

Crystal

Here's the information for the Joe Cavazos Variance (April Board of Appeals meeting)

Page 1 Variance Fee Receipt

2-3 Variance Application

4-7 Deed Information

8-10 SEQRA Form Part 1

11-12 SEQRA Form Part 2

} sent to LG/LC
Regional Planning
Board

13-18 APA Application

19-20 APA Approval

21-22 Building Permit Application (to be submitted
if variance is approved at May meeting of Board
of appeals)

Village of Speculator, New York

General Receipt

5965

Date: 3/19/2025

Received from Joe Cavazos \$50⁰⁰/₁₀₀

DOLLARS

For Variance Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
		1

By

Tessa Daley

Deputy Clerk

TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

P

②

VILLAGE OF SPECULATOR

VARIANCE APPLICATION

INSTRUCTIONS A complete application must include:

- ~~A Survey of the property if applicable~~
- Submission of all required plans, prints, letters, and any other information pertinent to the application
- Variance application fee (\$50)
- Incomplete applications will not be brought before the Board of Appeals

Project Address: <u>120 Charlie Brown Lane</u>		Tax Map #: <u>113.055-2-21</u>		Zoned:	
Property Owner Name: <u>Joe M. Cavazos</u>		Applicant Name (if different)			
Address: <u>137 Chatham St.</u>		Address:			
City: <u>Nassau</u>	State: <u>Ny</u>	City:	State:		
Phone: <u>518-210-5541</u>	Zip Code: <u>12123</u>	Phone:	Zip Code:		
Email: <u>Cavazos147@gmail.com</u>		Email:			

Building size: Width: 12 ft. Depth: 10 ft. Height: 10 ft. Stories: 1 ft.

Current Occupancy of building(s) on the property: Small Cabin without shed

Proposed Occupancy of the buildings on the property: Small Cabin with shed

Has there ever been a previous application on these premises? ☐ Yes ☐ No If Yes, state result: _____

Is the property currently non-conforming? ☒ Yes ☐ No If Yes, describe the non-conforming use: property
is 50 ft by 50 ft

Is the proposed change or use prohibited by ordinance or local law? ☐ Yes ☐ No If Yes, state the ordinance or local law: _____

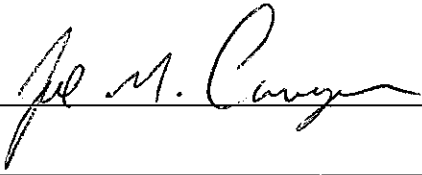
APA approval. Go to APA website: <https://apa.ny.gov/> Press on "Jurisdictional Inquiry Form" at bottom of page then press on "Jurisdictional Inquiry Form (JIF)" under "Download Form." Must have approval from APA prior to meeting with Appeals Board.

Complete "Short Environmental Assessment Form Part 1 - Project Information" found at: https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf. You should already have APA approval when submitting this assessment form. Send a copy of the completed form to the Zoning Officer at the Village of

③

Speculator. The Zoning Officer will complete Part 2 and act as the Lead Agency. The Lake George - Lake Champlain Regional Planning Board will either send a letter outlining what needs to be completed on the property or approve the project. Hearing nothing in 30 days implies approval. Send the printed-out form to:

Lake Champlain - Lake George Regional Planning Board
P.O. Box 765
1 Lower Amherst Street
Lake George, NY 12845

Property Owner Signature (required):  Date: 3-07-25
Property Owner Signature (required): _____ Date: _____
Applicant Signature (if different): _____ Date: _____

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HAMILTON COUNTY – STATE OF NEW YORK
JANE S. ZARECKI, COUNTY CLERK
PO BOX 204, 102 COUNTY VIEW DRIVE
LAKE PLEASANT, NY 12108

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



INSTRUMENT #: 2023-962

Receipt#: 202370289
Clerk: JZ
Rec Date: 08/18/2023 12:45:29 PM
Doc Grp: RP
Descrip: DEED
Num Pgs: 4
Rec'd Frm: MERIDIAN RESEARCH GROUP, LLC

Party1: MCCORMICK SUSAN M
Party2: CAVAZOS JOE
Town: LAKE PLEASANT
113.055-2-21

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Additional Names	0.50
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.50

Transfer Tax 760.00
Transfer Tax

Sub Total: 760.00

Total: 960.50
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 31
Transfer Tax

