEVEL AREAS.
2. REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS AND THEIR ROOTS.
3. SPREAD TOPSOIL TO A MINIMUM DEPTH OF 4" OVER AREA TO BE SEEDDED.
4. TYPICAL SEED MIXES FOR LAWN AREAS IS 15-40% KENTUCKY BLUEGRASS, 30-50% FINE FESCUE, 15-40% PERENNIAL RYEGRASS, 5-15% ANNUAL RYEGRASS AND 0-5% WHITE CLOVER. SEED MIXES FOR GENERAL RESTORATION IS 50-70% FINE FESCUE, 15-40% PERENNIAL RYEGRASS, 5-15% ANNUAL RYEGRASS AND 5-10% WHITE CLOVER. APPLY AT A RATE OF 350 LB/AC. PLACE SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE LIGHTLY. ALTERNATE SEED MIXES MAY BE APPROPRIATE FOR SPECIFIC LOCATIONS AND SEASONS. CONFIRM WITH ENGINEER PRIOR TO SEEDING.
5. APPLY MULCHING MATERIAL TO SEED AREA. MULCH SHALL BE OAT OR WHEAT STRAW, FREE FROM WEEDS OR FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. REFER TO MULCH STABILIZATION NOTES FOR APPLICATION REQUIREMENTS.
6. INSTALL JUTE MATTING WITH OPEN WEAVE FOR SLOPES GREATER THAN 1:6, BUT LESS THAN 1:4. FOR SLOPES GREATER THAN 1:4 INSTALL CURLEX I CL BY AEC OR APPROVED EQUAL, UNO.
7. REAPPLY SEED UNTIL GRASS IS COMPLETELY ESTABLISHED.
8. WHEN HYDROSEEDING SLOPES OVER 3:1, USE HYDROSEEDER TO APPLY SEED, FERTILIZER, WOOD FIBER MULCH (45 LB PER 1000 SF), AND MULCH TACKIFIER.
9. FINAL SEEDING OPERATIONS TO COMMENCE WITHIN SEVEN DAYS OF FINAL CONSTRUCTION IN EACH AREA, AND BE COMPLETE WITHIN 14 DAYS.

STABILIZATION MAINTENANCE NOTES

1. FERTILIZE IN EARLY WINTER WITH NITROGEN AT 40 LB/AC.
2. FERTILIZE IN EARLY SPRING WITH 10-10-10 AT 150 LB/AC.
3. KEEP MOWED HEIGHT TO 3" - 4".

CONSTRUCTION WASTE MANAGEMENT PLAN

STORAGE AND DISPOSAL OF CONSTRUCTION SITE WASTES:

1. DESIGNATE A WASTE COLLECTION AREA ONSITE THAT DOES NOT RECEIVE A SUBSTANTIAL AMOUNT OF RUNOFF FROM UPLAND AREAS AND DOES NOT DRAIN DIRECTLY TO A WATERBODY.
2. ENSURE THAT CONTAINERS HAVE LIDS SO THEY CAN BE COVERED BEFORE PERIODS OF RAIN, AND KEEP CONTAINERS IN A COVERED AREA WHENEVER POSSIBLE.
3. SCHEDULE WASTE COLLECTION TO PREVENT CONTAINERS FROM OVERFILLING.
4. CLEAN UP SPILLS IMMEDIATELY. FOLLOW PROCEDURES OUTLINED IN THE "CONSTRUCTION SPILL PREVENTION AND CONTROL PLAN". FOR HAZARDOUS MATERIALS, FOLLOW CLEANUP INSTRUCTIONS ON THE PACKAGE. USE AN ABSORBENT MATERIAL SUCH AS SAWDUST OR KITTY LITTER TO CONTAIN THE SPILL.
5. COLLECT, REMOVE, AND DISPOSE OF ALL CONSTRUCTION SITE WASTES AT AUTHORIZED DISPOSAL AREAS.
6. WASTEWATER FROM THE WASHOUT OF CONCRETE SHALL BE CONTAINED IN ACCORDANCE WITH STANDARD DETAIL.

DEWATERING

1. DISCHARGE FROM DEWATERING ACTIVITIES SHALL BE MANAGED BY APPROPRIATE CONTROL MEASURES.

DISPOSAL OF HAZARDOUS MATERIALS:

1. CONSULT LOCAL WASTE MANAGEMENT AUTHORITIES ABOUT THE REQUIREMENTS FOR DISPOSING OF HAZARDOUS MATERIALS.
2. TO PREVENT LEAKS, EMPTY AND CLEAN ANY HAZARDOUS WASTE CONTAINERS BEFORE THEY ARE DISPOSED OF.
3. THE ORIGINAL PRODUCT LABEL SHOULD NEVER BE REMOVED FROM THE CONTAINER, AS IT CONTAINS IMPORTANT SAFETY INFORMATION. FOLLOW THE MANUFACTURER'S RECOMMENDED METHOD OF DISPOSAL, WHICH SHOULD BE PRINTED ON THE LABEL.
4. IF EXCESS PRODUCTS NEED TO BE DISPOSED OF, THEY SHOULD NEVER BE MIXED DURING DISPOSAL UNLESS SPECIFICALLY RECOMMENDED BY THE MANUFACTURER.

USE OF PETROLEUM PRODUCTS:

1. STORE PETROLEUM PRODUCTS AND FUEL FOR VEHICLES IN COVERED AREAS WITH DIKES IN PLACE TO CONTAIN ANY SPILLS.
2. IMMEDIATELY CONTAIN AND CLEAN UP ANY SPILLS WITH ABSORBENT MATERIAL.
3. HAVE EQUIPMENT AVAILABLE IN FUEL STORAGE AREAS AND IN VEHICLES TO CONTAIN AND CLEAN UP ANY SPILLS THAT OCCUR.

USE OF PESTICIDES:

1. FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT APPLY TO THE USE, HANDLING, OR DISPOSAL OF PESTICIDES.
2. DO NOT HANDLE THE MATERIALS ANY MORE THAN NECESSARY.
3. STORE PESTICIDES IN A DRY, COVERED AREA.
4. CONSTRUCT CURBS OR DIKES TO CONTAIN PESTICIDES IN CASE OF SPILLAGE.
5. FOLLOW THE RECOMMENDED APPLICATION RATES AND METHODS.
6. HAVE EQUIPMENT AND ABSORBENT MATERIALS AVAILABLE IN AREAS WHERE PESTICIDES ARE STORED AND USED IN ORDER TO CONTAIN AND CLEAN UP ANY SPILLS THAT OCCUR.

USE OF FERTILIZERS:

1. APPLY FERTILIZERS AT THE MINIMUM RATE AND TO THE MINIMUM AREA NEEDED.
2. WORK THE FERTILIZER DEEPLY INTO THE SOIL TO REDUCE EXPOSURE OF NUTRIENTS TO STORMWATER RUNOFF.
3. APPLY FERTILIZER AT LOWER APPLICATION RATES WITH A HIGHER APPLICATION FREQUENCY.
4. ENSURE THAT EROSION AND SEDIMENT CONTROLS ARE IN PLACE TO PREVENT FERTILIZERS AND SEDIMENTS FROM BEING TRANSPORTED OFF-SITE.

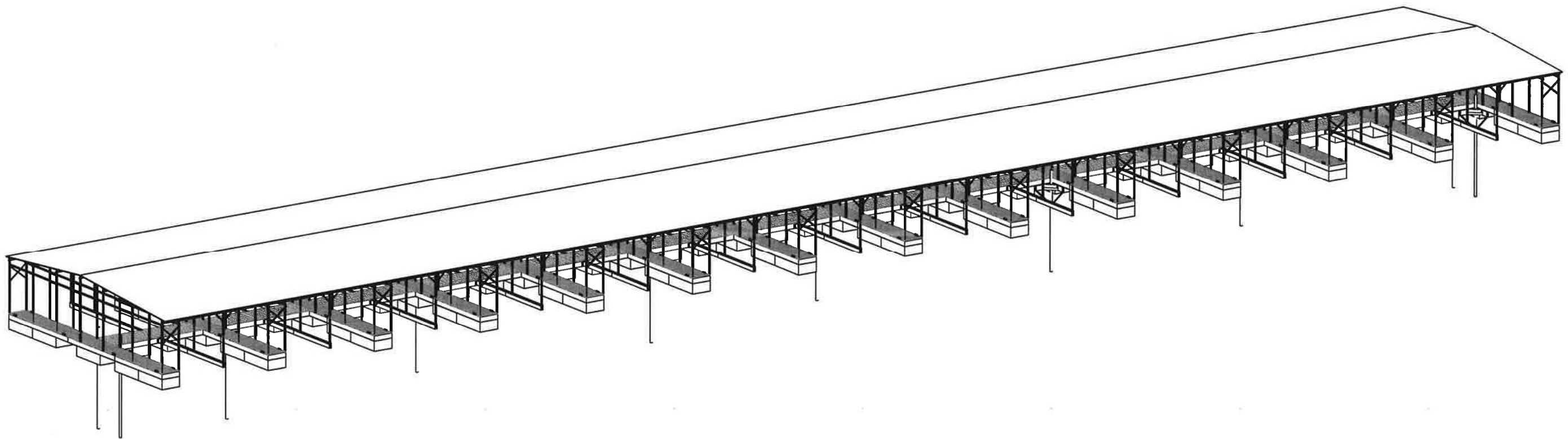
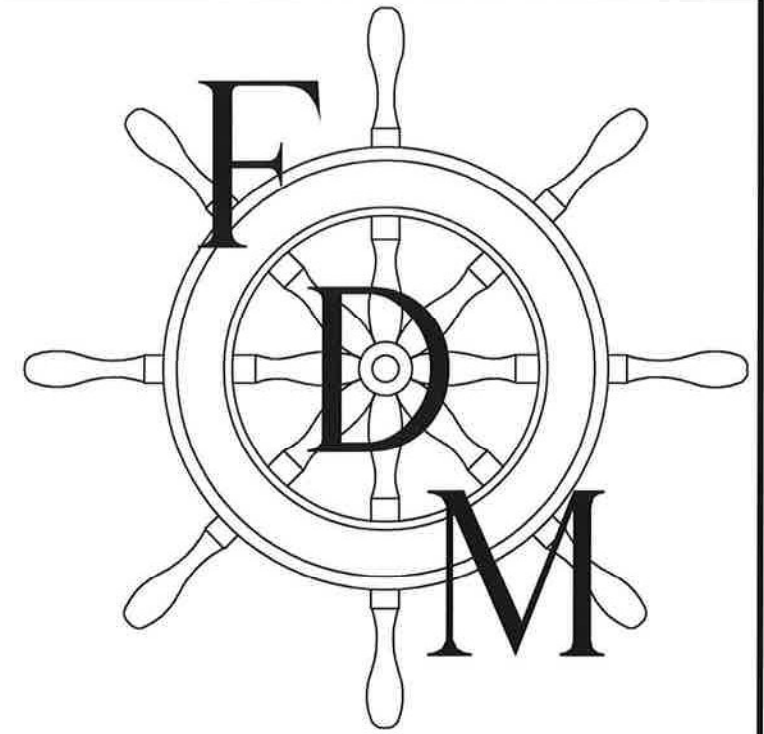
USE OF DETERGENTS:

1. THE USE OF DETERGENTS IS NOT ALLOWED ON THE CONSTRUCTION SITE.
2. EQUIPMENT AND VEHICLE WASHING SHALL ONLY OCCUR WITH CLEANWATER. THE DISCHARGE SHALL NOT VIOLATE WATER QUALITY STANDARDS.

