



Village of Saranac Lake

Community Development Department

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

Phone: (518) 891 – 4150

Fax: (518) 891 – 1324

Web Site: www.saranaclakeny.gov

DEVELOPMENT BOARD MEETING AGENDA 5:00PM TUESDAY, JUNE 2, 2026

This meeting will be held in the Village Board Room and may be viewed through ZOOM
Enter at the side door of the building, 39 Main Street

<https://us02web.zoom.us/j/5184919884?pwd=Nk5lSVZQNjgvdS9tbitMZG93M2xZUT09>

Meeting ID: 518 491 9884

Passcode: 704556

- **Approval of Minutes**

- June 2, 2026

Application of: Little Lupine Canine Retreat, Kayle Staves, Use Variance Application for a Kennel at 25 Brandy Brook Ave, Saranac Lake, NY 12983 Panorama Drive, Saranac Lake, NY 12983. (Tax Map Parcel #32.215-1-5.200).

Public Hearing

Little Lupine Canine Retreat, Kayle Staves, Use Variance Application for a Kennel at 25 Brandy Brook Ave, Saranac Lake, NY 12983 Panorama Drive, Saranac Lake, NY 12983. (Tax Map Parcel #32.215-1-5.200).

Board Action

Little Lupine Canine Retreat, Kayle Staves, Use Variance Application for a Kennel at 25 Brandy Brook Ave, Saranac Lake, NY 12983 Panorama Drive, Saranac Lake, NY 12983. (Tax Map Parcel #32.215-1-5.200).

- **OLD BUSINESS**

- Marijuana Law
- Special Use Permit process/STR Law
- Article 3, Section 106-9 & 106-10: Administrative Review and Procedure of Administrative Approval, Section 106-11: Notice of Decision by Director/ Development Board

- **NEW BUSINESS**

- **ADJOURNMENT**



Village of Saranac Lake - Planning Department

39 Main St.
Saranac Lake, NY 12983
Phone (518) 891-4150
www.saranaclakeny.gov

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 - Water Quality Assessment Form, section B (attached)
Incomplete applications will not be placed on the Development Board agenda
Dependent on the project scope, a public hearing may be required: https://ecode360.com/31626259
Site Plan regulations can be found at: https://ecode360.com/31626635

SITE PLAN REVIEW APPLICATION
Project Address: Lot 18 Panorama Drive
Tax Map #:
Zoning District: Saranac Lake
Property Owner Name:
Applicant Name (if different):
Address:
City:
State:
Phone:
Zip:
Email:

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

Narrative
- No exterior changes
- Work Days M-F 8Am-5pm
- 2 Story Single family Build

Property Owner Signature(required): [Signature] Date: 4-9-26
Applicant Signature(if different): [Signature] Date: 4-9-26

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.

| Part 1 - Project and Sponsor Information | | | |
|--|--|---|--|
| Name of Action or Project: LOT 18 | | | |
| Project Location (describe, and attach a location map): LOT 18 Panorama Drive Saranac Lake NY | | | |
| Brief Description of Proposed Action: - NO Exterior changes - work days M-F 8AM-5pm - 2 story single family Build | | | |
| Name of Applicant or Sponsor: Yan Carlos Benitez | | Telephone: [REDACTED] E-Mail: [REDACTED] | |
| Address: [REDACTED] | | | |
| City/PO: [REDACTED] | | State: NY | Zip Code: [REDACTED] |
| 1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance</u> <u>administrative rule, or regulation?</u> | | | NO YES |
| 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. | | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2. <u>Does the proposed action require a permit, approval or funding from any other governmental Agency?</u> | | | NO YES |
| If Yes, list agency(s) name and permit or approval: | | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 3. a. <u>Total acreage of the site of the proposed action?</u> | | 0.8 acres | |
| b. <u>Total acreage to be physically disturbed?</u> | | 0.4 acres | |
| c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u> | | 0.8 acres | |
| 4. <u>Check all land uses that occur on, adjoining and near the proposed action</u> | | | |
| <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 | | | |

| | NO | YES | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, a. <u>A permitted use under the zoning regulations?</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. <u>Consistent with the adopted comprehensive plan?</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Are public transportation service(s) available at or near the site of the proposed action? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: <u>septic tank</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. a. <u>Does the site contain a structure that is listed on either the State or National Register of Historic Places?</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Is the proposed action located in an archeological sensitive area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. a. <u>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?</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | | |
| 15. <u>Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. <u>Is the project site located in the 100 year flood plain?</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | |
|---|--|---|
| <p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> | <p>NO</p> <p><input type="checkbox"/></p> | <p>YES</p> <p><input checked="" type="checkbox"/></p> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Yan Coakley Benitez</u> Date: <u>4-9-26</u></p> <p>Signature: <u>Yan Coakley Benitez</u></p> | | |



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VILLAGE OF SARANAC LAKE WATERFRONT ASSESSMENT FORM (WAF)

Section A. Instructions

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

Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the Village of Saranac Lake, 39 Main St., Second Floor, Saranac Lake, NY 12983 or online at www.saranaclake.ny.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: <i>Van Carlos Benitez</i> | | 3. Telephone: |
| 2. Mailing address: [REDACTED] | | 3. Telephone: [REDACTED] |
| 4. Location of action: <i>LOT 18 Panoroma Drive Saranac Lake NY</i> | | 5. Tax Map # (s): |
| 6. Size of site: <i>0.8 Acre</i> | 7. Present land use(s): <i>vacant</i> | |
| 8. Present zoning classification: <i>residential</i> | 9. Percentage of site which contains slopes of 15% or greater: <i>8%</i> | |
| 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: <i>2 Story Build</i> | | |
| 13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations): <i>none</i> | | |
| 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 |
|---|--------------------------|-------------------------------------|
| 1. Will the proposed action have a significant effect upon: | | |
| (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"/> |
| 2. Will the proposed action involve or result in any of the following: | YES | NO |
| (a) Physical alteration of land along the shoreline, land under water or coastal waters? | <input type="checkbox"/> | <input checked="" 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"/> |
| 3. Project: | YES | NO |
| (a) If a project is to be located adjacent to shore: | | |
| (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 privately owned: | | |
| (1) Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities? | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" 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): Yan Carlos Benitez

Title: Owner

Organization Name

Phone Number: 

Signature: Yan Carlos Benitez

Date: 4-9-26

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

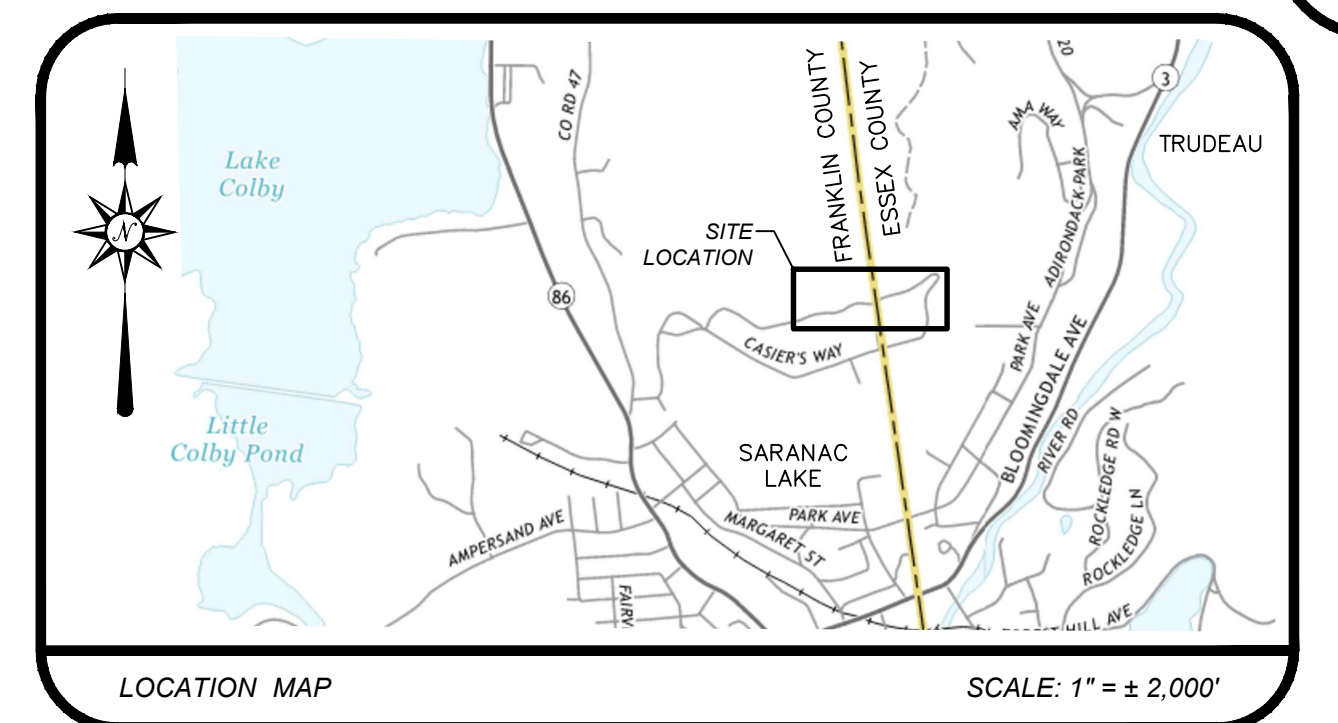
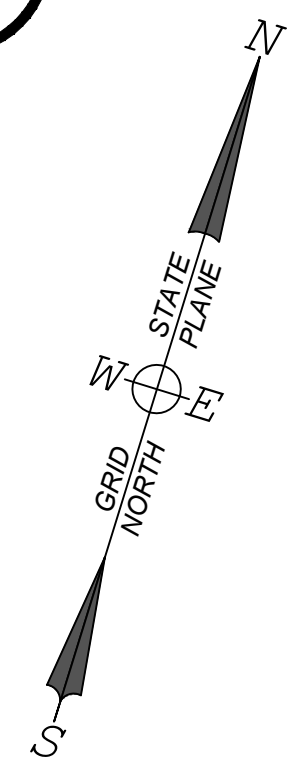
The Village of Saranac Lake Planning Board finds that the above referenced project is:

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

Print Name of Planning Board Chair

Signature of Planning Board Chair

Date

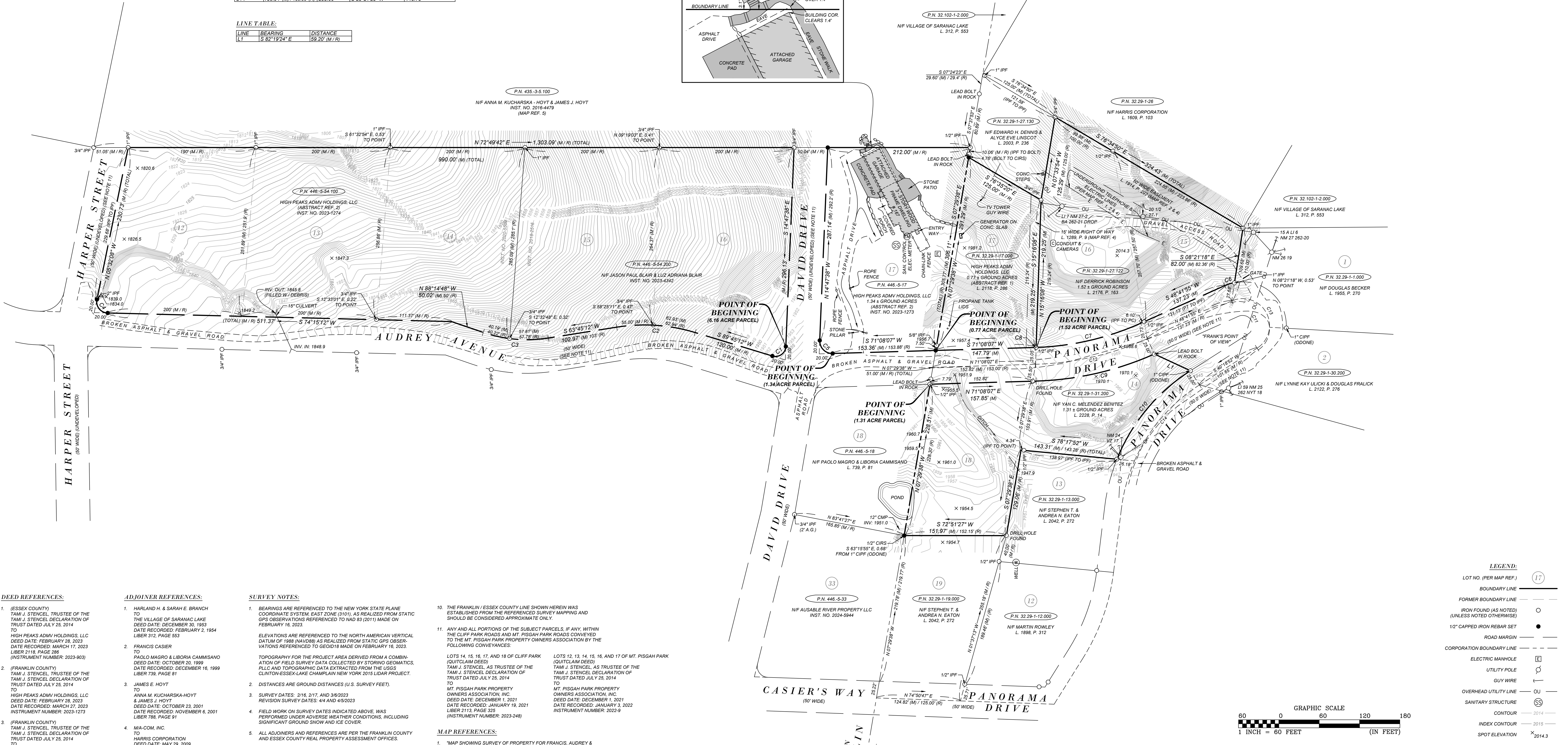
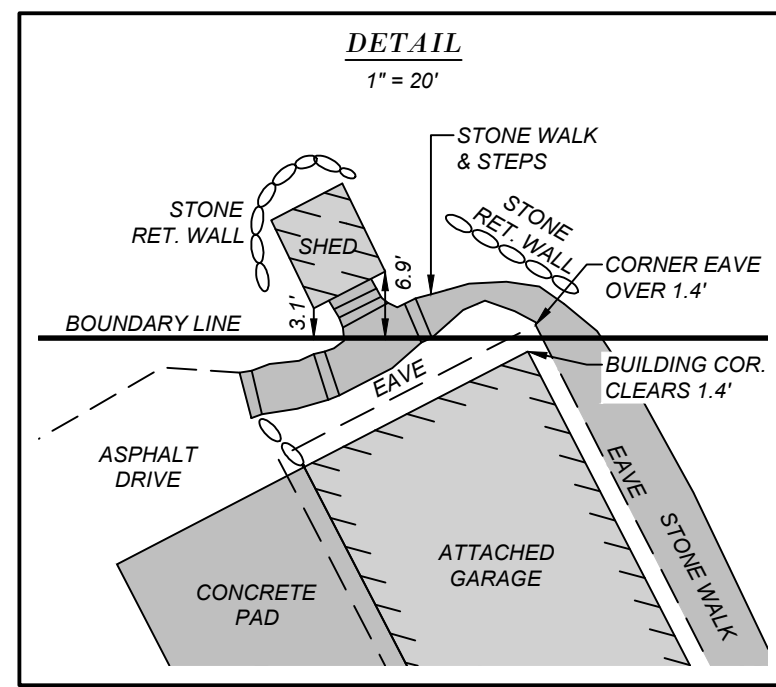