Transfer Tax 760.00

Total: 760.00

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

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

Jane A. Zarecki

Jane S. Zarecki
Hamilton County Clerk

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R + R :
Meridian Research Group, LLC
12 Cornell Road
Latham, NY 12110

Warranty Deed

23-8251

This Indenture, made the 1st day of August Two Thousand and Twenty Three

Between

SUSAN M. MCCORMICK, residing at 317 Plumb Road, Poland, New York 13431

Party of the first part, and

JOE CAVAZOS and ABIGAIL CAVAZOS, residing at 137 Chatham St., Nassau, New York 12123

Party of the second part, and

Witnesseth, that the party of the first part, in consideration of **One and 00/100 Dollars (\$1.00) Dollars** lawful money of the United States, and other good and valuable consideration, paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs, successors and assigns of the party of the second part forever,

ALL THAT TRACT OR PARCEL OF LAND, set forth in Schedule A attached hereto.

THAT Gregory P. McCormick died on March 13, 2018 in Utica, New York, leaving Susan M. McCormick as his surviving spouse. That the Estate of Gregory P. McCormick was of insufficient size to warrant the payment of any state or federal estate taxes.

BEING the same premises conveyed to Gregory P. McCormick and Susan M. McCormick by Warranty Deed dated June 23, 1995 and recorded in the Office of the County of Hamilton on June 30, 1995 at Book 211 Page 361.

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 parties of the second part, their distributees, heirs and assigns forever.

And said party of the first part covenants as follows:

First, that the parties of the second part shall quietly enjoy the said premises.

Second, that said party of the first part will forever warrant the title to said premises.

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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.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

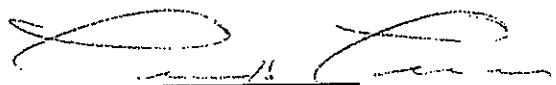
In Presence of


SUSAN M. MCCORMICK

STATE OF NEW YORK)
) ss.:
COUNTY OF Herkimer)

On August 1, 2022 before me, the undersigned, personally appeared
SUSAN M. MCCORMICK

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public – County of: Herkimer
My Commission Expires: August 5, 2027

LORRAINE H. LEWANDROWSKI
Notary Public - State of New York
Reg#02LE5093917
Appointed in Herkimer County
My Commission Expires August 5, 2027

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SCHEDULE A DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, together with the buildings and improvements thereon, situate, lying and being in the Village of Speculator, Town of Lake Pleasant, County of Hamilton, State of New York, described as being a part of Lot No. 8 of Township No. 2 of Totten & Crossfield's Purchase and is subplot No. 7 of a parcel of lots as laid down by Charles S. Brown and beginning at a point in the westerly line of the roadway running between the State Road and northerly shore of Lake Pleasant, which point is marked with a piece of iron pipe driven into the ground for a corner and is also the southeasterly corner of a parcel of land known as subplot No. 9 and runs thence South 24 degrees East a distance of 50 feet to a corner marked with a piece of iron pipe driven in the ground and is also the northeasterly corner of subplot No. 5; thence in a generally southwesterly direction a distance of 50 feet more or less to a corner marked with a piece of iron pipe driven into the ground; thence North 24 degrees West a distance of 50 feet to a corner marked with a piece of iron pipe driven in the ground; thence in a northeasterly direction a distance of 50 feet to the point or place of beginning.

ALSO, the right and privilege is hereby given to the parties of the second part, their heirs and assigns forever, to use the right of way leading from the Speculator-Lake Pleasant Highway to the northerly shore of Lake Pleasant to be quietly enjoyed by said parties of the second part, their heirs and assigns and is to be kept free and open and unobstructed at all times and is to be used in common with others.

ALSO the further right and privilege of using the south one-half (1/2) of subplot No. 2 at all time in common with others for boating, bathing, fishing or boat parking purposes.