MIKE DAMP

PROPOSAL

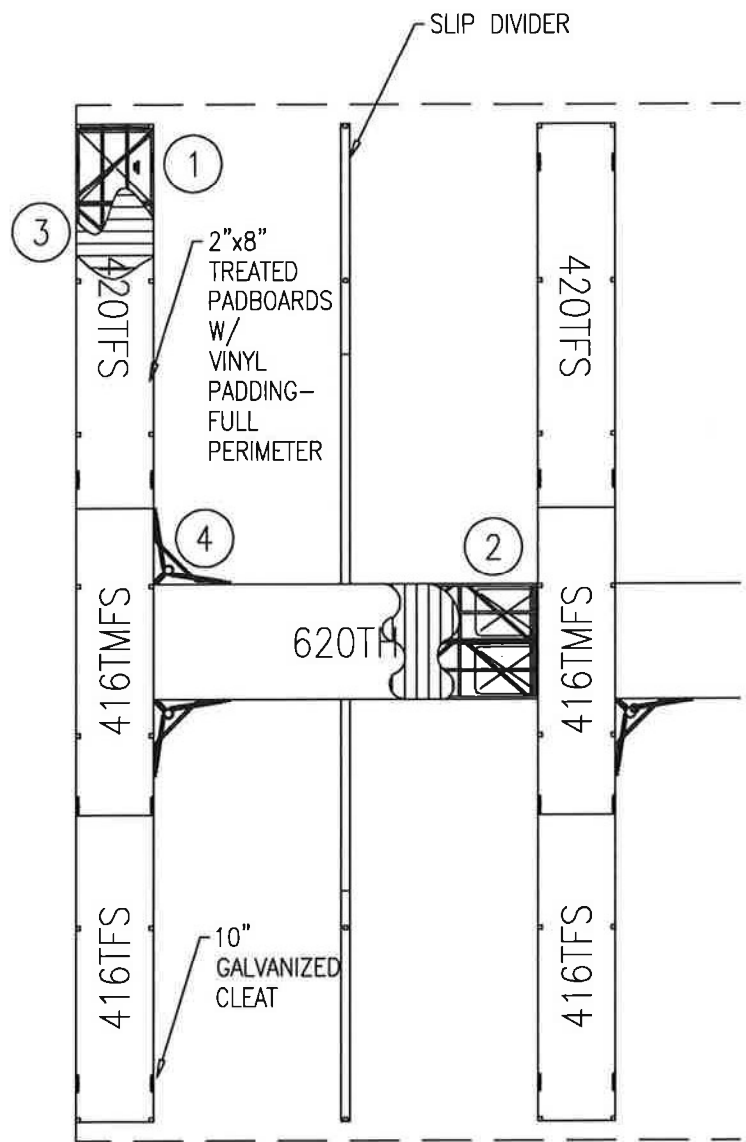
ILLUSTRATIVE EXAMPLE OF
COVERED DOCK SYSTEM



Floating Docks Mfg. Co.

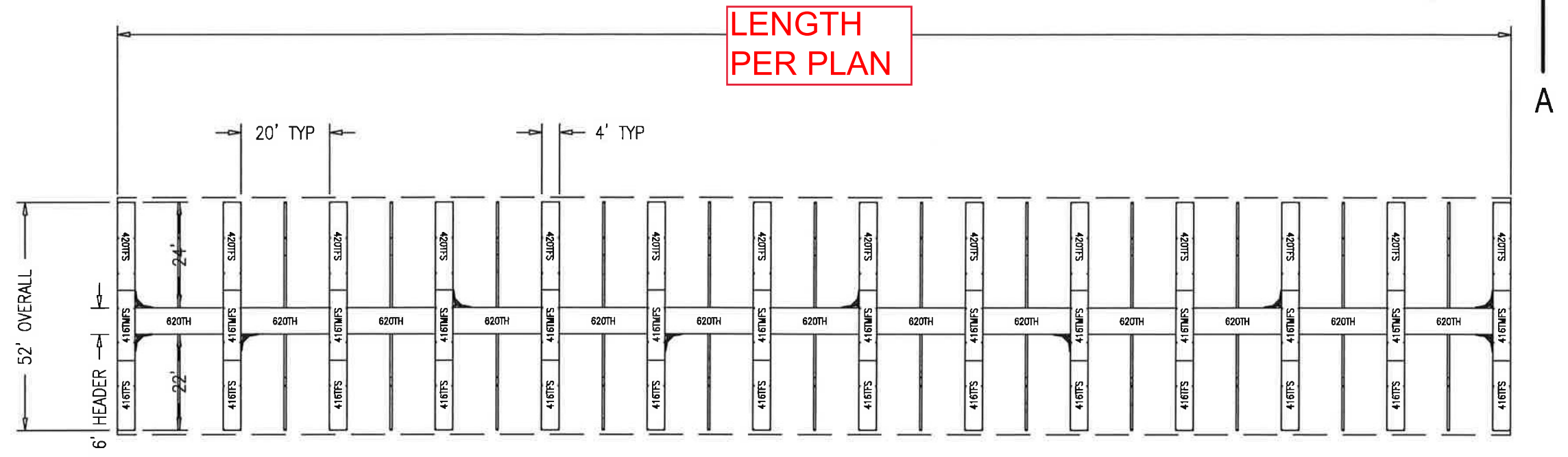
3010 W. Morris St.

Indianapolis, IN 46241



TYPICAL SLIP DETAIL

Scale: 0' 5' 10'



DOCK AREA: 4472 SQ. FT.
 PERIMETER: 1932 LIN. FT.
 ROOF AREA: 17064 SQ. FT.

PROPOSED DOCK LAYOUT

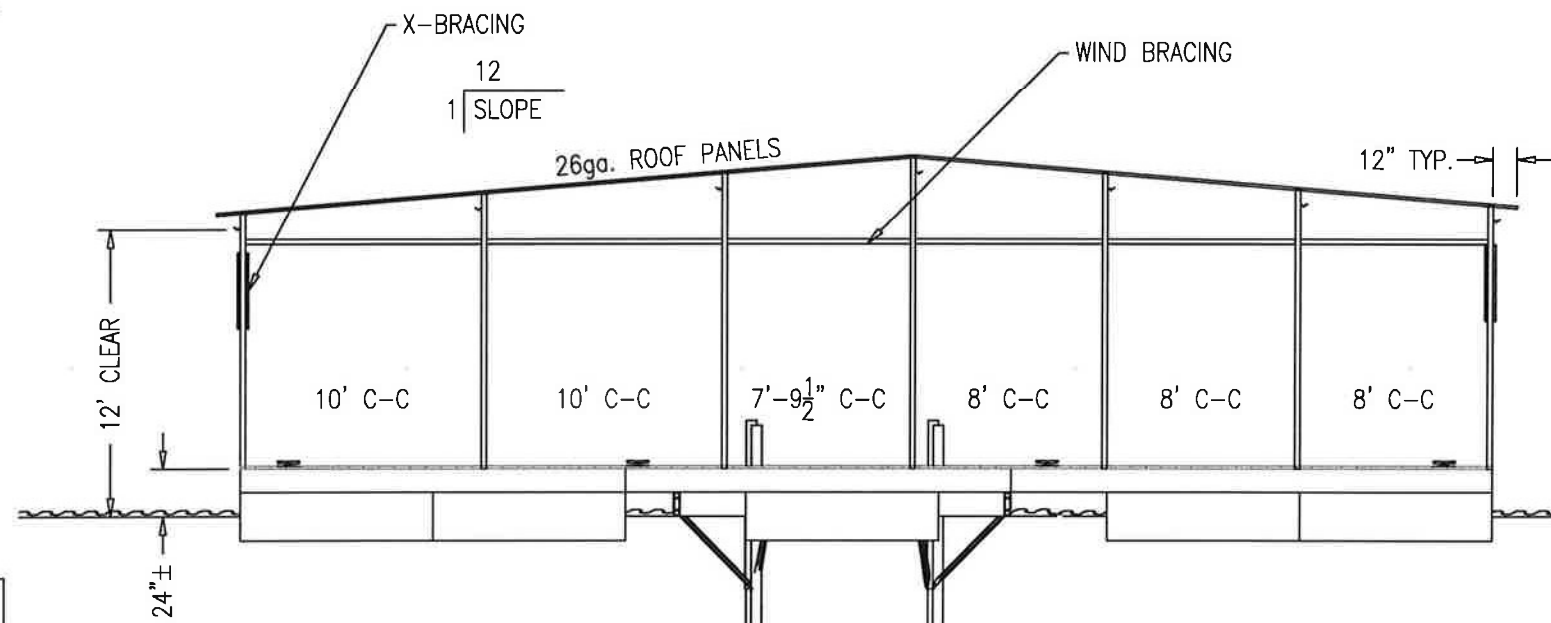
26 DOUBLE SLIPS - OPEN
 Scale: 0' 15' 30'

Approval required prior to construction

Approved as submitted
 Approved as noted
 Revise and resubmit

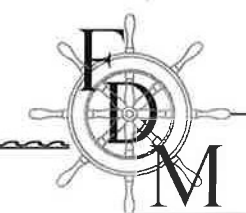
Authorization _____ Date _____

- MATERIAL SPECIFICATIONS**
- ① -Galvanized steel frames
 - ② -Polyethylene encased flotation
 - ③ -Composite decking
 - ④ -Pipe and sleeve anchor location