CURVE TABLE:

Table with 5 columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARINGS, CHORD LENGTH. Lists curves C1 through C14 with their respective measurements.

LINE TABLE:

Table with 3 columns: LINE, BEARINGS, DISTANCE. Lists line LT with its bearing and distance.



DEED REFERENCES:

- 1. (ESSEX COUNTY) TAM J. STENCEL, TRUSTEE OF THE TAM J. STENCEL DECLARATION OF TRUST DATED JULY 25, 2014 TO HIGH PEAKS ADMV HOLDINGS, LLC DEED DATE: FEBRUARY 28, 2023 DATE RECORDED: MARCH 27, 2023 INSTRUMENT NUMBER: 2023-1273

ADJOINER REFERENCES:

- 1. HARLAND H. & SARAH E. BRANCH TO THE VILLAGE OF SARANAC LAKE DEED DATE: DECEMBER 30, 1993 DATE RECORDED: FEBRUARY 2, 1994 LIBER 312, PAGE 553

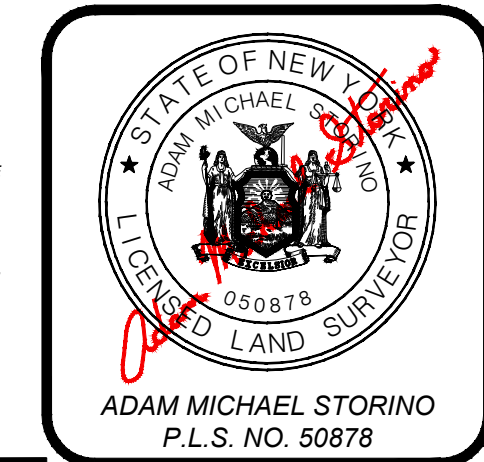
SURVEY NOTES:

- 1. BEARINGS ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE (310), AS REALIZED FROM STATIC GPS OBSERVATIONS REFERENCED TO NAD 83 (2011) MADE ON FEBRUARY 16, 2023

MAP REFERENCES:

- 1. "MAP SHOWING SURVEY OF PROPERTY FOR FRANCIS, AUDREY & DAVID CASIER" FILE NO. 86037-2, BY GLENN D. ODOINE, DATED FEBRUARY 3, 1987, REVISED JANUARY 15, 1988, FILED IN THE ESSEX COUNTY CLERK'S OFFICE AS MAP NO. 3823 ON APRIL 25, 1988

SURVEY PLAT OF THE LANDS OF HIGH PEAKS ADMV HOLDINGS, LLC. TOWN OF HARRIETSTOWN TAX MAP P.N. 446-5-17 & P.N. 446-5-54, 100 TOWN OF ST. ARMAND TAX MAP P.N. 32, 29-1-17, 000 & P.N. 32, 29-1-27, 120. AUDREY AVENUE / PANORAMA DRIVE COUNTIES OF FRANKLIN & ESSEX. VILLAGE OF SARANAC LAKE STATE OF NEW YORK.

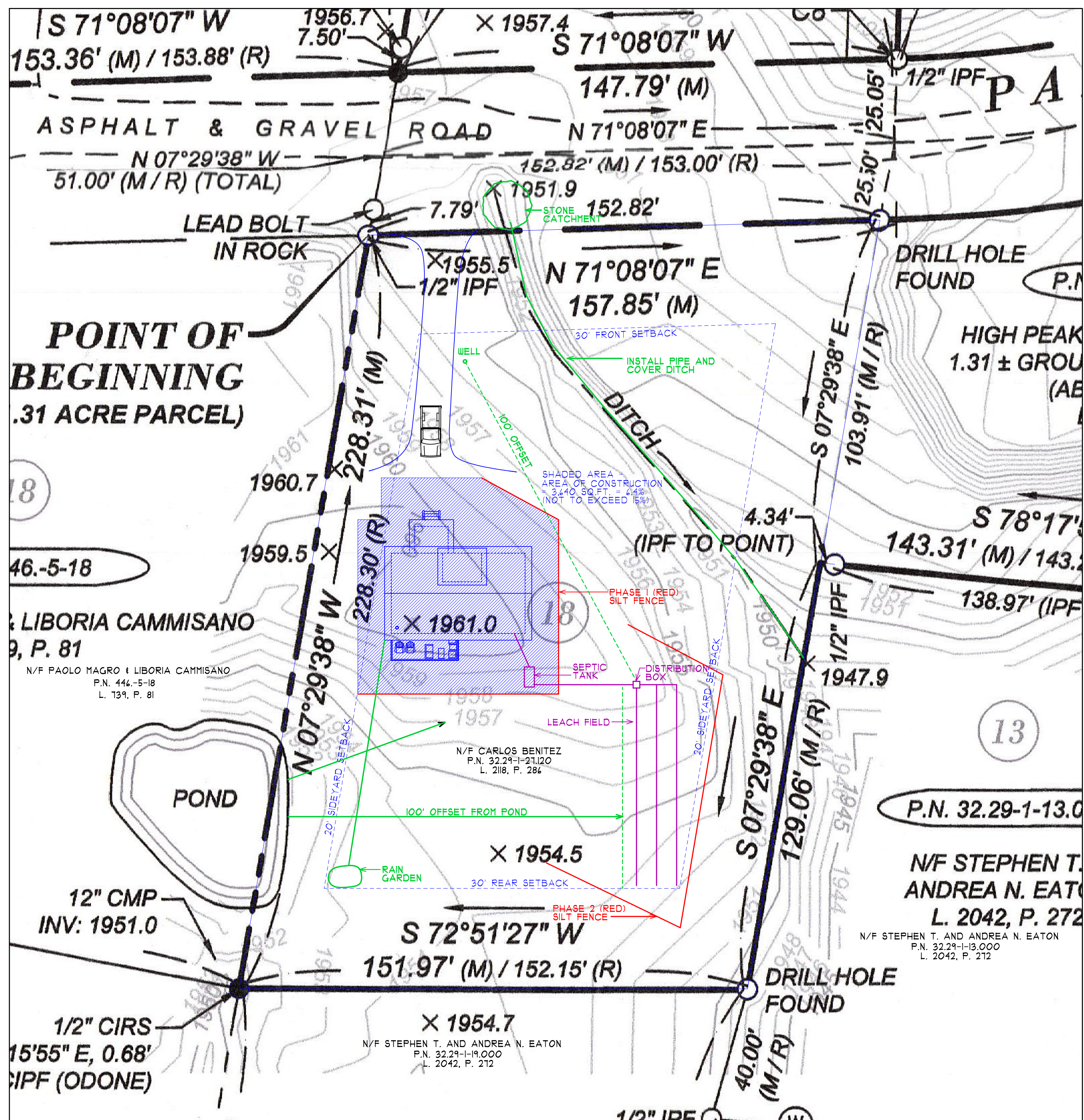


STORINO GEOMATICS, PLLC PROFESSIONAL LAND SURVEYORS. 165 MILLIN STREET, WATERTOWN, NY 13601. (515) 788-9261 | STORINOGEOMATICS.COM

DATE: 3/13/2023 SCALE: 1" = 60' DRAWN BY: A.M.S. CHECKED BY: T.M.S. / P.D.B. FILE NO. 2023-003.01 DWG. NO. V101 1 OF 1

REVISION NO. 1, 2. DATE 4/11/2023, 5/22/2026. DESCRIPTION: ADD TOPOGRAPHIC DATA, UPDATE DEED REFERENCES FOR SUBJECT PARCELS, AND UPDATE SURVEY PLAT TITLE; UPDATE PARCEL / DEED REFERENCES FOR BENTZ SUBMISSION TO VILLAGE OF SARANAC LAKE.

UNAUTHORIZED REPRODUCTION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MUST BE MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL OR THE EMBOSSED SEAL AND ORIGINAL SIGNATURE IN RED INK SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. ANYONE POSSESSING AN UNAUTHORIZED COPY MAY FACE CIVIL AND POSSIBLE CRIMINAL DAMAGES. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT INFORMATION, INCLUDING FALSIFIED OR MISLEADING INFORMATION, DO NOT USE OR RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE AND CERTIFICATION ARE HEREBY REVOKED AND OTHERWISE VOID ON ALL UNAUTHORIZED COPIES.



GENERAL NOTES:

- G.C. SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BUILDING OR STARTING CONSTRUCTION.
- ALL EXTERIOR WALLS SHALL BE 2X4 FRAMING, INTERIOR WALLS SHALL BE 2X4 UNLESS OTHERWISE NOTED. MIN. #3 STUD GRADE IN ACCORDANCE WITH R402.2 UNLESS NOTED OTHERWISE. ALL HEADERS TO BE MIN. DBL. 2X10 UNLESS NOTED OTHERWISE.
- EXTERIOR GRADING WILL PROVIDE AT LEAST 4 INCHES MINIMUM OF CLEARANCE BETWEEN THE FINISH GRADE AT THE BUILDING AND THE BOTTOM EDGE OF THE EXTERIOR CLADDING. GRADE WILL SLOPE AWAY FROM THE BUILDING FOR 10 FEET AT A MINIMUM OF 5% SLOPE.
- CONTRACTOR TO PROVIDE ADEQUATE BRACING AND SHORING OF EXCAVATIONS, AND FLOORS, WALLS, AND ROOFS DURING CONSTRUCTION.
- ALL INTERIOR WALLS SHALL BE CONSIDERED INTERIOR BRACED WALL PANELS AND SHALL BE CONNECTED TO FLOOR, CEILING, ROOF FRAMING IN ACCORDANCE WITH BLDG. CODE TABLE RR402.3 (I)
- FLASHING (WATER DIVERSION) AND AIR SEALING (AIR/MOISTURE BARRIER) AROUND WINDOWS AND DOORS WILL BE DONE ACCORDING TO THE MANUFACTURERS INSTALLATION MANUAL.
- HARD WIRE INTERCONNECTED SMOKE ALARMS WITH BATTERY BACKUP WILL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE AND IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. R310.3 ET SEQ. HARD WIRE INTERCONNECTED CARBON MONOXIDE ALARMS WILL BE INSTALLED OUTSIDE OF AND WITHIN 10 FEET OF ALL SLEEPING ROOMS. NYS FIRE CODE SECTIONS 915.2-915.3.
- G.C. SHALL COMPLY WITH THE PLUMBING, ELECTRICAL AND OTHER APPLICABLE CODES.
- ALL HANDRAILS SHALL COMPLY WITH BLDG. CODE SECTION R320.2-320.7
- PROVIDE FIREBLOCKING PER R402.8
- BUILDING MEETS NYS ENERGY CODE.

PROJECT SUMMARIES:

| | |
|--|----------------------------|
| APPLICABLE CODE (BUILDING CODE OF NEW YORK STATE) PROPOSED BUILDING HEIGHT ABOVE GRADE: 25'-1" DIMENSIONAL LUMBER RAFTERS AND FLOOR JOISTS. CONNECTION TO MUNICIPAL WATER WILL BE MADE. NO CONNECTION TO MUNICIPAL SEWER WILL BE MADE. | |
| SQUARE FOOTAGE: (SHALL NOT BE USED FOR MATERIAL TAKE-OFFS AND/OR BIDDING PURPOSES) | |
| BLDG. LEVEL: | PROJECT (SF) LIVING SPACE: |
| BELOW GRADE LEVEL | 0.0 SF |
| GRADE LEVEL | 1,054 SF |
| UPPER LEVEL | 550 SF |
| DESIGN FLOOR LIVE LOAD | 40 PSF |
| DESIGN ROOF LIVE LOAD | 20 PSF |
| DESIGN DECK LIVE LOAD | 40 PSF |
| GROUND SNOW LOAD P _s | 100 PSF |
| BASIC WIND SPEED | 90 MPH |
| SEISMIC DESIGN CATEGORY | C |
| DESIGN DATA: | |
| GSL TO WINDSPEED IS | |
| MPH SEISMIC DESIGN C | |
| WEATHERING-SEVERE FROST | 3000-PSI CONCRETE |
| DEPTH 40' | AIR ENTRAINED |

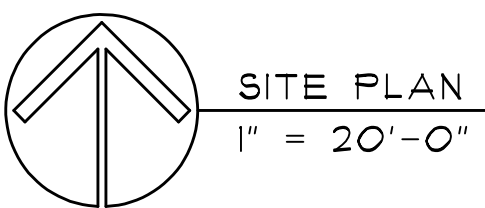
IN ACCORDANCE WITH NYS EDUCATION LAW ARTICLE 129 SECTION 1204 IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER TO ALTER AN ITEM OF THIS DOCUMENT IN ANY WAY. THESE PLANS ARE IN COMPLIANCE WITH THE NYS RESIDENTIAL BUILDING CODE.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS ARE IN COMPLIANCE WITH THE NYS ENERGY CODE.