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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: <i>Joe M. Cavazos</i>			
Project Location (describe, and attach a location map): <i>120 Charlie Brown Lane Speculator NY 12164</i>			
Brief Description of Proposed Action: <i>Replace Shed</i>			
Name of Applicant or Sponsor: <i>Joe M. Cavazos</i>		Telephone: <i>518-210-5541</i>	
		E-Mail: <i>Cavazos147@gmail.com</i>	
Address: <i>137 Chatham St.</i>			
City/PO: <i>Nassau</i>		State: <i>ny</i>	Zip Code: <i>12123</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		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. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: <i>Village of Speculator NY</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>0.1</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.1</i> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<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			

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

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14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Joe M. Cavazos</u> Date: <u>3-13-25</u>		
Signature: <u>[Signature]</u> Title: _____		

PRINT FORM

(11)

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

PRINT FORM

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Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

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

Mr. Cavazos is applying to replace an existing 10x10 Shed with a 10x12 Shed. Because of the lot size, it is non-conforming - thus the variance.

Mr. Cavazos has submitted information to the APA. That information is enclosed.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Village of Speculator</u> <u>Zoning Board of Appeals</u>	<u>3/13/25</u>
Name of Lead Agency	Date
<u>Richard Rumsey</u>	<u>Zoning Officer</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

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Adirondack Park Agency

JURISDICTIONAL INQUIRY FORM

Please submit by email to – apajif@apa.ny.gov

A. INSTRUCTIONS

Submit this form to obtain a written determination whether an Adirondack Park Agency permit or variance is needed for a proposed project. This form is not an application. If you know you need an Agency permit or variance you should not submit this form, but instead you should contact the Agency for the appropriate application form. Information about Agency jurisdiction can be found on the Agency's website (<https://www.apa.ny.gov/>) and in the Agency's 'Citizen Guide,' which is also available on the website.

The Jurisdictional Inquiry Form must be signed by a person with a legal interest in the property; only owners, tenants, mortgagees, purchasers under an existing contract of sale, or their attorneys. Please note that if the person under contract to purchase the property signs this form, then a copy of the purchase agreement signed by both parties must be provided.

The legal issues involved in determining jurisdiction are complicated. All of the information requested on this form is necessary in order for us to determine if the proposal requires an Agency permit or variance. The County Clerk's Office, Real Property Tax Services and/or the Town Office may be able to assist you in obtaining property information (tax map number, history, copies of deeds, etc.).

Please include a copy of the current recorded deed, tax map number, a description of your proposal, including a sketch map, and the necessary signature(s).

WE CANNOT RESPOND TO YOUR INQUIRY WITHOUT THIS INFORMATION

B. GENERAL INFORMATION

<u>APPLICANT/REPRESENTATIVE:</u>	<u>PROPERTY OWNER (if not applicant):</u>
Name <u>Joe M Cavazos</u>	_____
Mailing Address <u>137 Chatham St</u>	_____
<u>Nassau NY 12123</u>	_____
Telephone <u>5182105541</u>	_____
Email <u>Cavazos147@gmail.com</u>	_____

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PROPERTY LOCATION:

Town/Village Village of Speculator  County Hamilton 

Road/Highway 120 Charlie Brown Lane

Tax Map Number: (This can be found on your tax bill and it looks something like this... 89.12-1-1.4 - three numbers separated by dashes, and there may not be decimals).

Section 113.055 Block 2 Parcel/Lot 21

C. PROPERTY HISTORY

Please include a copy of the current recorded deed for the property

1. Has the property been the subject of any previous Agency permit, variance, map amendment, jurisdictional determination, staff site visit, wetland site visit, or an enforcement action?

☐ Yes ☐ No ☒ Don't Know

If yes, please include the following information:

File number _____ Agency contact _____

2. What is the acreage or square footage of the property at this time? 250 Sq ft

3. Please describe all structures which currently exist on the property (include type and use of structure, size and construction date of each – for example, confirm if the structure is a mobile home, single family dwelling, barn, storage building, etc.). If your project involves replacement of a structure, please provide its description, even if it has already been removed (and indicate its removal date).

	<u>Structure/Use</u>	<u>Size</u>	<u>Construction Date</u>	<u>Removal Date</u>
a.	<u>Camp</u>	<u>650 Sq ft</u>	<u>1955</u>	<u></u>
b.	<u>Shed</u>	<u>100 sq ft</u>	<u>unknown</u>	<u>2024</u>
c.	<u></u>	<u></u>	<u></u>	<u></u>
d.	<u></u>	<u></u>	<u></u>	<u></u>
e.	<u></u>	<u></u>	<u></u>	<u></u>
f.	<u></u>	<u></u>	<u></u>	<u></u>

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D. PROJECT DESCRIPTION

Please check all that apply and fill in the appropriate blanks:

1. ☐ Subdivision
- (a) Number of proposed lots (including any lots being retained). _____
- (b) What is the size of the smallest lot in acres or square feet? _____
- (c) What is the smallest shoreline lot width (if applicable)? _____
- (d) Are any of the proposed lots being conveyed by gift? ☐ Yes ☐ No
If yes, what is the recipient's relationship to the person giving the lot? _____
- ☐ Construction of a single family dwelling.
- ☐ Installation of a mobile home.
- ☐ Construction of a multiple-residence building (_____ housing units).
- ☐ Construction of a commercial, industrial or public building resulting in _____ square feet of building footprint and _____ square feet of floor space (total of all floors).
- ☐ Expansion of the footprint of an existing _____ square foot structure by _____ additional square feet. For group camps and public buildings, please also provide expansion information for the total of all floor space. **NOTE:** If you are expanding a structure other than a single-family dwelling, also provide the total square footage of the structure as of May 22, 1973.
- ☐ Proposing to install, replace or expand a seepage pit, drainage field or other leaching facility.
Will it be within 100 feet of the mean high water mark of any lake, pond, river or stream (including intermittent streams)? ☐ Yes ☐ No
Will the new system serve an actual or potential occupancy increase of the shoreline structure served? ☐ Yes ☐ No
- ☒ Replacement of an existing 100 square-foot structure with a new 120 square-foot structure. Confirm the existing and proposed use of the structure.
Shed for storage of kayaks etc.
- ☐ Conveyance of entire ownership
- ☒ Other (describe)
I removed the shed at the end of the season last November and would like to replace with a larger and sturdier shed.

2. Does the project involve establishment of a new business? ☐ Yes ☒ No

If yes:

- (a) Will it be operated at your residential property? ☐ Yes ☐ No
- (b) How many people will the business employ who do not live on the premises? _____
- (c) How many signs will the business have? _____
Will they be lighted? ☐ Yes ☐ No
What will be the combined square footage of the sign(s)? _____
- (d) Please describe the type of business. _____

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3. Provide the height of the proposed structure(s) (measuring from the highest point of a structure including chimney to the lowest point of natural or finished grade, whichever is lower.) 10 feet to peak of roof

(If the structure is close to 40 feet in height, it will be necessary to provide building elevations [all sides] and a grading plan which shows existing and proposed grade to obtain a jurisdictional determination.)

4. Will the project result in the removal of sand, gravel, topsoil or minerals from the property?
☐ Yes ☒ No

5. Will waste material, such as construction debris, be disposed on the property? (This does not include soil and land clearing debris generated from onsite construction activities.)
☐ Yes ☒ No If yes, explain the type and volume of debris.

6. Does the property contain shoreline? ☐ Yes ☒ No
What will be the distance from the mean high water mark to the closest new structure or expansion? _____ feet
If an expansion, how far from the mean high water mark is the existing structure?
_____ feet

Will the existing roof ridgeline height be increased by more than 2 feet? ☐ Yes ☒ No
If yes, what is the proposed new ridgeline height in feet above the existing ridgeline height? _____ feet

7. Will any vegetation be cut within 35 feet of a lake, pond, river or stream? ☐ Yes ☒ No
Your sketch should show the size and type of vegetation to be removed relative to the size and type which will remain.

8. Does the proposal involve provision of any new or additional deeded or contractual access to the shoreline? ☐ Yes ☒ No If yes, provide the number of new or additional lots being provided access (identify by tax map designation) and the width of the access area.