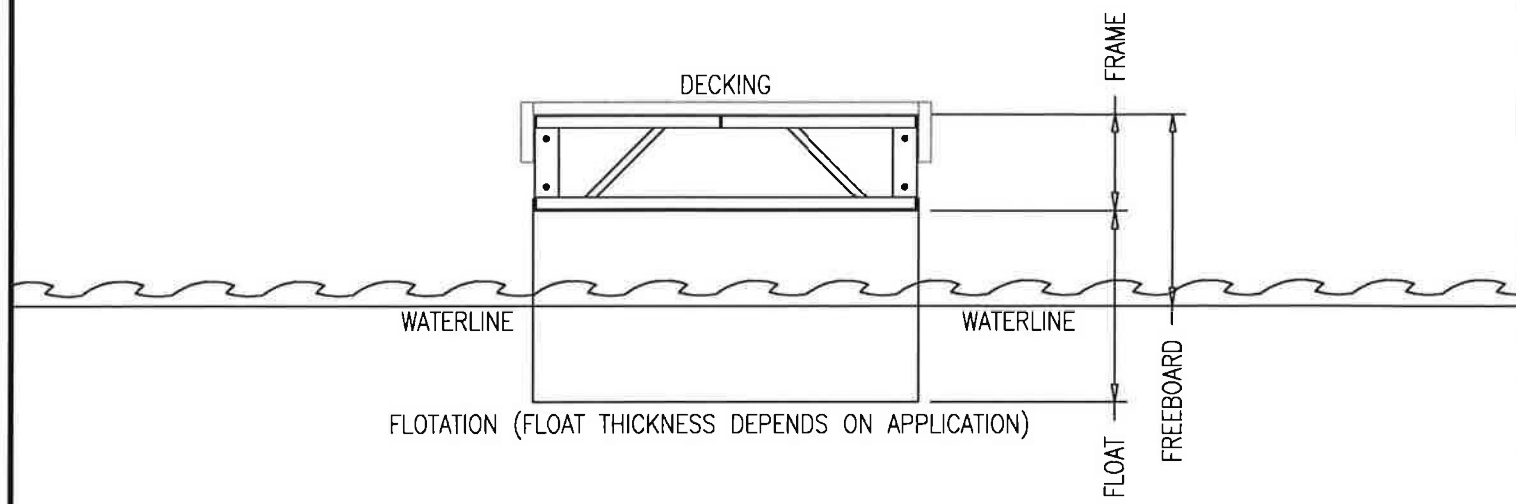
ELEVATION VIEW A-A

Scale: 0' 4' 8'

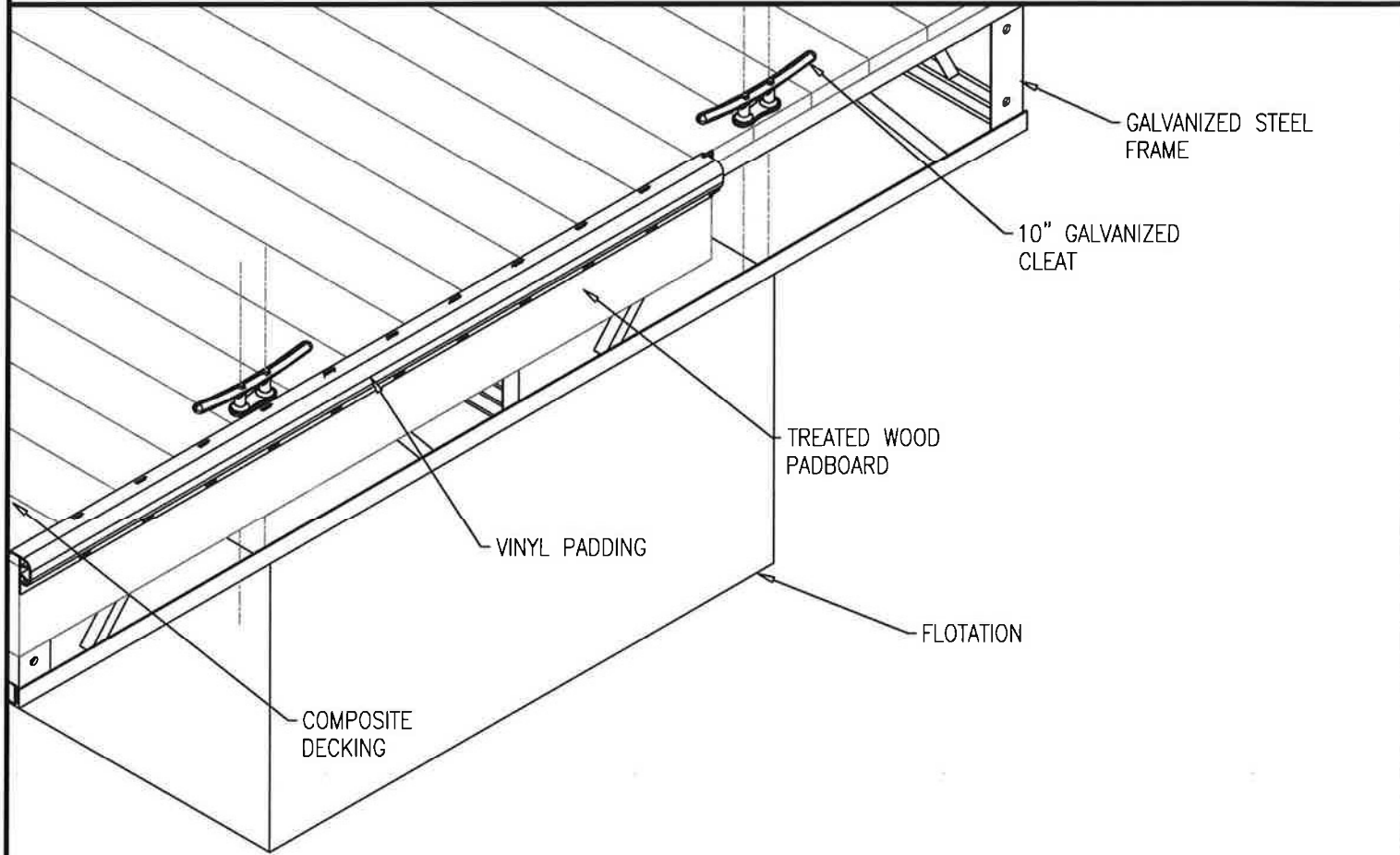


Floating Docks Mfg. Co.
 Indianapolis, IN

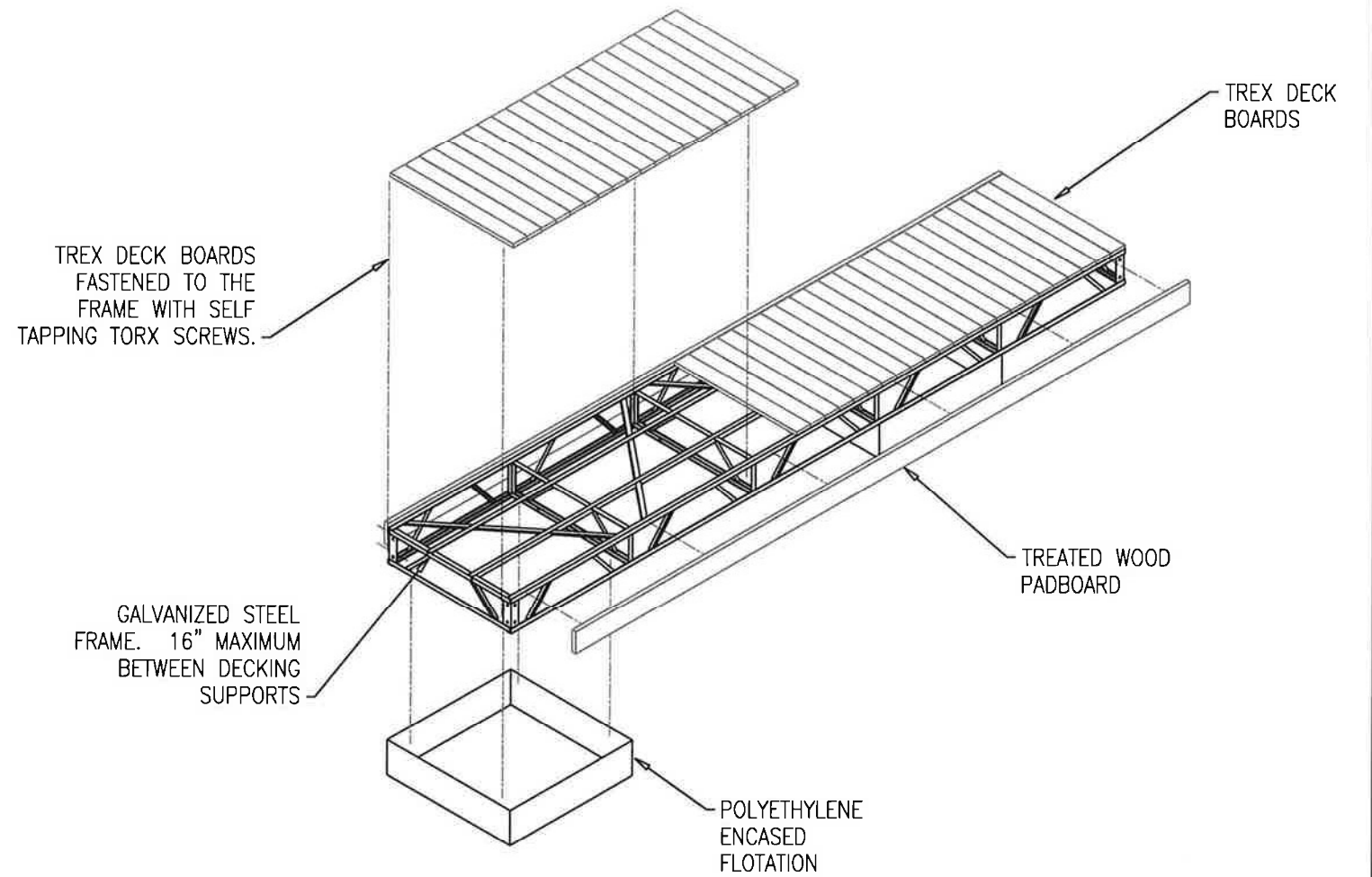
Date: 3/4/13	MIKE DAM	Sheet #
Job#: Q	PROPOSAL	1-A
Scale: NOTED		
Drawn: RWF		
	DOCK LAYOUT	
	PLAN VIEW	
Drawing#: Q033.0-13.02-01.0	Printed on March 13, 2013 by rfleener	
	Not to be reproduced without written permission	



FREE BOARD DETAIL



DECKING ACCESSORIES DETAIL



DOCKSECTION ASSEMBLY DETAIL

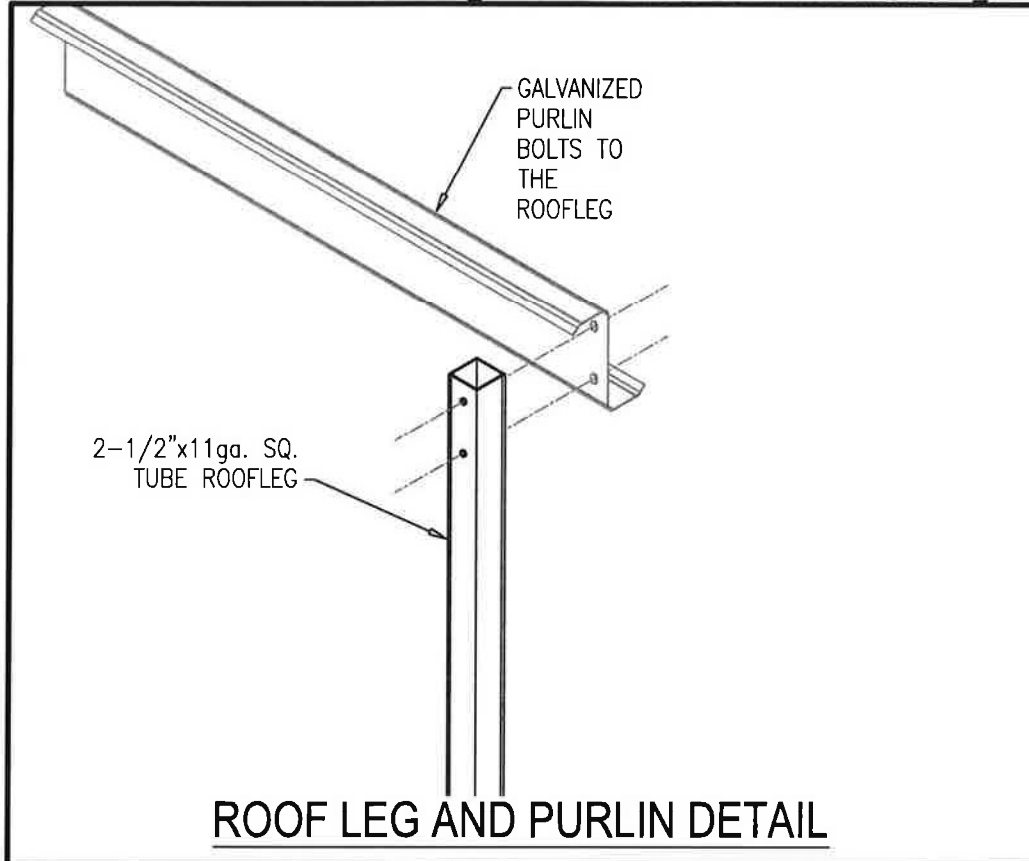


Floating Docks Mfg. Co.