ELECTRICAL NOTES:

- NEW ELECTRICAL SYSTEM COMPONENTS AND BRANCH CIRCUIT INSTALLATION WILL COMPLY WITH CHAPTERS 31-40 OF THE RESIDENTIAL CODE.
- ALL UNDERGROUND AND OVERHEAD SERVICES SHALL COMPLY WITH LOCAL UTILITY COMPANY REGULATIONS.
- INSTALL GROUND RODS AT SERVICE IN ACCORDANCE WITH UTILIT COMPANY REGULATIONS.
- CONDUCTORS MAY BE NONMETALLIC CLAD: 15 AMP BREAKER 14 AWG, 20 AMP BREAKER 12 AWG
- PROVIDE MINIMUM 200 AMP/SINGLE PHASE, 120/240 VOLT SERVICE ENTRANCE EQUIPMENT, INCLUDING METER CHANNEL AND LOADCENTER. PROPER DISCONNECT MEANS SHALL BE PROVIDED IN ACCORDANCE WITH THE N.E.C. AND LOCAL UTILITY COMPANY. LABEL ALL CIRCUIT WITH TYPEWRITTEN LABELS.
- REQUIRED BRANCH CIRCUITS: A MINIMUM OF TWO 20 AMP BRANCH CIRCUITS WILL BE PROVIDED FOR WALL RECEPTACLE OUTLETS IN THE KITCHEN AREA AND MAY SUPPLY OTHER OUTLETS IN ASSOCIATED AREAS. A SEPARATE SINGLE 15 AMP OUTLET MAY BE INSTALLED FOR THE REFRIGERATOR. E3301.2
- A DEDICATED 20 AMP CIRCUIT WILL BE INSTALLED IN THE LAUNDRY AREA. E3301.2
- A 20 AMP CIRCUIT WILL BE INSTALLED IN EACH BATHROOM TO SUPPLY RECEPTACLE OUTLETS. E3301.4
- RECEPTACLE OUTLETS: IN GENERAL BUILDING AREAS, OUTLETS WILL BE INSTALLED (SPACED) ACCORDING TO THE PROVISIONS OF E3901.2 AND LOCATED OVER KITCHEN COUNTERS ACCORDING TO E3901.4.
- BATHROOM AND KITCHEN COUNTER TOP RECEPTACLES (INCLUDING A DISHWASHER CIRCUIT) AND RECEPTACLES WITHIN SIX FEET OF THE INSIDE EDGE OF SINK BOWLS, OUTSIDE EDGE OF SHOWER STALLS OR BATH TUBS, AND IN LAUNDRY AREAS WILL BE GFCI PROTECTED. E3902.1 - E3902.10. ALL CIRCUITS WILL BE AFCI PROTECTED INCLUDING THOSE LISTED ABOVE. E3902.14
- MOUNTING HEIGHTS OF ELECTRICAL COMPONENTS:
 - LIGHT SWITCH 48" TO C
 - RECEPTACLE 18" TO C
 - THERMOSTATS 54" TO C
 - GFI OUTLETS IN BATHROOMS 40" TO C * SIDE, CLEAR SINK
 - EXTERIOR GFI RECEPTACLES 24" TO C A.F.F. INTERIOR
- E3902 ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- PROVIDE REMOTE "EMERGENCY BURNER SWITCH" WITH RED COVER PLATE AT ALL FUEL BURNING APPLIANCES.
- FURNISH OWNER WITH COPY OF FINAL INSPECTION CERTIFICATE FROM A QUALIFIED NEW YORK ELECTRICAL INSPECTION AGENCY UPON SATISFACTORY INSPECTION OF ALL ELECTRICAL INSTALLATIONS.

THIS SITE DRAWING IS DERIVED FROM A SCAN PROVIDED BY OWNER AND WAS SURVEYED BY OTHER. RESIDENCE INDICATION OF DRIVEWAY AND SETBACKS WERE ADDED BY MAPLE LANE DESIGN AND DRAFTING, LLC FOR DESIGN AND PLANNING PURPOSES ONLY.