E. SKETCH MAP

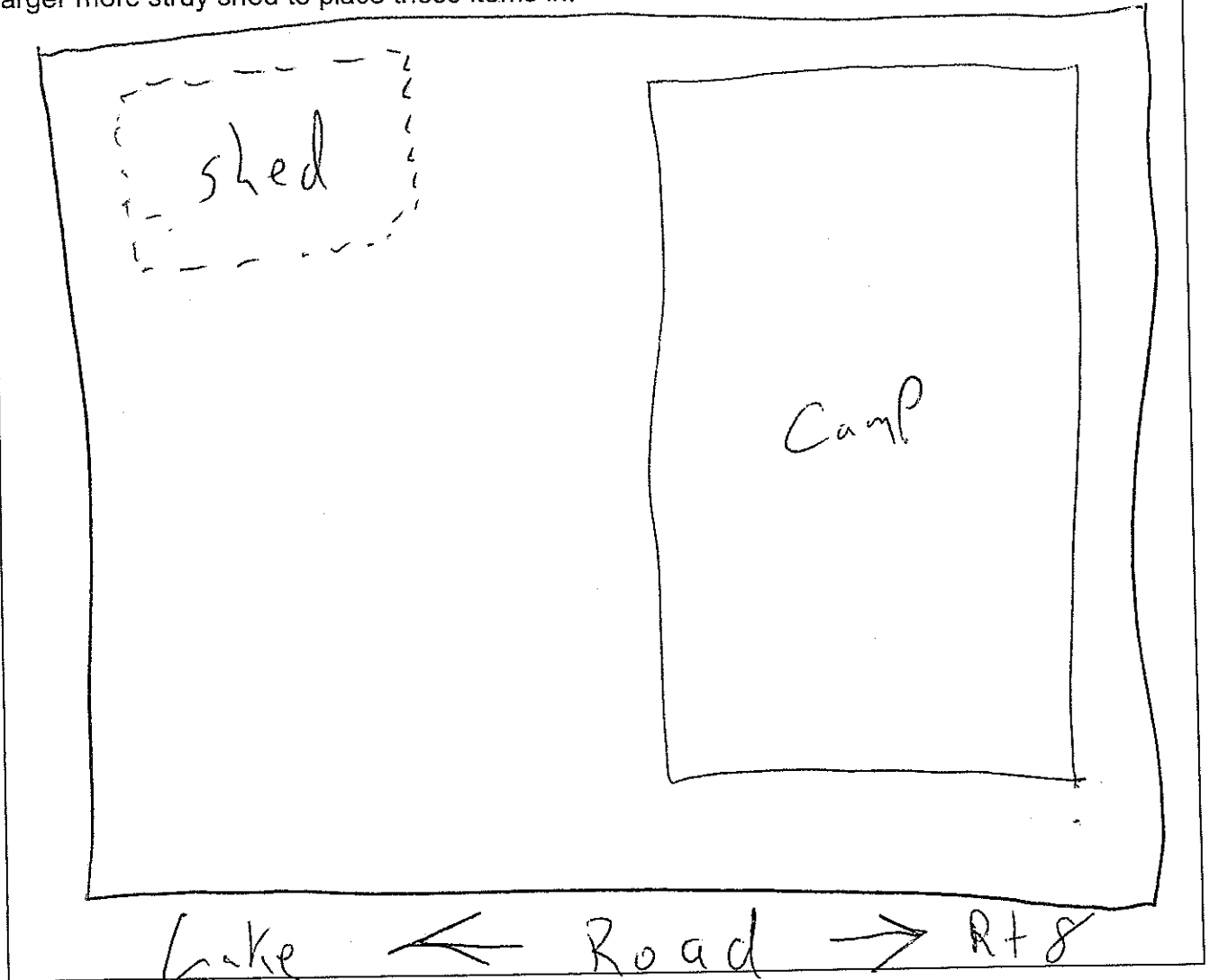
(For the purposes of this Inquiry the map does not need to be professionally prepared)

On a separate sheet, provide a scaled sketch map of the property showing acreage, boundaries, and natural features and water bodies. Include the location of all existing and proposed development (**including structures, on-site wastewater treatment system, water supply, driveways, roads, and areas of clearing etc.**) It should be drawn at a scale which clearly shows the location of all proposed activity, with measurements labeled. For a shoreline parcel, show the lot width along the shoreline and indicate the setback distance from mean high water mark of any existing or proposed structure and sewage system. Also, provide the north arrow, the name of the map maker and date it was prepared.

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F. **NARRATIVE** (Please describe your proposal)

I purchased a small camp in Speculator. When purchased, it had an old plastic 10 by 10 shed on it. It had seen better days and didnt really hold enough things such as kayaks, grill, lawn mower etc. In order to store these type items and have them out of sight, I would like a larger more strdy shed to place these items in.



G. **CHECK LIST**

- ☐ Have you answered all of the questions?
- ☐ Did you include a copy of the current recorded deed?
- ☐ Did you include a sketch map?
- ☐ Is the form signed by an authorized person?
- ☐ Did you provide the tax map identification number?
- ☐ Did you include your return mailing address and phone number?