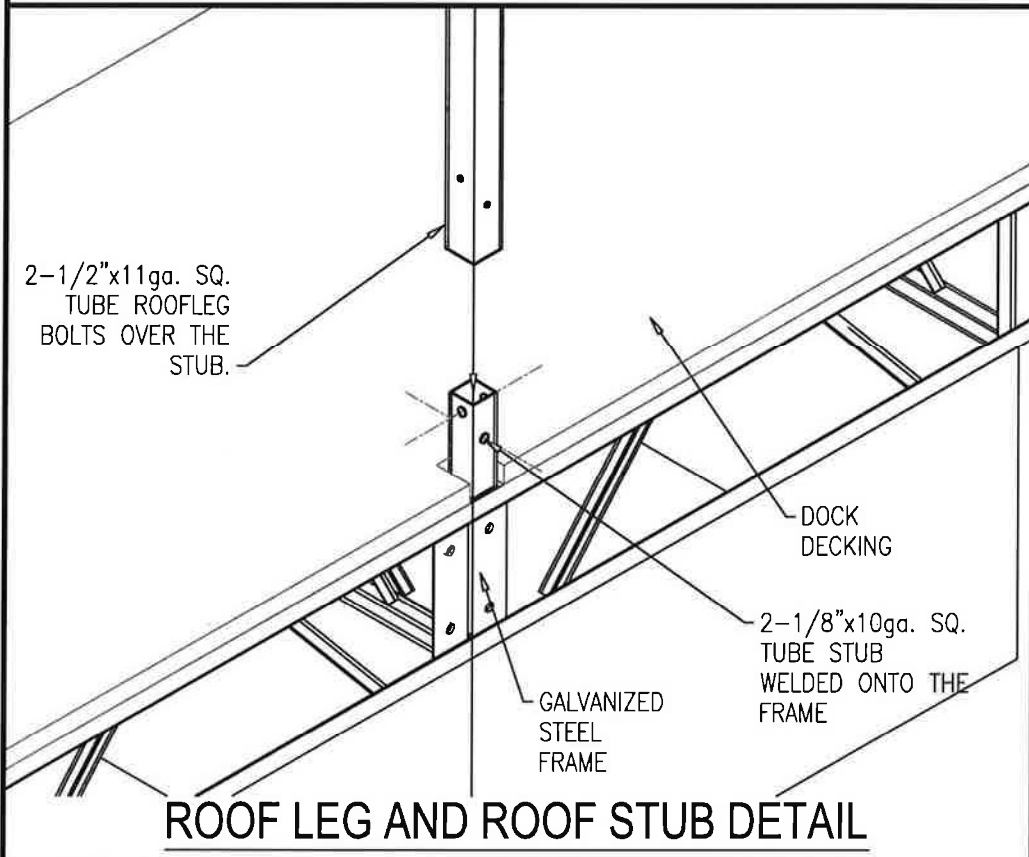
Indianapolis, IN 46241
 3010 West Morris Street
 Office - (800)-969-3625
 Fax - (317)-803-2444

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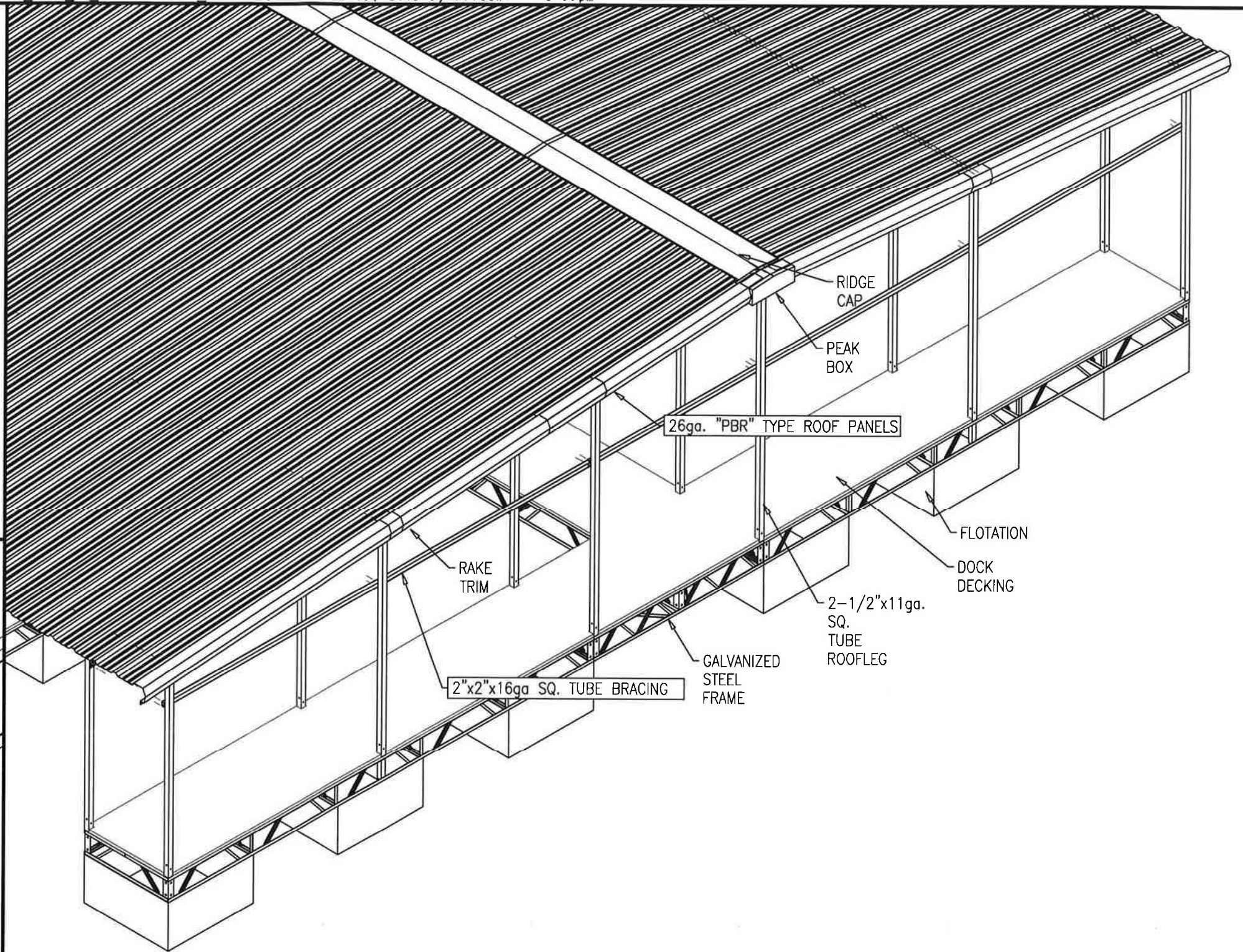
PROPOSAL	Date:	
	Job#:	
DOCKSECTION & ACCESSORY TYPICAL DETAILS	Scale:	NONE
	Drawing#:	11x17_TREX
	Drawn:	RWF
	Sheet #	



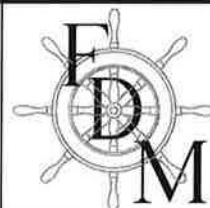
ROOF LEG AND PURLIN DETAIL



ROOF LEG AND ROOF STUB DETAIL



OVERALL ROOFING DETAIL - MARINA STYLE ROOFING DESIGN

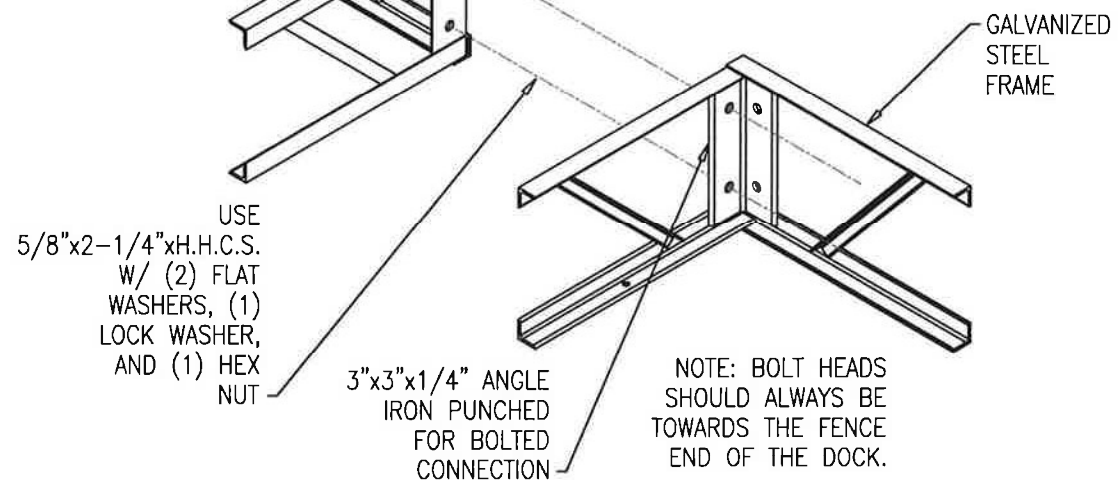


Floating Docks Mfg. Co.