REVISIONS

CARLOS BENTEZ RESIDENCE
LOT 18, PANORAMA DRIVE, SARANAC LAKE, NEW YORK

DRAWN BY: MAK
CHECKED BY:
DATE: 3.24.24
SCALE: AS NOTED

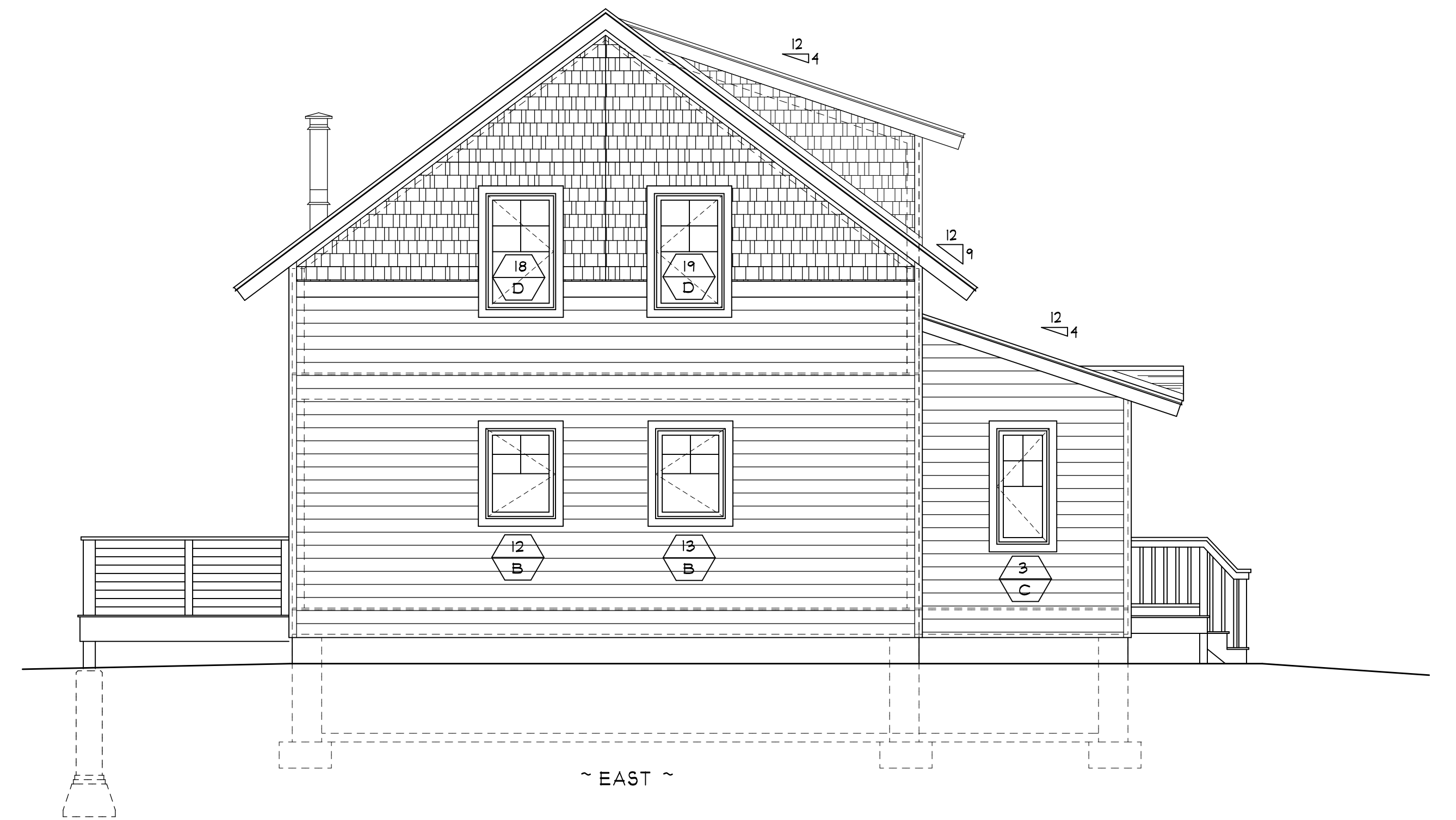
S-1



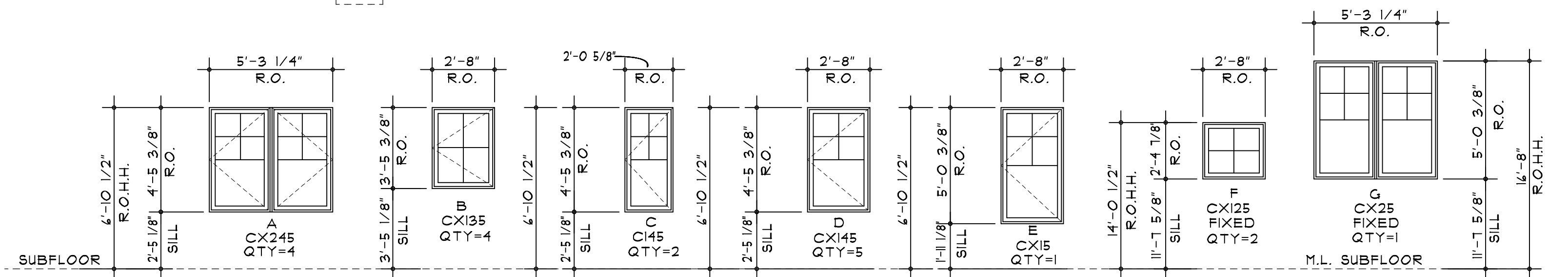
REVISIONS
03 . 23 . 24



~ SOUTH ~



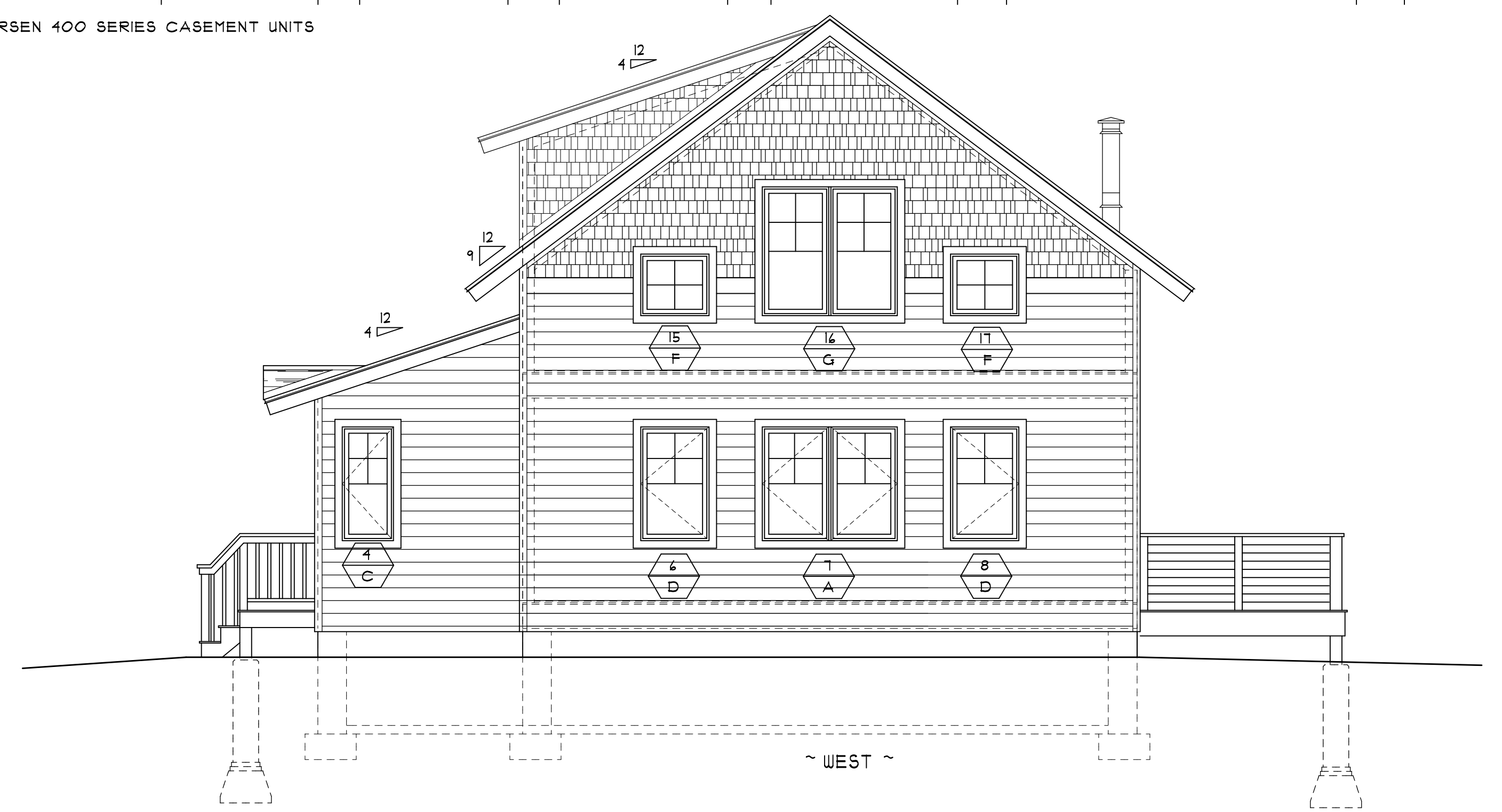
~ EAST ~



WINDOWS SHOWN ARE ANDERSEN 400 SERIES CASEMENT UNITS



~ NORTH ~



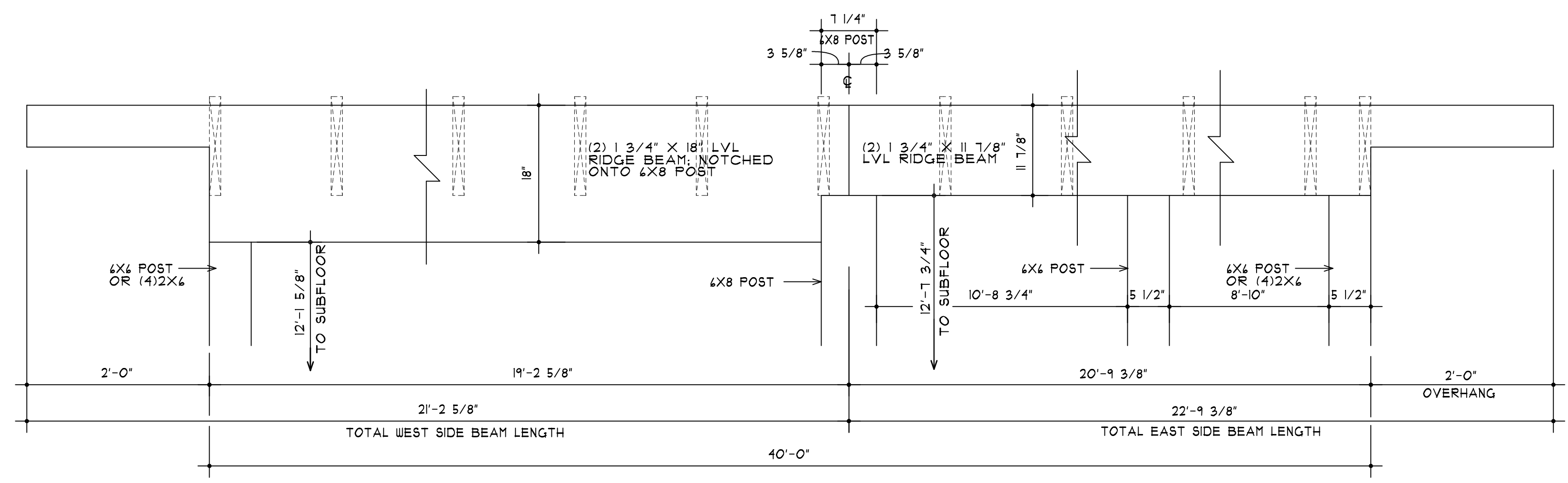
~ WEST ~

EXTERIOR ELEVATIONS - CASEMENT WINDOWS
1/4" = 1'-0"

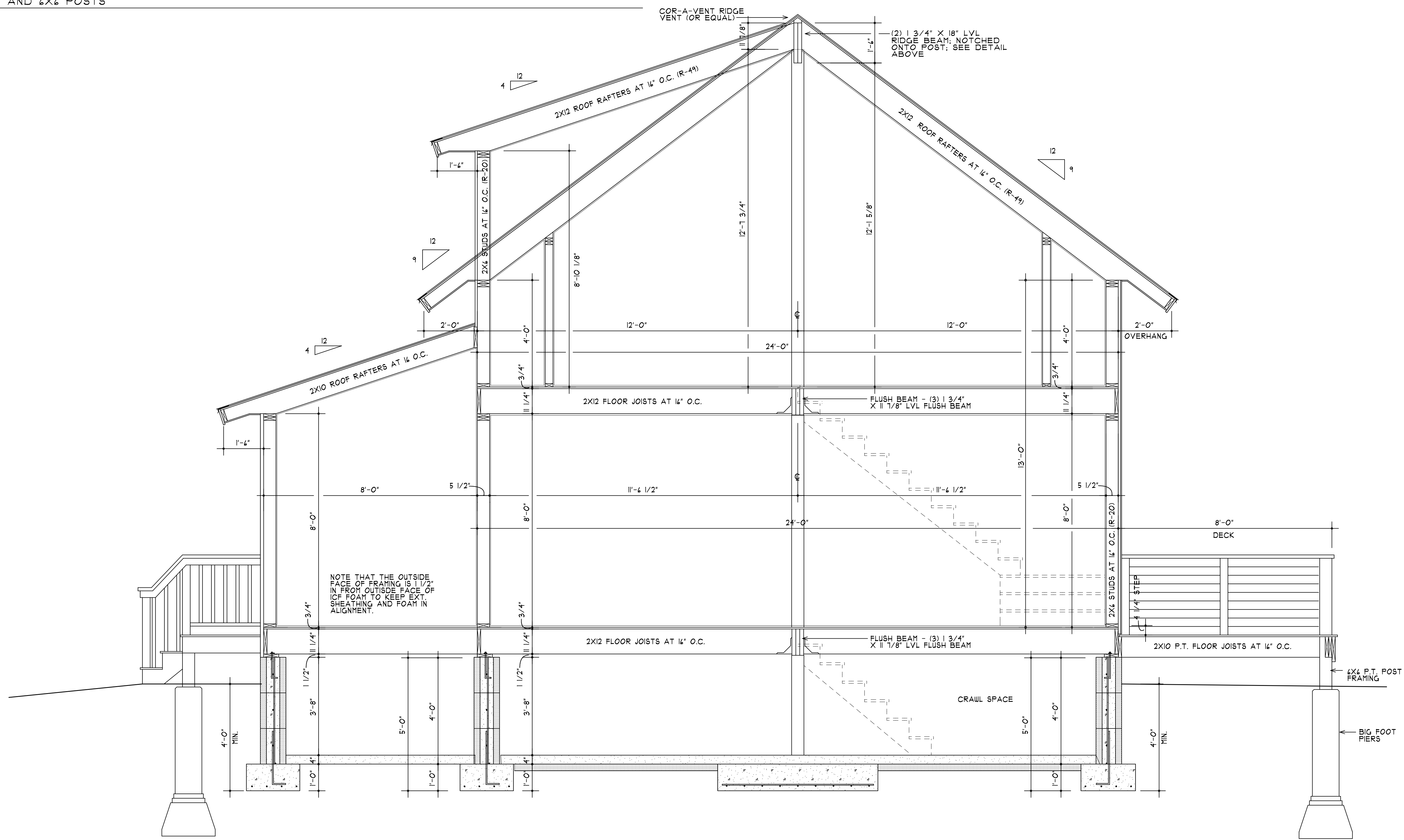
CARLOS BENITEZ RESIDENCE
LOT 18, PANORAMA DRIVE, SARANAC LAKE, NEW YORK

DRAWN BY: MAK
CHECKED BY:
DATE: 2/12/24
SCALE: AS NOTED

C-5



RIDGE BEAM CONNECTIONS TO 6X8 AND 6X6 POSTS
1" = 1'-0"

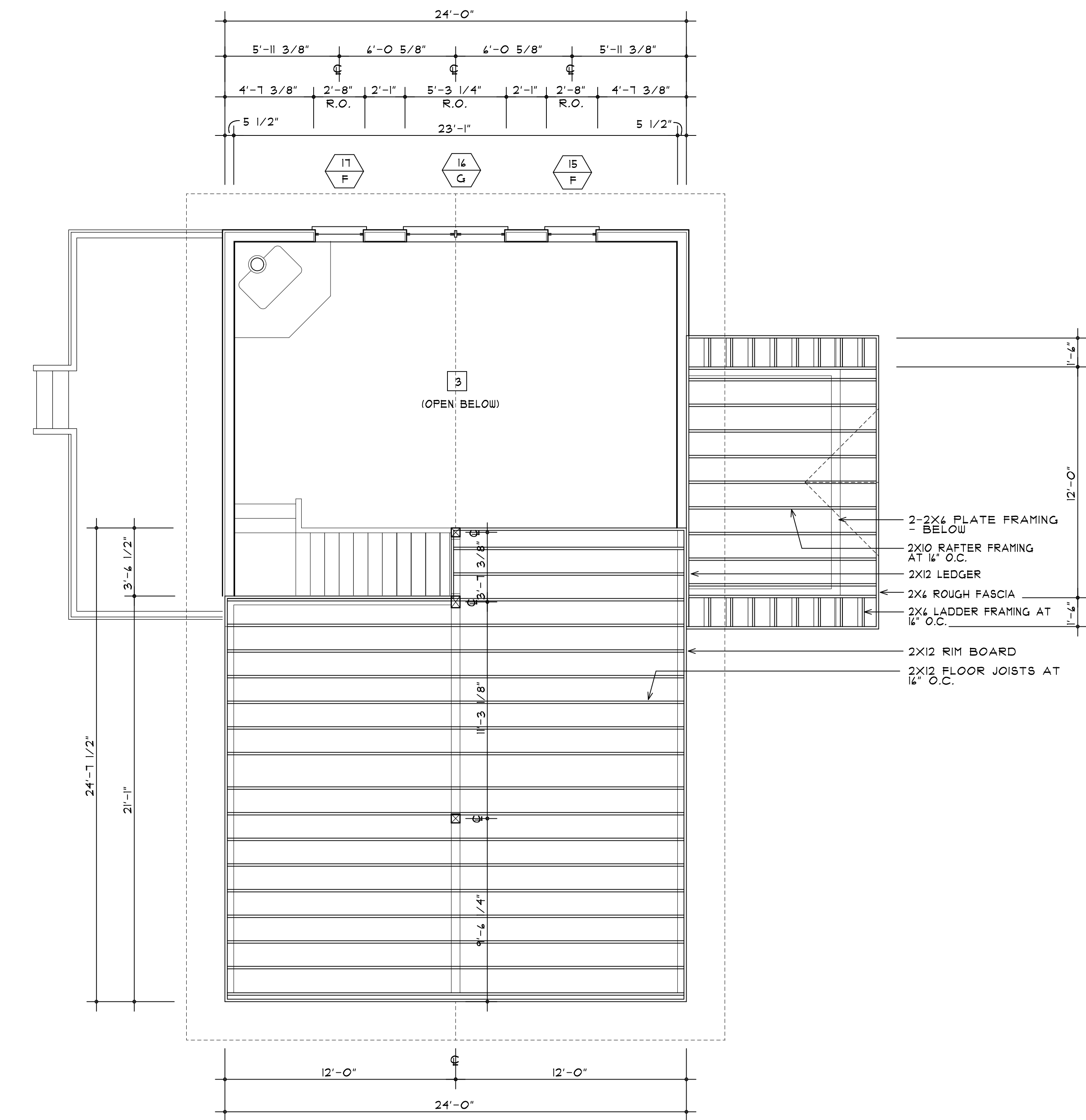


BUILDING SECTION AT WEST SIDE OF RESIDENCE
1/2" = 1'-0"