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H. SIGNATURE OF AUTHORIZED PERSON

Note: This form must be signed by a person with a legal interest in the property; only owners, tenants, mortgagees, purchasers under an existing contract of sale, or their attorneys. The use of an electronic signature, by typing in your signature and checking below, shall have the same validity and effect as a handwritten signature. Please fill in the information below and check all applicable boxes.

The above information is correct and accurate to the best of my knowledge.

Joe M Cavazos

Signed (typed)

Cavazos

Last Name

Joe

First Name

M

Middle Initial

Title (if applicable)

3/5/2025

Date

By submitting this form, I hereby request the Adirondack Park Agency issue a written determination as to whether an Adirondack Park Agency permit or variance is needed for a proposed project. I attest that I am the person named above and that I am the:

Check one:

- ☒ Owner of the property subject to this jurisdictional inquiry (If signing this form on behalf of other entities (e.g. LLCs) please provide documentation showing you are authorized to do so.)
- ☐ Attorney for owner of the property subject to this jurisdictional inquiry
- ☐ Purchaser of the property subject to this jurisdictional inquiry under an existing contract of sale (a copy of which is attached)
- ☐ Tenant of the property subject to this jurisdictional inquiry under an existing lease (a copy of which is attached)
- ☐ Mortgagee of the property subject to this jurisdictional inquiry (a copy of which mortgage is attached)

If you wish to have a representative process this inquiry on your behalf, please provide their name and address on page one of this form.

_____ (initials) I authorize the representative listed on page one of this form to act on my behalf for this inquiry.

I. PLEASE SUBMIT BY EMAIL TO – apajif@apa.ny.gov

(19)



Adirondack Park Agency

KATHY HOCHUL
Governor
BARBARA RICE
Executive Director

March 14, 2025

Joe M. Cavazos – via email (cavazos147@gmail.com)
137 Chatham Street
Nassau, NY 12123

RE: Jurisdictional Determination J2025-0180
Tax Map Parcel 113.055-2-21
Land Use Area: Hamlet
Town of Lake Pleasant, Hamilton County
Village of Speculator, Hamilton County

Dear Joe M. Cavazos:

Thank you for your Jurisdictional Inquiry Form received by the Agency on March 12, 2025.

Agency review indicates that the proposed replacement and expansion of an accessory shed as depicted on the untitled, undated map provided and described in the materials submitted does not require a permit or variance from the Adirondack Park Agency. Please note that, in making this determination, the Agency has not reviewed the lawfulness of any other structure on the property or any past subdivisions involving the property.

Based on wetland maps available for Hamilton County, there do not appear to be any wetlands on the property. However, please remember that all activities within the Adirondack Park must comply with the Freshwater Wetlands Act, and updated field inspection by Agency staff is the only way to confirm the presence of any wetlands. If you have reason to believe that any wetlands could be affected by the proposal, you are encouraged to contact the Agency to arrange a site visit prior to undertaking the project. Additional information can be found on the Agency's website at www.apa.ny.gov.

Although your proposal does not require Agency approval, please help to prevent the spread of invasive species by ensuring all excavating tools, fill, and other equipment are thoroughly cleaned and that all fill is free of invasive species prior to use on-site. If any portion of the site contains invasives, all construction equipment and vehicles should be thoroughly cleaned prior to moving to other areas. If the proposal will involve any plantings, care should be taken to avoid the introduction of invasive species. Additional information on how to prevent the spread of invasive species in the Adirondack Park can be found at www.adkinvasives.com.

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Joe M. Cavazos
March 14, 2025
Page 2

In addition, please be aware of the following information and requirements:

1. On Hamlet lands, no structure other than residential radio and television antennas and agricultural use structures may exceed 40 feet in height without an Agency permit. For Agency purposes, height is measured from the highest point of the structure to the lowest point of finished or natural grade, whichever is lower.

This letter does not authorize the impairment of any easement, right, title, or interest in real or personal property, and shall not be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local. We recommend that you check with Town authorities to obtain all necessary approvals prior to commencing the project.

Please do not hesitate to contact the Agency with any questions.