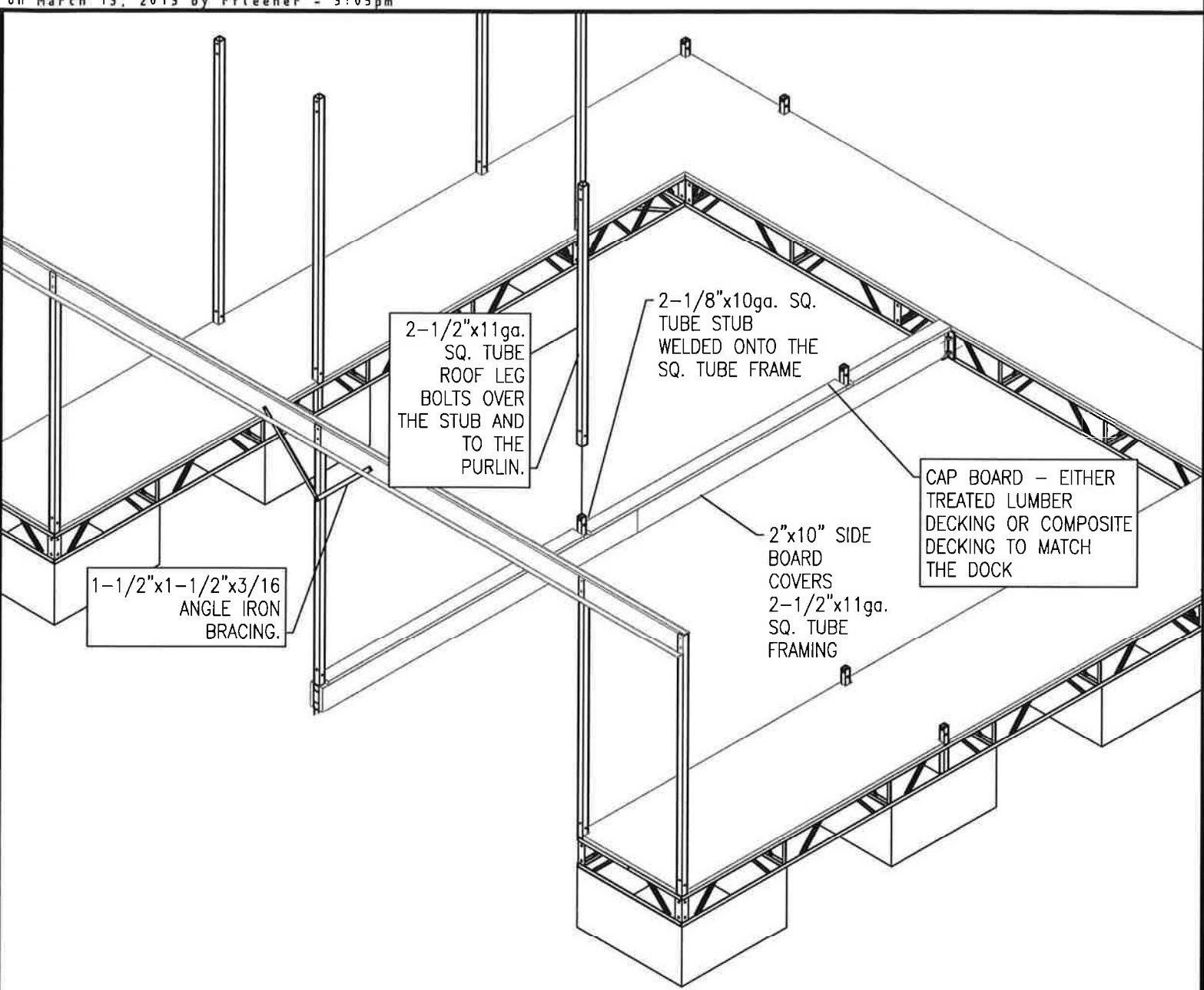
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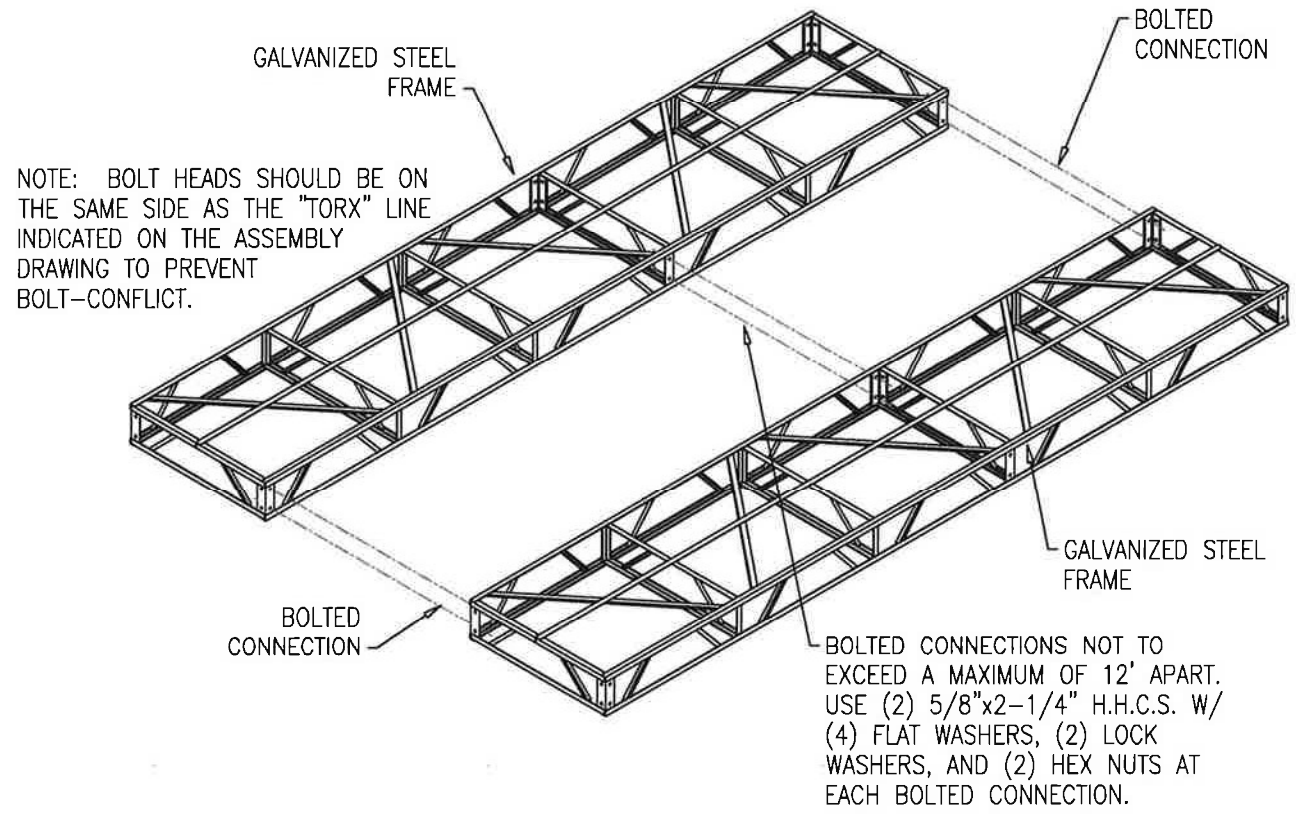
PROPOSAL		Date:
		Job#:
		Scale: NONE
		Drawing#:
		11x17
MARINA STYLE ROOFING DESIGN TYPICAL DETAILS		Drawn: RWF
		Sheet #



END TO END BOLT CONNECTION DETAIL



DOCKSECTION ASSEMBLY DETAIL



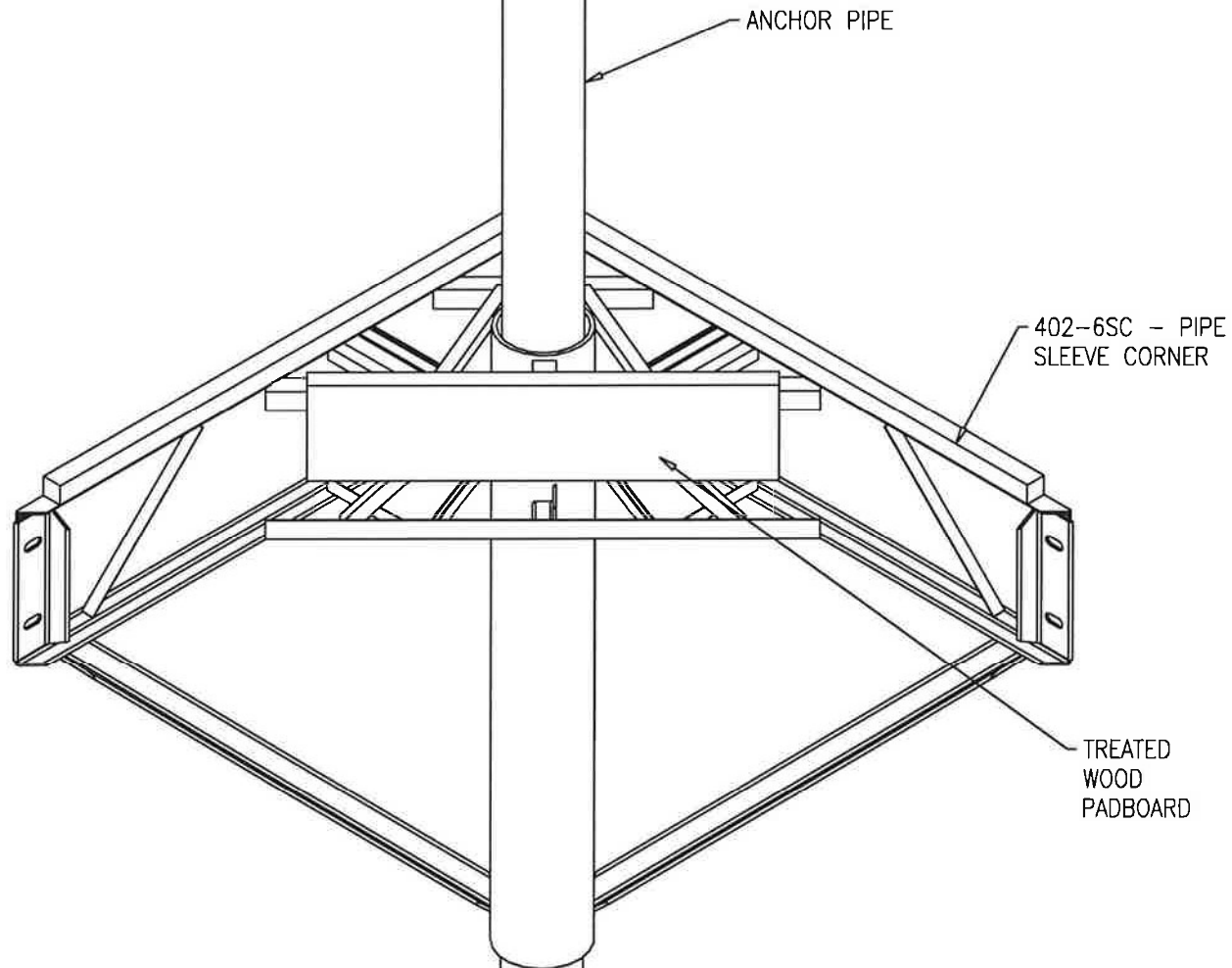
SIDE TO SIDE BOLT CONNECTION DETAIL

BOLTED CONNECTIONS NOT TO EXCEED A MAXIMUM OF 12' APART. USE (2) 5/8"x2-1/4" H.H.C.S. W/ (4) FLAT WASHERS, (2) LOCK WASHERS, AND (2) HEX NUTS AT EACH BOLTED CONNECTION.