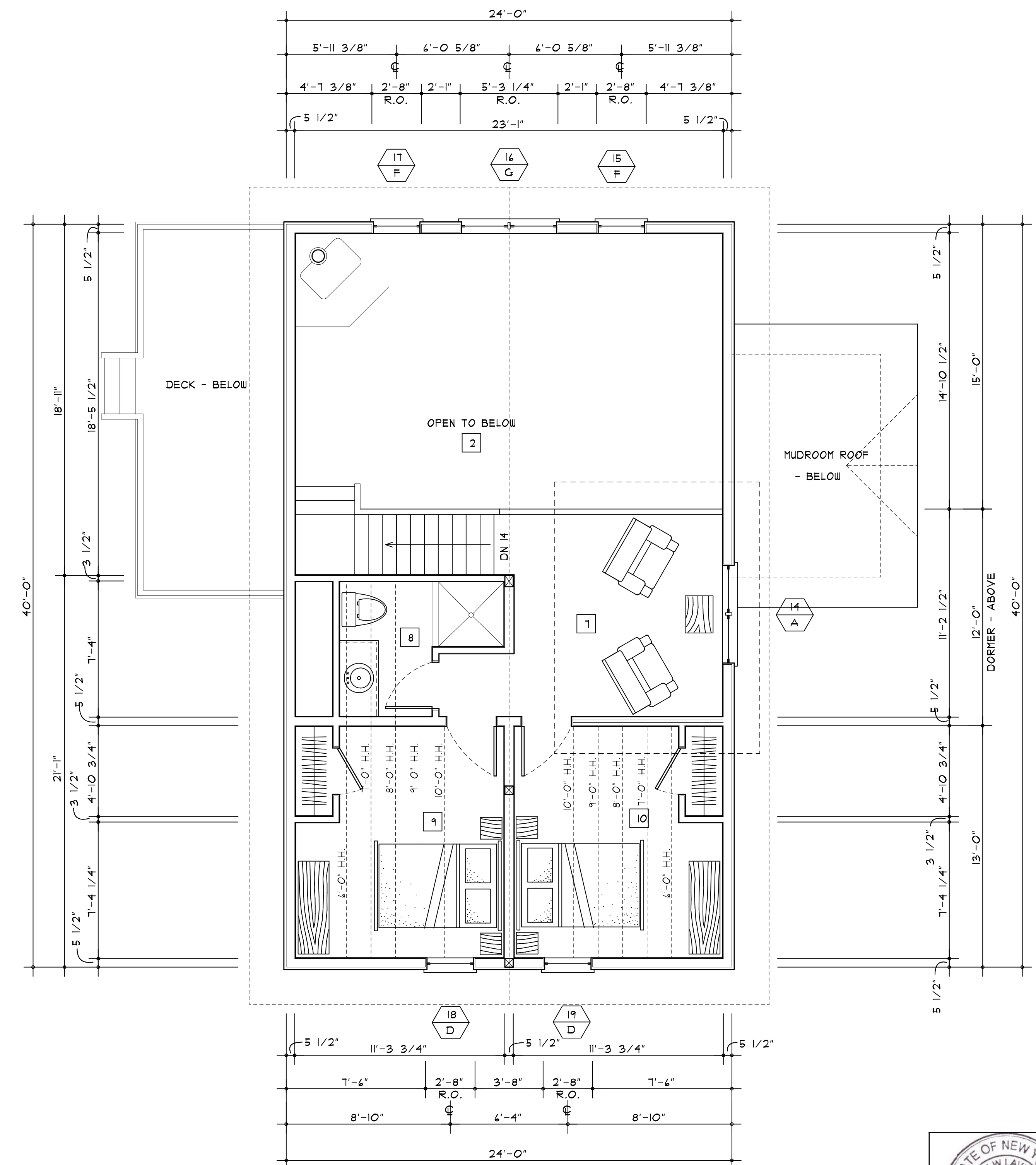


CARLOS BENITEZ RESIDENCE
LOT 18, PANORAMA DRIVE, SARANAC LAKE, NEW YORK

DRAWN BY: MAK
CHECKED BY:
DATE: 2.12.24
SCALE: AS NOTED



UPPER LEVEL LOFT PLAN
1/4" = 1'-0"

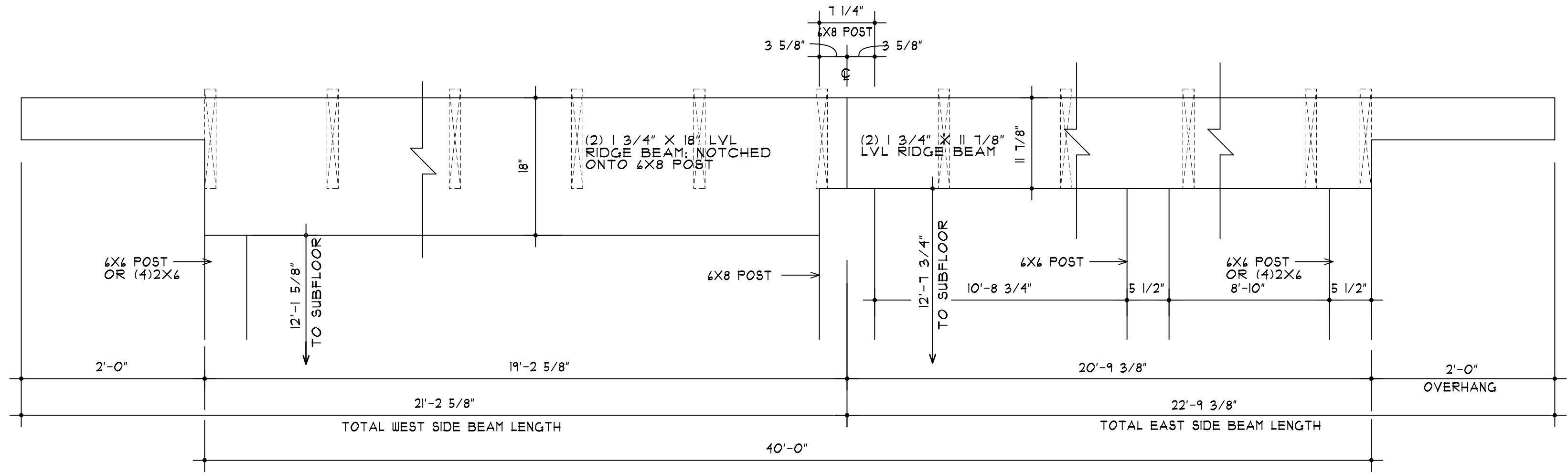


UPPER LEVEL LOFT PLAN - SCHEMATIC DESIGN "A"
1/4" = 1'-0"

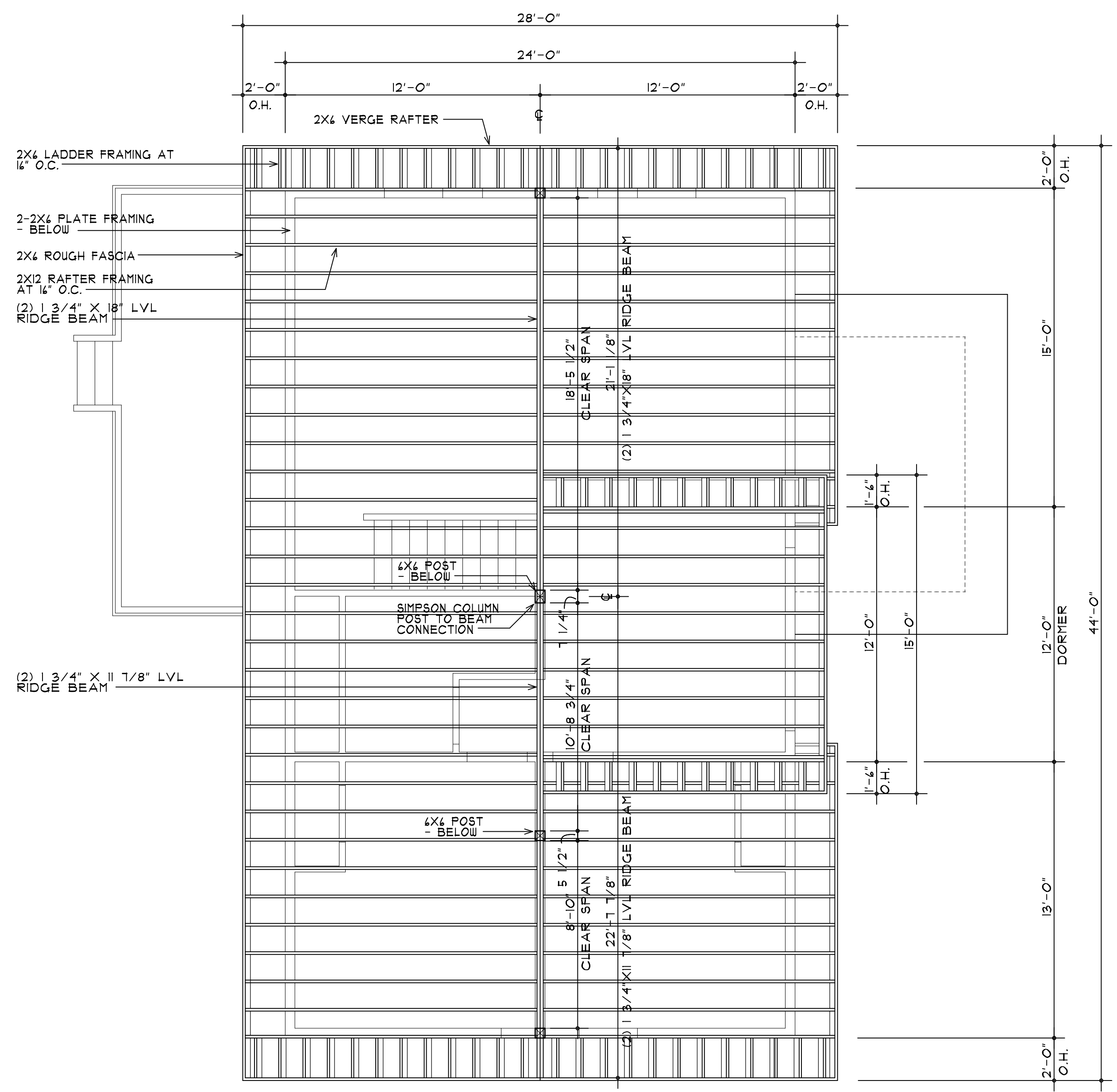


CARLOS BENITEZ RESIDENCE
LOT 18, PANORAMA DRIVE, SARANAC LAKE, NEW YORK

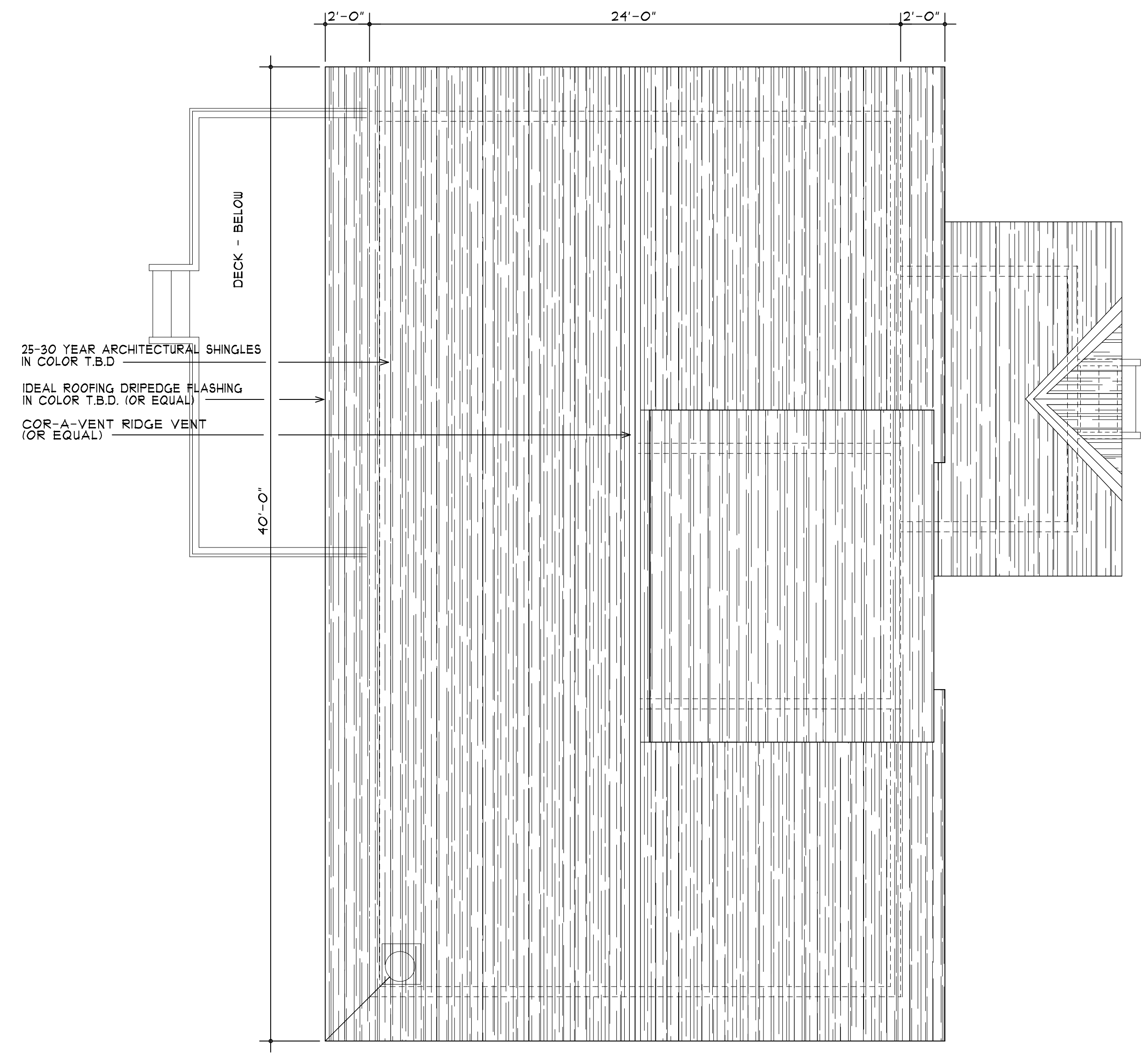
DRAWN BY: HAK
CHECKED BY:
DATE: 2.18.24
SCALE: AS NOTED



RIDGE BEAM CONNECTIONS TO 4X8 AND 4X4 POSTS
1" = 1'-0"