Sincerely,

/s/ Kyle Hertel

Kyle Hertel
Project Administrator
Attachments: Structure Height Flyer

cc: Village of Speculator – via email
Town of Lake Pleasant – via email

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VILLAGE OF SPECULATOR DEPARTMENT OF FIRE PREVENTION &
BUILDING CODE ENFORCEMENT

VILLAGE HALL
P. O. Box 396 - 2875 State Route 8
Speculator, N. Y. 12164
(518) 548-7354

APPLICATION FOR BUILDING PERMIT OR CHANGE OF USE

(FOR OFFICE USE ONLY)

DATE RECEIVED _____ LUEO _____ DEC _____
DATE EXAMINED _____ APA _____ DOH _____
DATE ISSUED _____ PL. BD. _____ NYBFC _____
W/S DEPT. _____

PERMIT NO. _____

INSTRUCTIONS:

1. This application must be completely filled in by typewriter or ink and submitted to the above address.
2. Plot plan showing location of lot and of buildings on premises, relationship to adjoining premises or public streets or areas, location of water supply, location of sewer or septic system, and giving a detailed description of layout of property must be drawn on a minimum size 8 1/2" x 11" sheet and attached to this application.
3. This application must be accompanied by a complete set of plans showing proposed construction and a complete set of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be installed, and the details of structural, mechanical, electrical and plumbing installations.
4. The work covered by this application may not be commenced before the issuance of a Building Permit.
5. Upon approval of this application, the Village of Speculator Fire Prevention and Building Code Department will issue a building permit to the applicant.
6. No building shall be occupied or used in whole or in part for any purpose whatsoever until an application is made for and a Certificate of Occupancy shall have been granted by the Village of Speculator Fire Prevention & Building Code Department.

LOCATION (ADDRESS OF PROPOSED WORK): 120 Charlie Brown Lane

BRIEF DIRECTIONS TO LOCATION: _____

TAX MAP. NO 113,055-2-21

APPLICATION IS HEREBY MADE to the Village of Speculator Fire Prevention and Building Code Department for the issuance of a Building Permit pursuant to the New York Uniform Fire Prevention and Building Code for the construction of building, additions or alteration, or for removal or demolition, as herein described. The applicant agrees to comply with all applicable laws, ordinances, and regulations.

Joe Cavazos

Name of Applicant (print)

Home Phone 518-210-5541

Business Phone _____

Address of Applicant: _____

Check whether Applicant is: owner _____, lessee _____, agent _____, architect _____
engineer _____, or builder _____

Name and address of Owner of premises if different than above:

If Owner or Applicant is a corporation, give names and titles of two officers and signature of duly authorized officer.

Name and Title of Corporate Officer

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OCCUPANCY
(Please check one)

- A1 One-Family Dwelling _____
A2 Two-Family Dwelling _____
B1 Multiple Dwelling Permanent Occupancy _____
B2 Multiple Dwelling - Transient Occupancy _____
B3 Multiple Dwelling - Senior Cit. Housing _____
B4 Multiple Dwelling - Adult Residential Care _____
C1 Business _____
C2 Mercantile _____
C3 Industrial _____
C4 Storage _____
C5 Assembly _____
C6 Institutional _____
C7 Miscellaneous _____

NATURE OF WORK PROPOSED
(Please check one)

Construction of a New Building _____

Addition to a Building _____

Alteration to a Building _____

Demolition of a Building _____

Other Work - Describe: Replacing existing
shed with a larger shed

ESTIMATED COST: \$ _____ (Costs for the work described in the Application for Building Permit including the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land.)

1. If business, commercial or mixed occupancy, specify nature and extent of each type of use:

2. Dimensions of existing structure, if any: Front: _____ Rear: _____

Depth: _____ Height: _____ Number of Stories: _____

3. Dimensions of entire new construction: Front: _____ Rear: _____

Depth: _____ Height: _____ Number of Stories: _____

4. Size of Lot: Front: _____ Rear: _____ Depth: _____

5. Name of Compensation Insurance Carrier: _____

6. Name of Architect: _____

Name of Contractor: _____

Address: _____

Address: _____

Phone: _____

Phone: _____

I hereby apply under the Land Use Code and the Building Code of the Village of Speculator, New York, for a permit to construct or alter a building and/or accessory structure or to change the use as set forth above, and I certify that the statements herein contained are true to the best of my knowledge and belief.

Signature of Applicant: _____ Owner
Lessee

Address (if not Owner) _____

Phone: _____

Date* _____

APPLICANT grants permission to Code Enforcement Officers to enter the property and structure(s) thereon, as frequently as he shall deem necessary, to inspect the same for compliance with The Uniform Code.

Signature