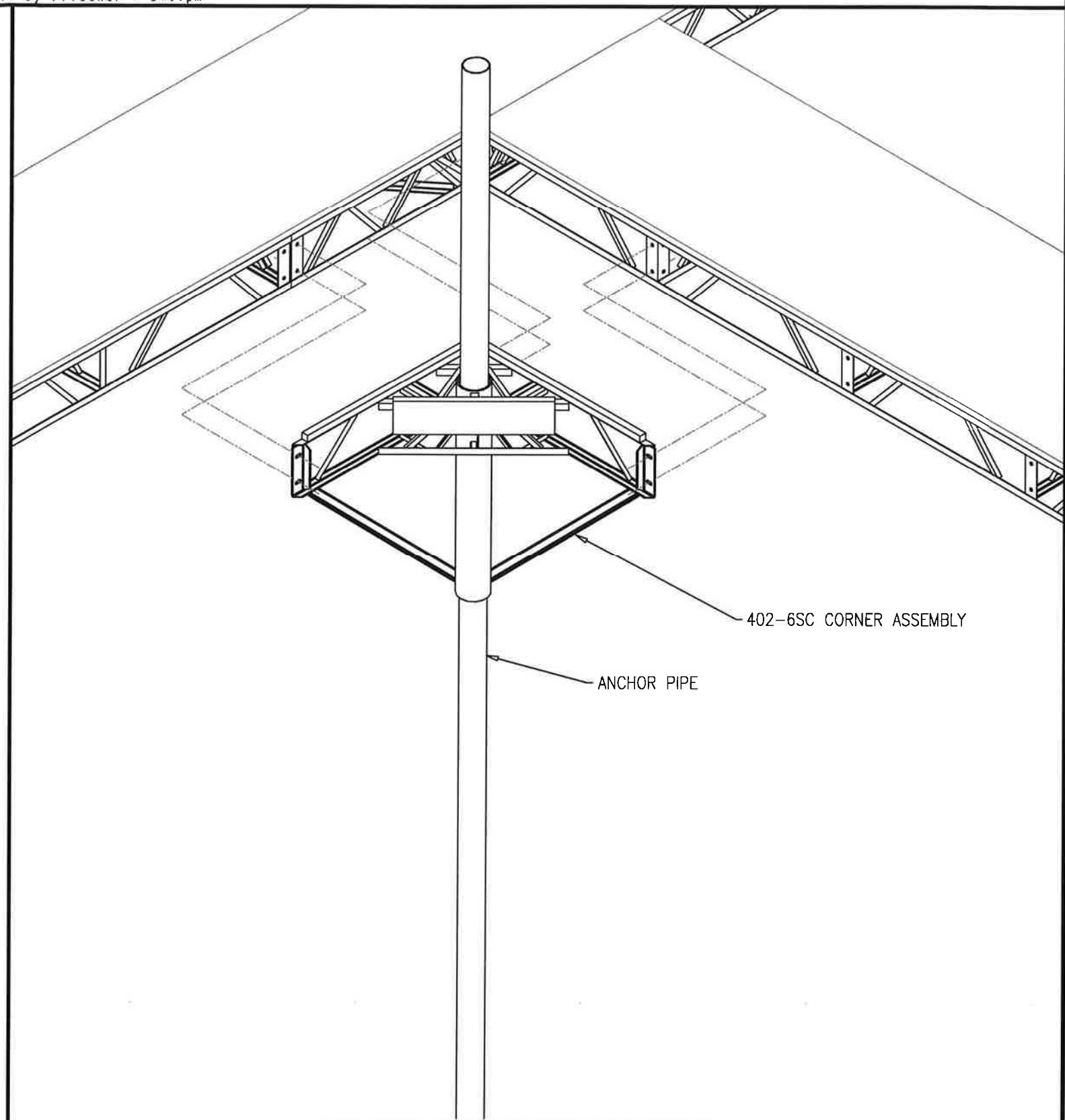


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PROPOSAL	Date:	
	Job#:	
TYPICAL DETAILS	Scale:	NONE
	Drawing#:	11x17_BOLT
	Drawn:	RWF
	Sheet #	



402-6SC ASSEMBLY DETAIL



402-6SC CONNECTION DETAIL



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PROPOSAL		Date:
		Job#:
		Scale: NONE
		Drawing#:
PIPE AND SLEEVE ANCHORING TYPICAL DETAILS		Drawn: RWF
		Sheet #

Product Specifications

- * Product Name: Outdoor Solar Power Light (78 LED)
- * Power Source: Solar-powered, Battery-powered
- * Wattage: 15W
- * Lumen: 300LM
- * LED qty: 78pcs
- * Lighting time: 8-10 hours
- * Illumination range: about 25M
- * Charging time: 4-6 hours
- * Battery: Built-in 2400mah Lithium Battery
- * Waterproof Rate: IP65
- * Sensing Distance: 10-16Feet
- * Induction type: light sensor + human infrared sensor
- * Installation Type: Wall Mounted
- * Sensor Angle: 120 Degree
- * Color Temperature: 6000-6500K
- * Safe Material: ABS + PC
- * Overall Dimensions: 3.31" H x 4.09" W x 5.53" D
- * Overall Product Weight: 0.345 lb





Specifications

Additional Documents

[Specifications \(pdf\)](#)

Features

Product Type	Spot Light
Fixture Material	Plastic
Fixture Finish	Black
Power Source	Solar Powered
Voltage	110 Volt
Dry, Damp or Wet Location Listed	Dry
What is Dry, Damp or Wet Location Listed	This indicates whether the fixture is safe to use in dry locations, damp locations (moist environments), or wet locations (direct exposure to water).
Number of Lamp Heads	2
Dusk to Dawn	Yes
Timer	Yes
Motion Sensor	Yes
Detection Zone	16'
Detection Angle	270 degrees
Video Enabled	No
Beam Spread	120 degrees
Adjustable Lamp Head	Yes
Maximum Wattage (per bulb)	15 Watt



Integrated LED	Yes
Integrated LED Brightness (Lumens)	300lm
Integrated LED Color Temperature	6500K
What is Integrated LED	This indicates that an LED light is built into the fixture. Integrated LED lights are more energy efficient and can last up to 50,000 hours. They cannot be replaced by the customer.
Dimmable	No
Mounting Placement	Wall
Supplier Intended and Approved Use	Non Residential Use; Residential Use
Battery or Battery Included	Yes
IP Rating	65
Number of Lights	78

Specifications

Dark Sky Compliant	Yes
--------------------	-----

Assembly

Adult Assembly Required	Yes
Installation Required	Yes

Warranty

Commercial Warranty	No
Product Warranty	Yes
Full or Limited Warranty	Limited

May 4, 2022 10:22 AM

"Joseph A. Garso, PE" jgarso@north-woods-engineering.com

RE: Floating Dock Information

To: Scottie Adams <Scottie.adams@roadrunner.com> Cc:

Good Morning Again Scottie-
Great question.

Stormwater pollution prevention plans (SWPPPs) are generally required by DEC if there will be more than one acre of ground disturbance. We have very little ground disturbance, only to provide a path to Dock 4. This path is proposed to be of wood chips, and will not create runoff.

We understand that the Town code requires a Stormwater Prevention Plan to reduce runoff, erosion and sediment control. Since we have no change in impervious area (docks are over the lake) there is no increase in runoff. The runoff from the covered docks will fall onto the lake, not on the ground where it could create a flow path and carry sediment into the water body. Therefore, there is no change to runoff and no potential for erosion which could deposit sediment into the lake. Since there is no change, we therefore didn't provide a Town level plan.

Our plans have addressed erosion and sediment control to protect the environment by using a turbidity curtain when removing the old docks. The new docks are floated into place so there is essentially no disturbance. Our plans further provides standards for spill prevention and construction waste management.

We hope that this explanation provides enough background. If you have additional questions, please let us know.

Many thanks,

Joe

Deeds to Marina



FRANKLIN COUNTY - STATE OF NEW YORK
 KIP CASSAVAW, COUNTY CLERK
 P.O. BOX 70, 355 W. MAIN ST, STE 248, MALONE, NEW YORK 12953

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



INSTRUMENT #: 2020-3298
 Receipt#: 2020265873
 Clerk: LM
 Rec Date: 08/17/2020 11:25:06 AM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: NORFOLK LAW FIRM PLLLC
 Party1: HICKOK LYN A
 Party2: USL MARINA LLC
 U S L MARINA LLC
 Town: SANTA CLARA
 453.3-1-1.200

Recording:
 Cover Page 5.00
 Recording Fee 35.00
 Cultural Ed 14.25
 Records Management - Coun 1.00
 Records Management - Stat 4.75
 TP584 5.00
 Notice of Transfer of Sal 10.00
 RP5217 Residential/Agricu 116.00
 RP5217 - County 9.00
 Sub Total: 200.00
 Transfer Tax
 Transfer Tax 462.00
 Sub Total: 462.00
 Total: 662.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 85
 Transfer Tax
 Transfer Tax 462.00
 Total: 462.00

I hereby certify that the within and foregoing was recorded in the Franklin County Clerk's Office.

County Clerk

Record and Return To:

NORFOLK LAW PLLC
 THE OUTPOST PLAZA
 1936 SARANAC AVENUE SUITE 106
 LAKE PLACID NY 12946

WARRANTY DEED

THIS INDENTURE made this 14th day of August, Two Thousand Twenty, between

Lyn A. Hickok, as surviving tenant by the entirety, of P.O. Box 93, Bloomingdale, New York 12913,

Grantor, as party of the first part, and

USL Marina LLC, a Delaware foreign limited liability company with an address c/o Stoltz Real Estate Partners, P.O. Box 731, Montchanin, Delaware 19710-0731,

Grantee, as party of the second part.

WITNESSETH that the party of the first part, in consideration of -----
----- ONE AND NO/100 DOLLARS (\$1.00) -----, lawful money of the United States, and other valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever, ALL AND THE SAME LAND AND PREMISES located in the Town of **Santa Clara**, County of **Franklin** and State of **New York** bearing Franklin County Tax Map Identification Numbers **453.3-1-1.200 (2020)** and being more particularly described on **Schedule "A"** attached hereto and made a part hereof.

BEING the same premises conveyed by Roger Hickok aka Robert Roger Hickok to Robert Roger Hickok and Lyn A. Hickok, his wife, by deed dated August 13, 1991 and recorded in the Franklin County Clerk's office on August 15, 1991 in **Book 561** of Deeds at **Page 334**.

Robert Roger Hickok died a resident of Franklin County, New York on May 7, 2019.

TOGETHER WITH AND SUBJECT TO easements, conditions, restrictions and exceptions as may be contained in prior deeds and instruments of record, if any.

TOGETHER WITH the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

AND the party of the first part, in Compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to

5
5
62
62

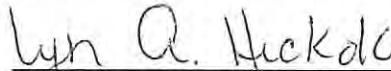
receive such consideration as a trust fund to be applied first for the purpose of paying the cost of improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows:

- FIRST. That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;
- SECOND. That the party of the second part shall quietly enjoy the said premises;
- THIRD. That the said premises are free from encumbrances, except as aforesaid;
- FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises; and
- FIFTH. That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if to read "parties" whenever the sense of the indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.