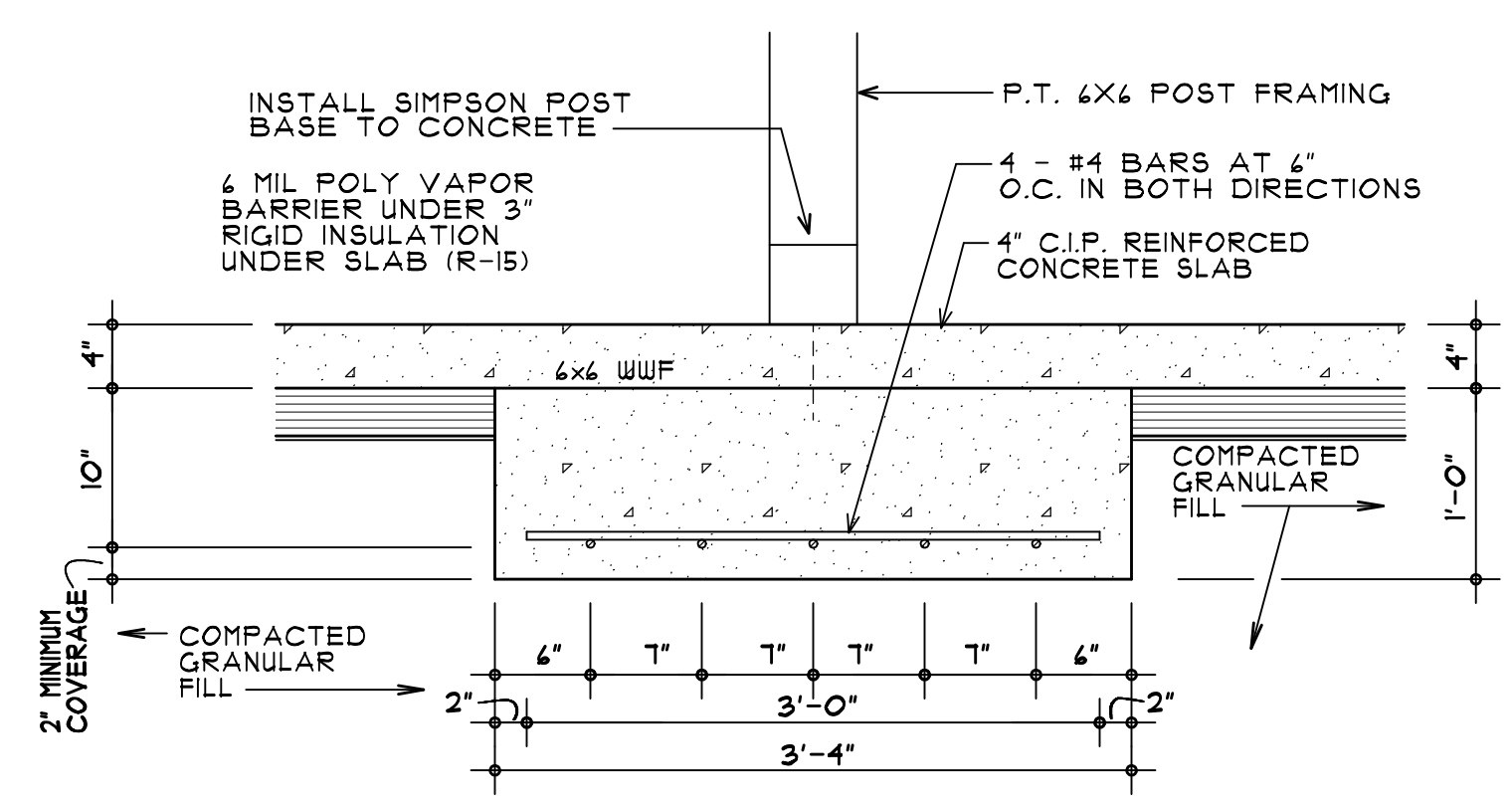
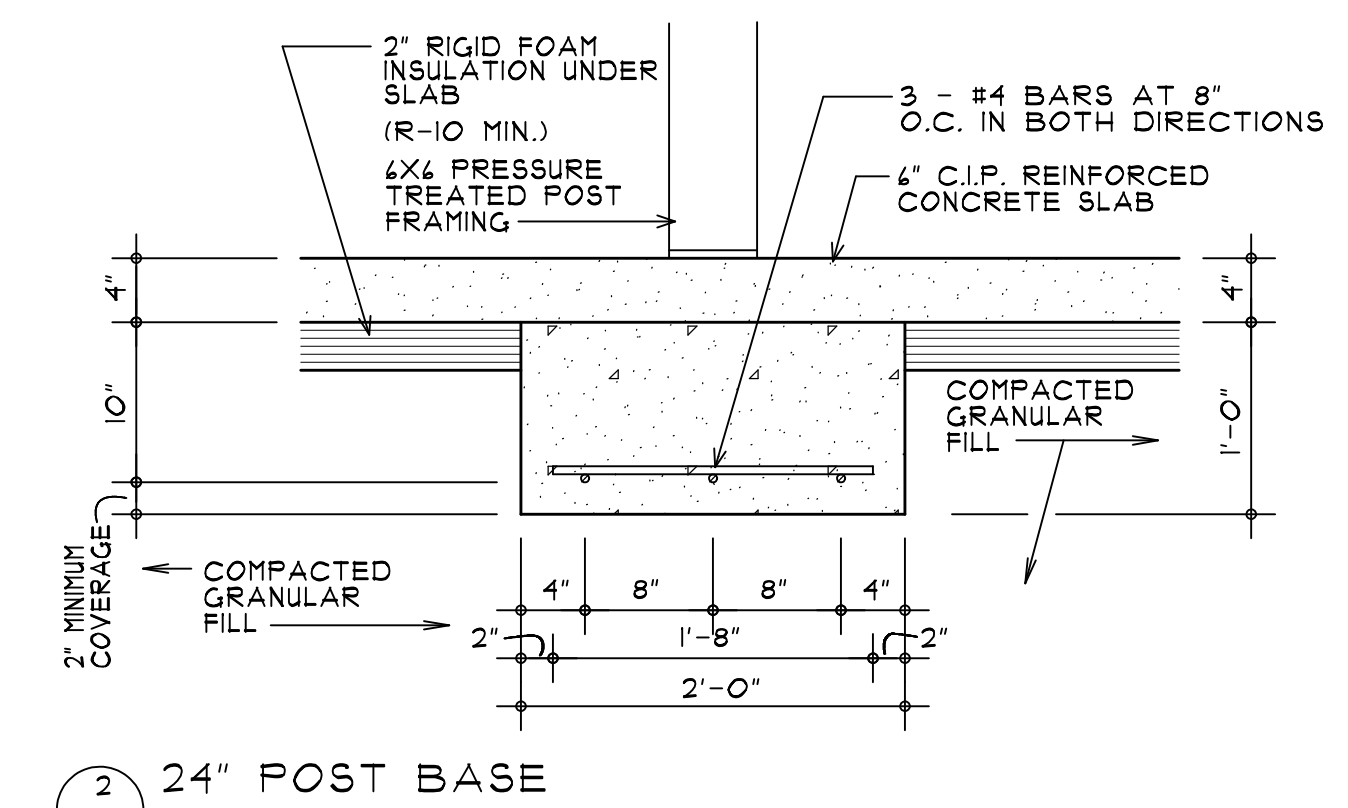
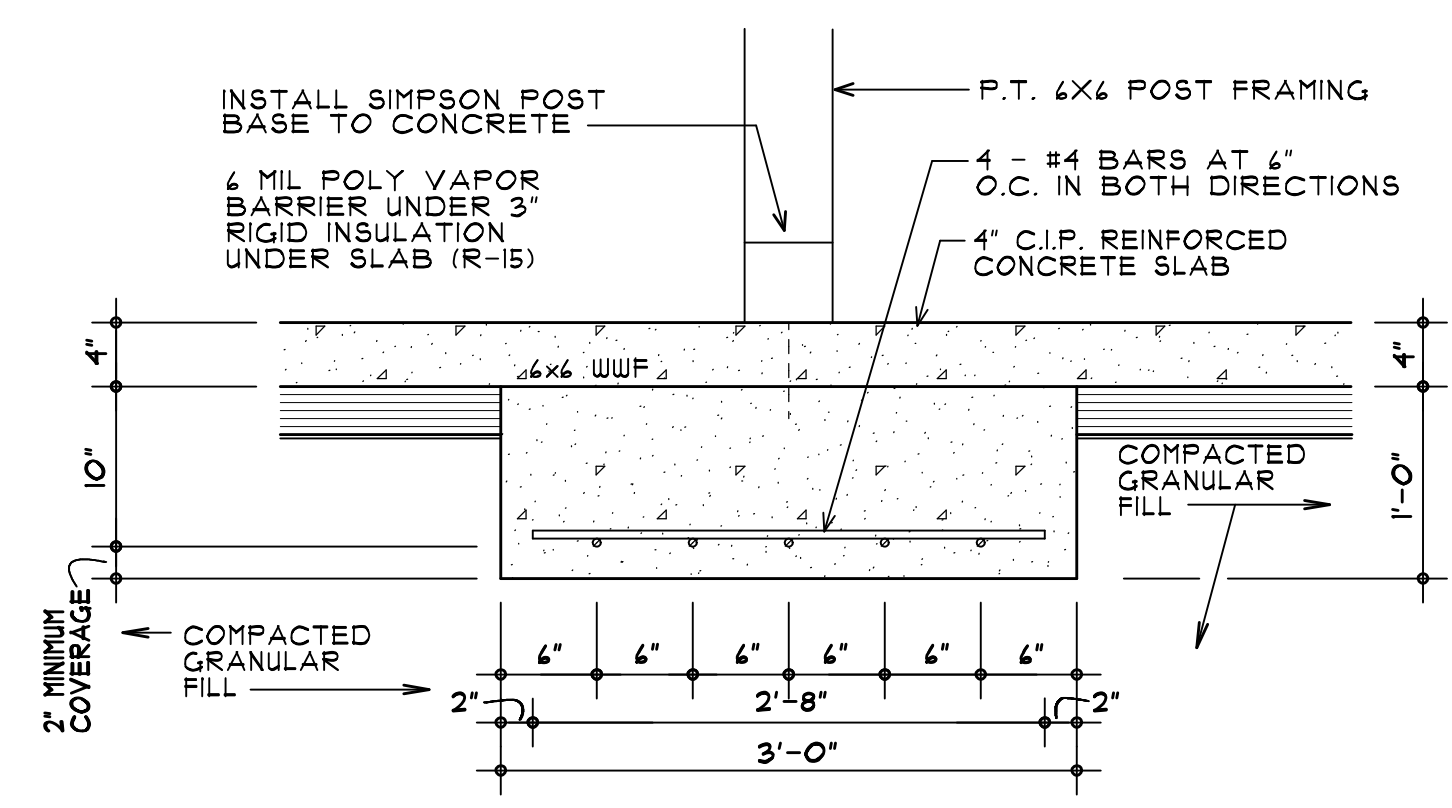


ROOF FRAMING PLAN
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"





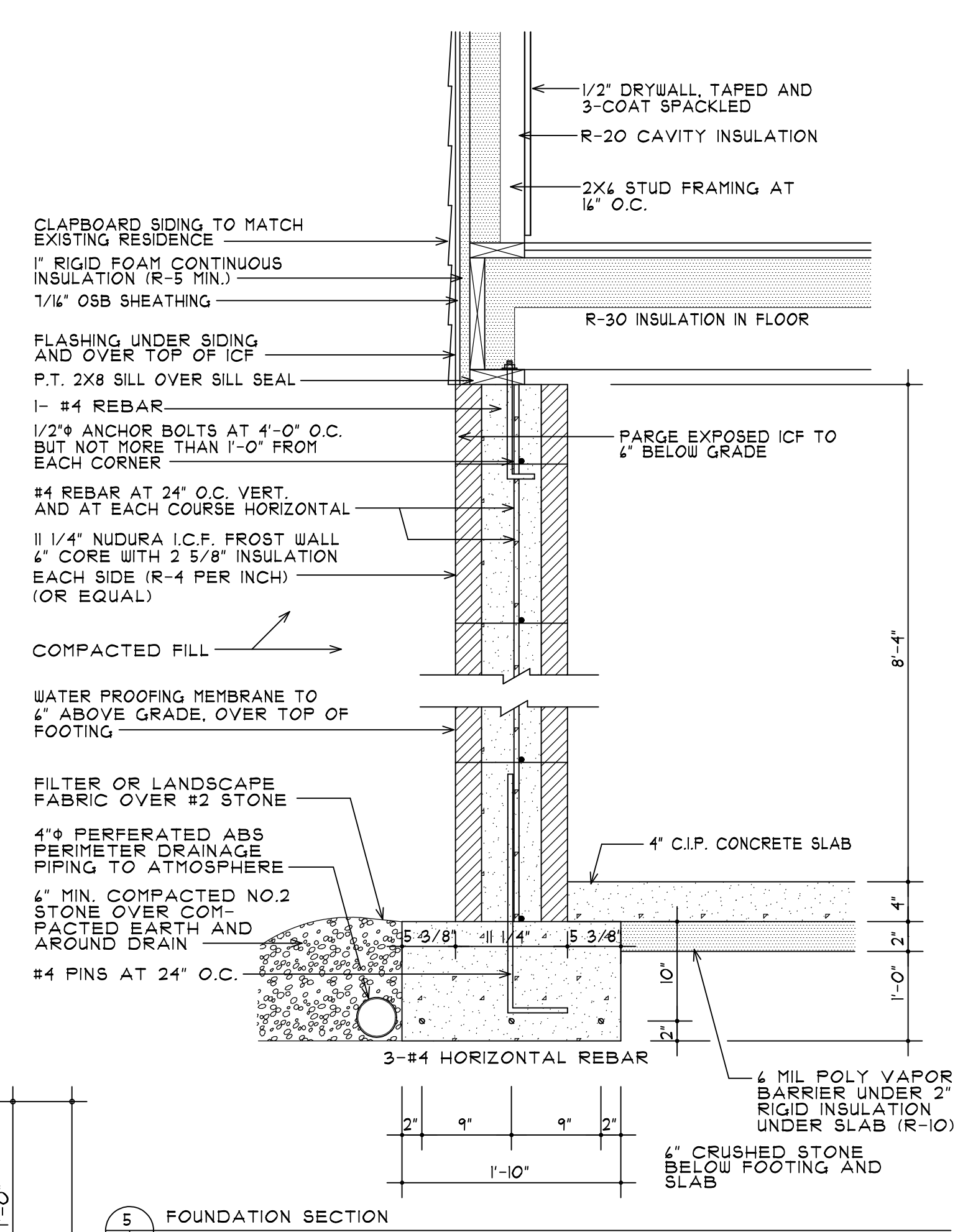
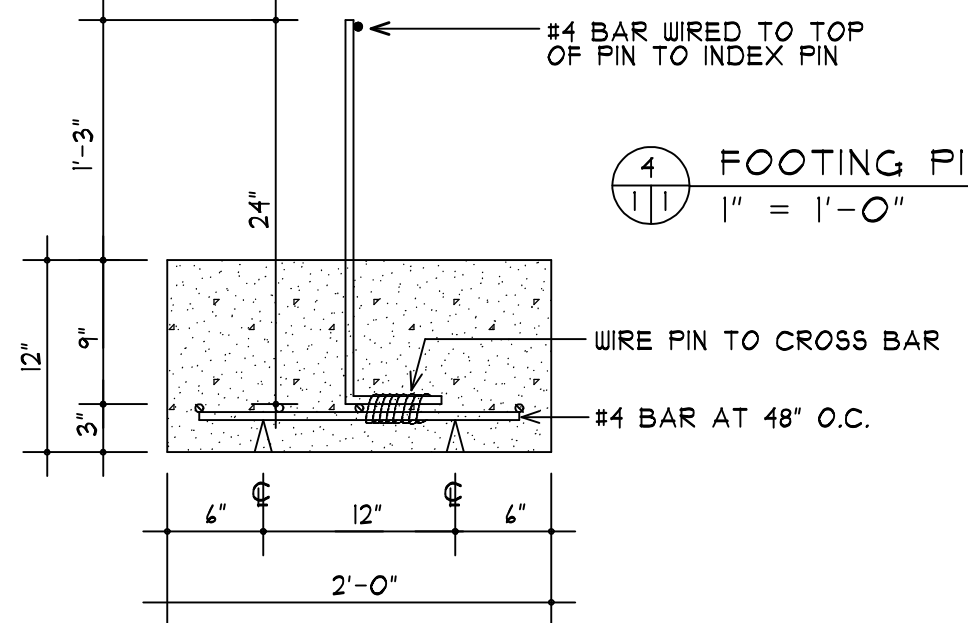
1 36" POST BASE
1" = 1'-0"