 Lyn A. Hickok

STATE OF NEW YORK)
 COUNTY OF ESSEX) SS:

On the 14th day of August, 2020, before me, the undersigned, a Notary Public in and for said State of New York, personally appeared **Lyn A. Hickok** personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on to the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.



 Notary Public

RECORD & RETURN TO:
 Matthew D. Norfolk, Esq.
 1936 Saranac Avenue, Suite 106
 Lake Placid, New York 12946

RONALD J. BRIGGS
 Notary Public, State of New York
 No. 4624449
 Qualified in Essex County
 My Commission Expires December 31, 20 22

Lyn Hickok to USL Marina LLC

SCHEDULE A

"ALL THAT PIECE OR PARCEL OF LAND situate in the Town of Santa Clara, County of Franklin and State of New York, being a part of Township No. 23 of Macomb's Purchase, Great Tract No. One, the parcel hereby conveyed being more particularly described as follows: BEGINNING at a point in the center line of New York State Highway Route No. 30, where the same is intersected by the division line between Township Nos. 20 and 23, which point is referenced as being located South 82 degs. 03' E. a distance of 27.13 feet from a 3" soil pipe set in said division line and from the above described point of beginning running thence South 82 degs. 03' E along the northerly bounds of Township No. 23, passing through an iron pipe at 38.8 feet a distance of 252.87 feet to a point marked by an iron pipe; thence South 29 degs. 25' West a distance of 147.20 feet to an iron pipe set in the northerly bounds of an existing 22 foot right of way; thence N 75 degs. 34' W along the northerly bounds thereof a distance of 30.0 feet to an angle point therein, which point is marked by an iron pipe; thence N 66 degs. 24' W, still along the bounds of said right of way, passing through an iron pipe at 169.8 feet a distance of 195.31 feet to a point in the center of New York State Highway Route No. 30; thence N 21 degs. 04' 30" E along the center thereof a distance of 83.05 feet to the point and place of beginning. Containing 0.57 acre of land, exclusive of that portion lying with the bounds of said State Highway.

EXCEPTING from the above-described parcel, all that portion thereof lying with the bounds of said State Highway."

BEING A PORTION of the same premises conveyed by Mary P. Blagden to Gaylord Wray and Robert E. Hickok by deed recorded in the Franklin County Clerk's office on November 9, 1962 in Liber 409 of Deeds at Page 455, and **BEING PART OF** the same premises conveyed by the Estate of Gaylord J. Wray to Robert E. Hickok by deed recorded in the said Clerk's office in Liber 442 of Deeds at Page 754:



FRANKLIN COUNTY – STATE OF NEW YORK
 KIP CASSAWAW, COUNTY CLERK
 P.O. BOX 70, 355 W. MAIN ST, STE 248, MALONE, NEW YORK 12953

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2020-3296
 Receipt#: 2020265867
 Clerk: LM
 Rec Date: 08/17/2020 10:52:40 AM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 7
 Rec'd Frm: NORFOLK LAW FIRM PLLLC

Party1: CHR LLC
 C H R LLC
 Party2: USL MARINA LLC
 U S L MARINA LLC
 Town: SANTA CLARA
 453.3-1-1.300
 453.3-1-1.100

Recording:	
Cover Page	5.00
Recording Fee	50.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 - County	9.00
RP5217 All others - State	241.00
Sub Total:	<u>340.00</u>
Transfer Tax	
Transfer Tax	2618.00
Sub Total:	<u>2618.00</u>
Total:	<u>2958.00</u>
**** NOTICE: THIS IS NOT A BILL ****	
***** Transfer Tax *****	
Transfer Tax #: 83	
Transfer Tax	
Transfer Tax	2618.00
Total:	<u>2618.00</u>

I hereby certify that the within and foregoing was recorded in the Franklin County Clerk's Office.

County Clerk

Record and Return To:

NORFOLK LAW PLLC
 THE OUTPOST PLAZA
 1936 SARANAC AVENUE SUITE 106
 LAKE PLACID NY 12946

WARRANTY DEED

THIS INDENTURE, made this 14th day of August, in the year Two Thousand Twenty

BETWEEN: **CHR, LLC**, a New York Limited Liability Company, with an address of P.O. Box 801, Tupper Lake, New York 12989, party of the first part,

and

USL Marina LLC, a Delaware foreign limited liability company with an address of c/o Stoltz Real Estate Partners, P.O. Box 731, Montchanin, Delaware 19710-0731, party of the second part,

WITNESSETH, that the party of the first part in consideration of **ONE AND 00/100 DOLLARS (\$1.00)** lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever, the following described premises (the "Property"): **ALL THOSE TRACTS OR PARCELS OF LAND**, situate in the Town of **Santa Clara**, County of **Franklin** and State of **New York** bearing Franklin County Tax Map Identification Numbers **453.3-1-1.300 (2020)** and **453.3-1-1.100 (2020)** and being more particularly described on **Schedule "A"** attached hereto and made a part hereof.

BEING the same premises conveyed by the Estate of Robert E. Hickok to CHR, LLC by deed dated November 1, 2003 and recorded in the Franklin County Clerk's office on November 24, 2003 in **Liber 842** of Deeds at **Page 297**.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to the Property,

TO HAVE AND TO HOLD the Property herein granted unto the party of the second part, its successors and assigns forever.

AND said party of the first part covenant as follows:

FIRST, the party of the second part shall quietly enjoy the Property;

SECOND, that said party of the first part will forever **WARRANT** title to the Property.

THIRD, that in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has executed this instrument the day and year first above written.

IN PRESENCE OF

CHR, LLC

By: 

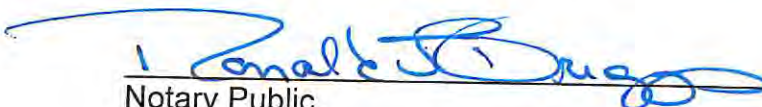
William B. Hickok, Executor

Estate of Carolyn C. Hickok a/k/a

Carolyn R. Hickok, Sole Member

STATE OF NEW YORK)
) SS.:
COUNTY OF ESSEX)

On the 14th day of August, 2020, before me, the undersigned, a Notary Public in and for said State of New York, personally appeared **William B. Hickok** 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 he executed the same in his capacity, and that by his signature on to the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.


Notary Public

RECORD AND RETURN TO:
Matthew D. Norfolk, Esq.
1936 Saranac Avenue, Suite 106
Lake Placid, New York 12946

RONALD J. BRIGGS
Notary Public, State of New York
No. 4624449
Qualified in Essex County
My Commission Expires December 31, 2022

CHR, LLC to USL Marina LLC

SCHEDULE A

PARCEL I:

“ALL that piece or parcel of land, situate in the Town of Santa Clara, County of Franklin and State of New York, being a part of the so-called Barbour Tract of 4000 acres in Township No. 23 of Macomb’s Purchaser, Great Tract No. 1, and more definitely described as follows:

BEGINNING at a point on the Northerly shore of Lower Fish Creek Pond where the same is intersected by the division line between lands owned by the party of the first part and lands owned by the People of the State of New York as established by a certain agreement dated September 3, 1937 and shown upon New York State Conservation Department Map No. R-57 as revised June 10, 1937, and from said point of beginning running thence N. 12 degs. 36’ E. (magnetic 1936 in accordance with said map) a distance of 592.02 feet (passing through 4” x 4” concrete monuments at 23.90 feet, 167.51 feet and 236.74 feet respectively) to the Northwest corner of the Barbour 4000 Acre Tract which corner is marked by a 4” x 4” concrete monument standing in the division line between Townships Nos. 20 and 23; thence S. 82 degs. 03’ E. along said Township division line as established by another and prior agreement between the party of the first part and the People of the State of New York and also shown on the above mentioned map, a distance of 187.37 feet to a point marked by a 3” soil pipe; thence continuing along said line in the same course a distance of 27.13 feet to a point in the center of the pavement of the Saranac Inn-Tupper Lake State Highway; thence Southwesterly along the center of the pavement of said highway to a point located N. 28 degs. 36’ W. 21 feet from an iron pipe on the Southerly side of said highway and S. 28 degs. 25’ W. 289.7 feet from the last point above described; thence S. 28 degs. 36’ E., passing through said iron pipe a distance of 48.25 feet to a point marked by an iron pipe located 1.5 feet Easterly from the center of an electric power pole tagged P.S.K. 686; thence S. 39 degs. 14’ W. a distance of 96.3 feet to a point marked by an iron pipe; thence continuing in the same course a distance of 35.7 feet (a total distance of 132.0 feet) to a point marked by an iron pipe; thence S. 1 deg. 57’ E. passing parallel to and 3

feet distance Westerly from the Westerly face of the base board of the Westerly fence of the tennis courts a distance of 191 feet (passing through iron pipes at 54.25 feet and 119.15 feet, respectively) to the shore of Lower Fish Creek Pond; thence Westerly along the shore as it winds and turns a distance of 155.6 feet (measured in a straight line) to the point and place of beginning.

EXCEPTING AND RESERVING therefrom all of the rights, title and interests of others in and to all that part of the above described parcel lying within the limits of the above-mentioned State Highway.

ALSO GRANTING full riparian rights for a distance of 50 feet out into Lower Fish Creek Pond from a Southerly prolongation of the Easterly line of the above described parcel Westerly to the Westerly line of the Barbour 4000 Acre Tract.

SUBJECT ALSO TO any easements, rights and privileges of the Paul Smith's Electric Light and Power and Railroad Company and the New York Telephone Company to maintain poles and lines on and across the said property."

BEING THE SAME PREMISES CONVEYED by Henry H. Blagden to Gaylord Wray and Robert E. Hickok by deed dated June 21, 1955 and recorded in the Franklin County Clerk's office on June 22, 1955 in Liber 346 of Deeds at Page 603.

PARCEL II:

"ALL THAT PIECE OR PARCEL OF LAND with the buildings and improvements thereon, situate in the Town of Santa Clara, County of Franklin and State of New York, being part of the so-called Barbour Tract of 4000 acres in Township No. 23 of Macomb's Purchase, Great Tract Lot No. 1, and more particularly described as follows:

BEGINNING at a point on the Northerly shore of Lower Fish Creek Pond where the same is intersected by the Easterly line of the premises conveyed by Henry H. Blagden to the parties of the second part herein by deed dated June 21, 1955 and recorded in the Franklin County Clerk's office on June 22, 1955 in Liber 346 of Deeds at Page 603, and from said point of beginning running thence N. 1 deg. 57' W. along the Easterly

bounds of said premises in a distance of 191.0 feet to an angle point in said bounds, marked by an iron pipe; thence N. 39 degs. 14' E. a distance of 132.0 feet to a point marked by an iron pipe; thence N. 28 degs 36' W. still along the Easterly bounds of said premises a distance of 48.25 feet to the center of the pavement of the Saranac Inn-Tupper Lake State Highway; thence Northeasterly along the center of said highway as the same bounds said premises on the East to the Northeast corner thereof which corner is located N. 28 degs. 25' E. 289.7 feet from the last described point and which corner is in the Northerly line of the said Barbour 4000 acre tract and is located S. 82 degs. 03' E. 27.13 feet from a 3" soil pipe standing in said Northerly line; thence S. 82 degs 03' E. along the Northerly line of the Barbour Tract, passing through nickel bolts at 856.4 feet, 1206.4 feet, 1324.2 feet and 1599.5 feet, respectively, a total distance on this course of 1861.84 feet to a point marked by a 2" iron pipe standing near the Northerly shore of Lower Fish Creek Pond; thence continuing Easterly still along the Northerly line of the Barbour Tract out into the Pond to a point in the center thereof, said point being the Northwest corner of the premises formerly owned by Francis S. Bangs; thence Southerly along the middle of Fish Creek Pond and along the Westerly line of said Bangs premises to a point opposite the middle of Fish Creek, said point being in the Northerly bounds of the premises formerly owned by Jessica Taylor; thence Westerly through the middle of Lower Fish Creek Pond and along the Northerly bounds of said Taylor premises to the Easterly line of property owned by the People of the State of New York; thence Northerly along said Easterly line to the Northerly shore of Lower Fish Creek Pond; thence Easterly along the shore as the bounds the premises first above mentioned on the South to the point or place of beginning.

EXCEPTING from the above described parcel all of the rights, title and interests of others in and to all the party thereof lying in, under and over the waters of Lower Fish Creek Pond including within this exception all water rights heretofore granted to parties of the second part herein in connection with the premises first above-mentioned.

ALSO EXCEPTING AND RESERVING all of the rights, title and interests of others in and to all that part of the above described parcel lying within the limits of the State Highway.

SUBJECT ALSO TO any easements, rights and privileges of Paul Smith's Electric Light and Power and Railroad Company and the New York Telephone Company to maintain poles, lines and appurtenances thereto on and across the above described property."

BEING the same premises conveyed by Mary B. Blagden to Gaylord Wray and Robert E. Hickok by deed dated October 31, 1962 and recorded in the Franklin County Clerk's office in Liber 409 of Deeds at Page 455.

PARCELS I and II, BEING the same premises conveyed by Isabel P. Wray, Executrix, Estate of Gaylord J. Wray to Robert E. Hickok by deed dated December 31, 1968 and recorded in the Franklin County Clerk's office on January 16, 1969 in Liber 442 of Deeds at Page 754.



FRANKLIN COUNTY – STATE OF NEW YORK
 KIP CASSAVAW, COUNTY CLERK
 P.O. BOX 70, 355 W. MAIN ST, STE 248, MALONE, NEW YORK 12953

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2020-3297

Receipt#: 2020265871
 Clerk: LM
 Rec Date: 08/17/2020 11:13:34 AM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: NORFOLK LAW FIRM PLLLC

Party1: HICKOK CAROLYN C AKA/EXECUTOR
 HICKOK CAROLYN R AKA/EXECUTOR
 Party2: USL MARINA LLC
 U S L MARINA LLC
 Town: SANTA CLARA
 453.3-1-7

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.00

Transfer Tax
 Transfer Tax 1320.00

Sub Total: 1320.00

Total: 1520.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 84
 Transfer Tax

Transfer Tax 1320.00

Total: 1320.00

I hereby certify that the within and foregoing was recorded in the Franklin County Clerk's Office.

County Clerk

Record and Return To:

NORFOLK LAW PLLC
 THE OUTPOST PLAZA
 1936 SARANAC AVENUE SUITE 106
 LAKE PLACID NY 12946

EXECUTOR'S DEED

THIS INDENTURE

Made this 14th day of August, Two Thousand Twenty

BETWEEN:

William B. Hickok of 4548 State Route 30, Saranac Lake, New York 12983, **as the Executor** of the Last Will and Testament of **Carolyn C. Hickok aka Carolyn R. Hickok**, late of the Town of Santa Clara, Franklin County, New York, deceased,

Grantor, party of the first part, and

USL Marina LLC, a Delaware foreign limited liability company with an address c/o Stoltz Real Estate Partners, P.O. Box 731, Montchanin, Delaware 19710-0731,

Grantee, party of the second part,

WITNESSETH the Grantor, by virtue of the power and authority to him given in and by the said Last Will and Testament, and in consideration of **THREE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (\$330,000.00)** lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever,

ALL THOSE PREMISES, in the Town of **Santa Clara**, County of **Franklin**, State of **New York**, being more particularly described on **Schedule "A"** which is attached hereto and made a part hereof.

BEING the same premises conveyed by Gaylord J. Wray and Robert E. Hickok to Robert E. Hickok and Carolyn R. Hickok, his wife, by deed dated September 17, 1964 and recorded in the Franklin County Clerk's office on October 23, 1964 in **Liber 423** of Deeds at **Page 150**. Robert E. Hickok died a resident of Franklin County on August 20, 2001, leaving Carolyn R. Hickok, a/k/a Carolyn C. Hickok, surviving.

TOGETHER with the appurtenances, **and also** all the estates which the said Testator had at the time of her decease, in said premises, **and also** the estate therein, which the party of the first part has or had power to convey or dispose of, whether individually, or by virtue of said Will or otherwise.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

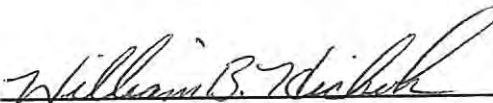
AND said party of the first part covenants that he has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever.

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2019

THAT in compliance with Sec. 13 of the Lien Law, the party of the first part will receive consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purposed of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto signed this instrument on the day and year first above written.

Estate of Carolyn C. Hickok aka Carolyn R. Hickok

By: 
William B. Hickok, Executor

STATE OF NEW YORK :
: SS.:
COUNTY OF ESSEX :

On this 14th day of August in the year Two Thousand Twenty, before me, the undersigned, personally appeared **William B. Hickok** personally known to me or proved to me on the basis of satisfactory evidenced to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the State of New York.


Notary Public

RONALD J. BRIGGS
Notary Public, State of New York
No. 4624449
Qualified in Essex County
My Commission Expires December 31, 2022

RECORD AND RETURN TO:
Matthew D. Norfolk, Esq.
1936 Saranac Avenue, Suite 106
Lake Placid, New York 12946

Estate of Carolyn Hickok to USL Marina LLC

SCHEDULE A

"ALL THAT PIECE OR PARCEL OF LAND situate in the Town of Santa Clara, County of Franklin and State of New York, being part of the so-called Barbour Tract of 4000 acres, in Township No. 23 of Macomb's Purchase, Great Tract No. 1, and more particularly described as follows:

BEGINNING at a point on the northerly shore of Lower Fish Creek Pond at high water mark which point is located approximately 143 feet Easterly from the point where the said shore is intersected by the Easterly line of the premises conveyed by Henry H. Blagden to the parties of the first part herein in 1955 and known as the Stockade Lot; and from said point of beginning running thence N. 1 deg. 57' W. passing parallel to and 138 feet distant Easterly, measured at right angles, from the said Easterly line a distance of 200 feet to a point; thence N. 88 degs. 03' E. a distance of 100 feet to a point; thence S. 1 deg. 57' E. a distance of 213 feet more or less to the said shore at high water mark; thence Westerly along the shore as it winds and turns a distance of 102 feet more or less to the point or place of beginning.

ALSO GRANTING A RIGHT OF WAY 20 feet wide from the above described parcel to the Saranac Inn-Tupper Lake State Highway in a suitable location to be determined by the parties of hereto.

ALSO GRANTING all of the right, title and interest of the parties hereto to, in and to the land under water abutting the above-described parcel for a distance of 100 feet out into the pond.

TOGETHER WITH the right or privilege of connecting with the electric and telephone lines now located upon the adjoining property."

7015 1660 0001 0998 9880

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hummelstown, PA 17036

Certified Mail Fee	\$3.75	0983
\$	\$3.05	04
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.96	
Total Postage and Fees	\$8.76	

Postmark Here
 APR 12 2022
 04/12/2022

Sent To
 Charles M. & Joan A. Bechtel
 180 Prince Circle
 Hummelstown, PA 17036

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1660 0001 0998 9842

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Schenectady, NY 12306

Certified Mail Fee	\$3.75	0983
\$	\$3.05	04
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.96	
Total Postage and Fees	\$8.76	

Postmark Here
 APR 12 2022
 04/12/2022

Sent To
 William A. Yamarozy
 142 Horizon Blvd.
 Schenectady, NY 12306

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1660 0001 0998 9903

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake Clear, NY 12945

Certified Mail Fee	\$3.75	0983
\$	\$3.05	04
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.96	
Total Postage and Fees	\$8.76	

Postmark Here
 APR 12 2022
 04/12/2022

Sent To
 Donaldson George A & Sons, Inc.
 P.O. Box 2
 Lake Clear, NY 12945-0002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1660 0001 0998 9866

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

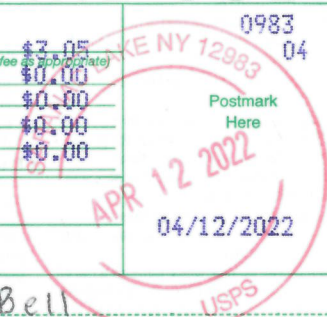
Monroe Township, NJ 08831

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$1.76
Total Postage and Fees	\$8.56

Sent To
Lois B. Bell
Street and Apt. No., or PO Box No.
1710 Vernon Road
City, State, ZIP+4®
Monroe Township, NJ 08831

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7015 1660 0001 0998 9897

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

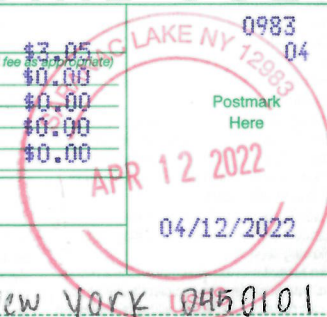
Malone, NY 12953

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$1.96
Total Postage and Fees	\$8.76

Sent To
State of New York
Street and Apt. No., or PO Box No.
255 West Main St.
City, State, ZIP+4®
Malone, NY 12953

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7015 1660 0001 0998 9859

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

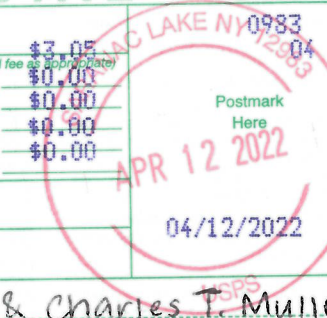
Summit, NJ 07901

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$1.96
Total Postage and Fees	\$8.76

Sent To
Deborah J. & Charles T. Muller
Street and Apt. No., or PO Box No.
5 Pine Ridge Drive
City, State, ZIP+4®
Summit, NJ 07901

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$1.96
Total Postage and Fees	\$8.76

Sent To
John & Mary Wirsing
Street and Apt. No., or PO Box No.
231 La Jeunesse Rd
City, State, ZIP+4®
Saranac Lake, NY 12983

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