2 24" POST BASE
1" = 1'-0"

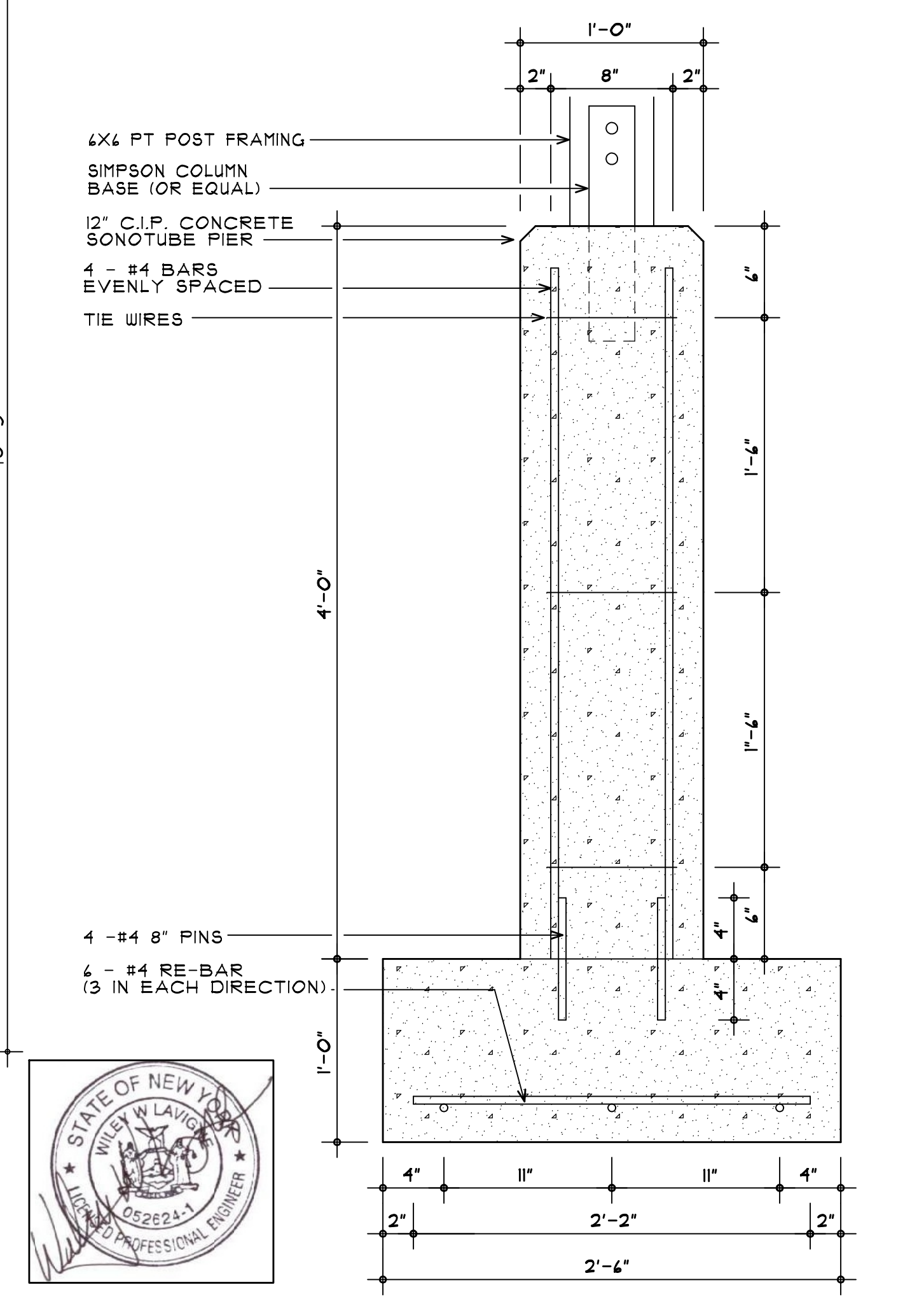
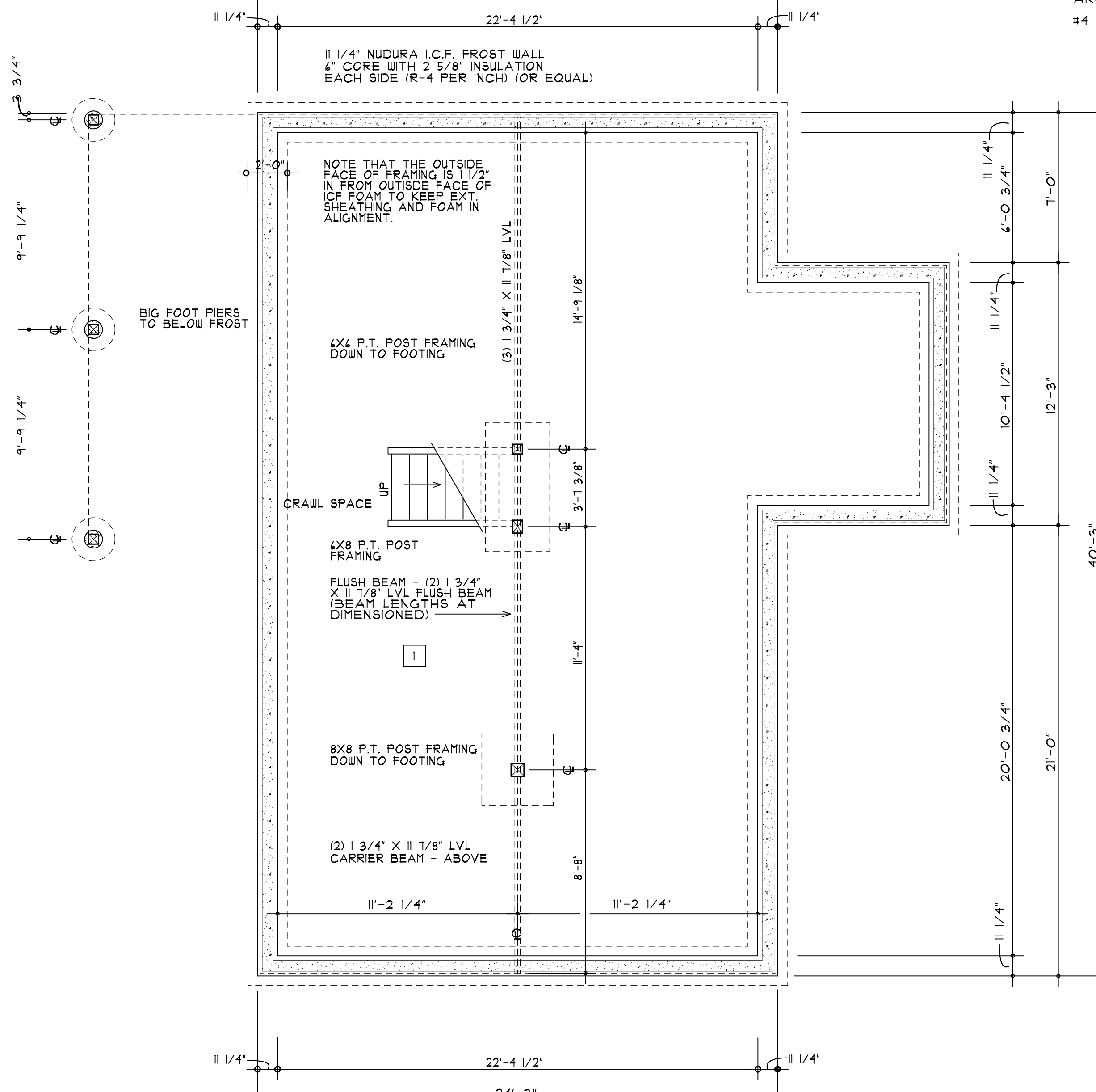
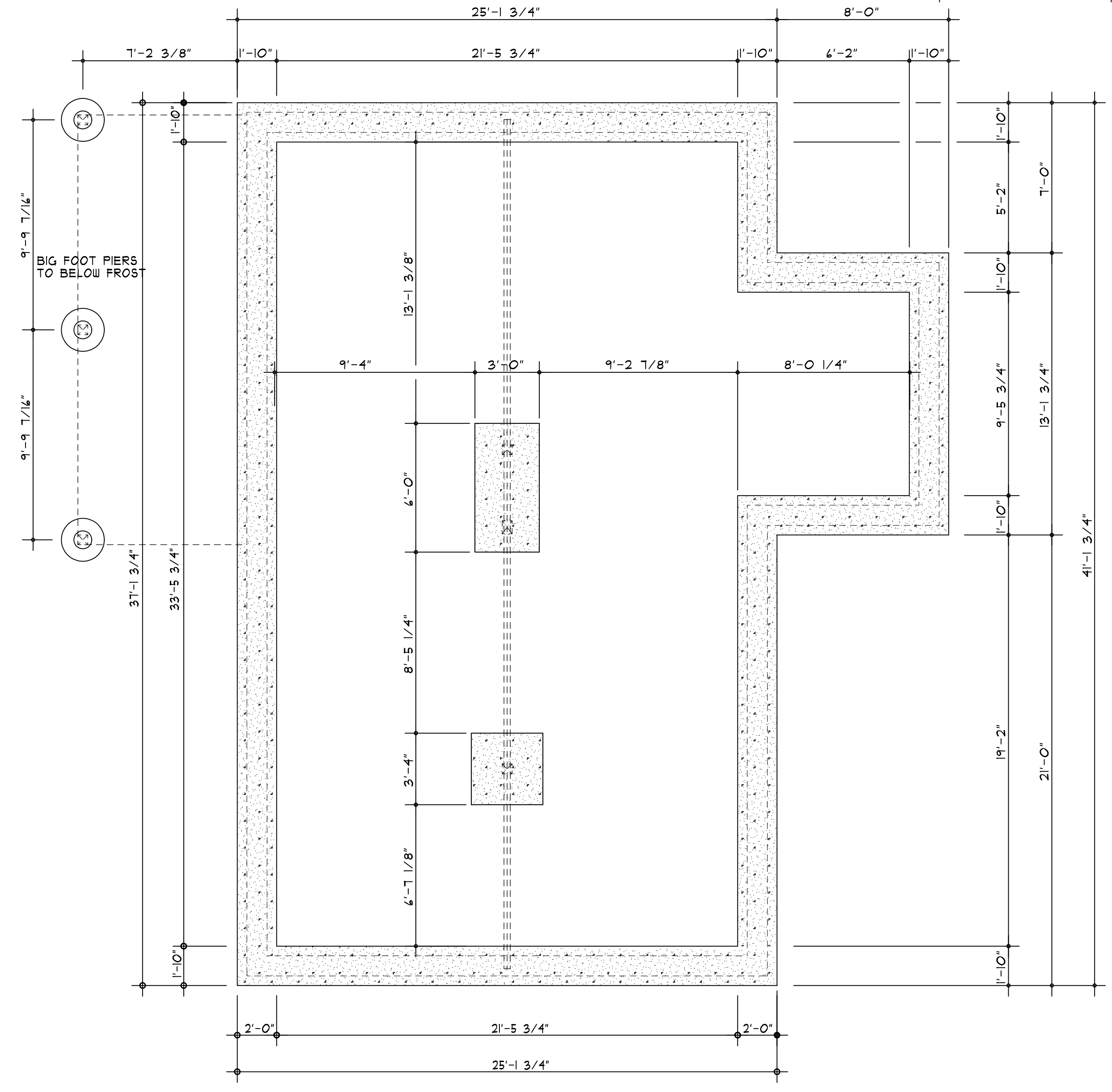
3 36" POST BASE
1" = 1'-0"

| UTILITY SLEEVES | | | | |
|-----------------|--------|------|---------|-----------------------|
| SLEEVE | SIZE | TYPE | ELEV. * | APPLICATIONS |
| A | 3" | PVC | T.B.D. | ELECTRIC SERVICE IN |
| B | 2" | | | WATER LINE IN |
| C | 4" | | | SEPTIC DRAIN LINE OUT |
| D | 1 1/2" | | | GROUNDING |
| E | 1 1/2" | | | SITE LIGHTING |
| F | 3" | | | OIL FILL LINE IN |
| G | 3" | | | OIL VENT LINE OUT |

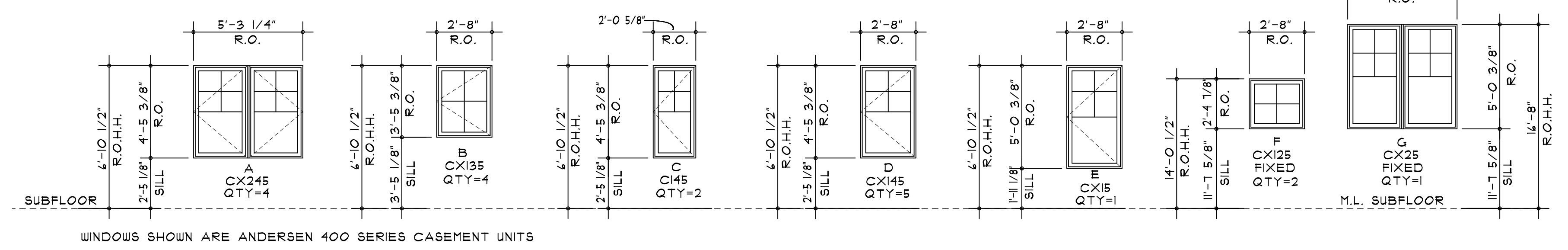
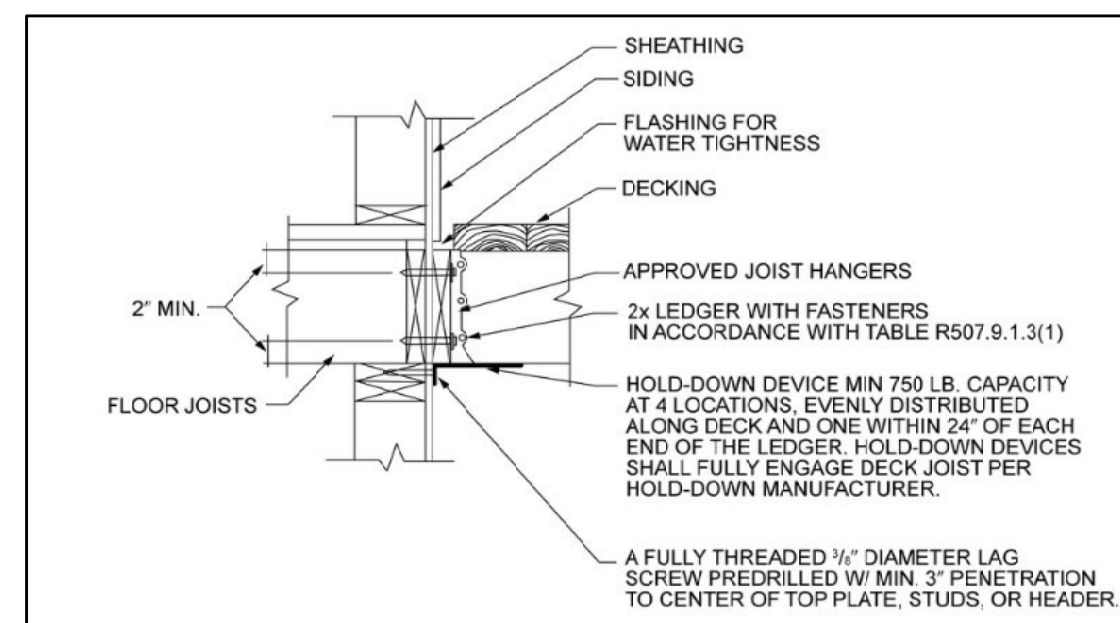
* NOTE - ALL ELEVATIONS SET TO CENTERLINE OF PIPE/SLEEVE BELOW TOP OF FOUNDATION WALL.



5 FOUNDATION SECTION
1" = 1'-0"

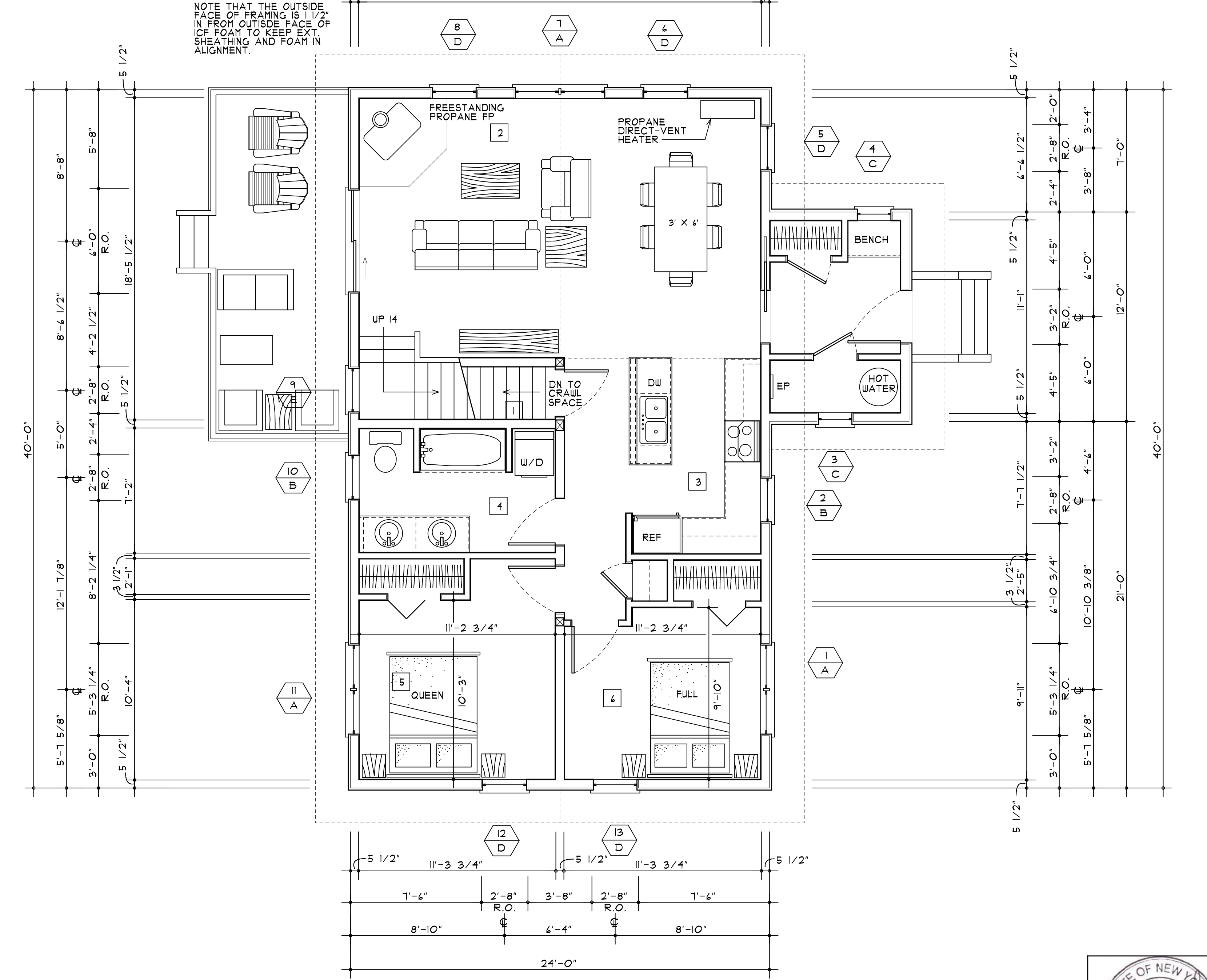
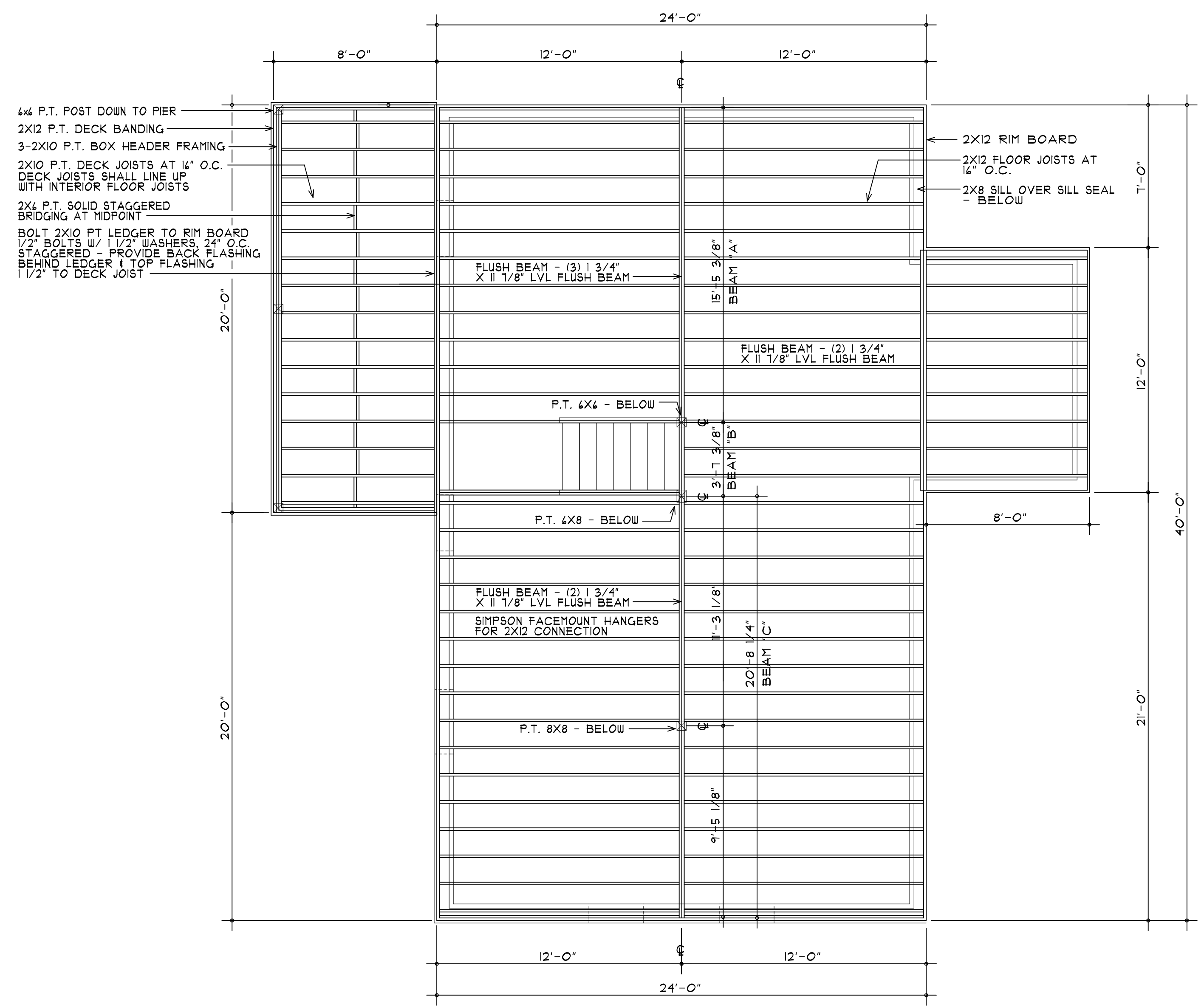


CARLOS BENITEZ RESIDENCE
LOT 18, PANORAMA DRIVE, SARANAC LAKE, NEW YORK



R501.9.2 LATERAL CONNECTION

LATERAL LOADS SHALL BE TRANSFERRED TO THE GROUND OR TO A STRUCTURE CAPABLE OF TRANSMITTING THEM TO THE GROUND, WHERE THE LATERAL LOAD CONNECTION IS PROVIDED IN ACCORDANCE WITH FIGURE R501.9.2(1). HOLD-DOWN TENSION DEVICES SHALL BE INSTALLED IN NOT LESS THAN TWO LOCATIONS PER DECK, WITHIN 24 INCHES (610 MM) OF EACH END OF THE DECK. EACH DEVICE SHALL HAVE AN ALLOWABLE STRESS DESIGN CAPACITY OF NOT LESS THAN 1500 POUNDS (6672 N), WHERE THE LATERAL LOAD CONNECTIONS ARE PROVIDED IN ACCORDANCE WITH FIGURE R501.9.2(2). THE HOLD-DOWN TENSION DEVICES SHALL BE INSTALLED IN NOT LESS THAN FOUR LOCATIONS PER DECK, AND EACH DEVICE SHALL HAVE AN ALLOWABLE STRESS DESIGN CAPACITY OF NOT LESS THAN 150 POUNDS (6334 N).



MAIN LEVEL FLOOR FRAMING PLAN/DECK FRAMING PLAN
1/4" = 1'-0"

MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



DRAWN BY: MAK
CHECKED BY:
DATE: 2.18.24
SCALE: AS NOTED

CARLOS BENITEZ RESIDENCE
LOT 18, PANORAMA DRIVE, SARANAC LAKE, NEW YORK