

J. PAUL KOLODZIEJ
ATTORNEY & COUNSELLOR AT LAW

350 NORTH MAIN STREET
GLOVERSVILLE, N.Y. 12078
(518) 725-8922

TELECOPIER
725-1727

June 20, 2018

NYS Adirondack Park Agency
P.O. Box 99
Ray Brook, New York 12977

COPY

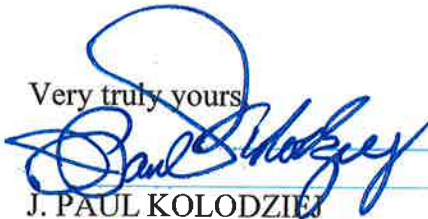
RE: Paul Freda
Application for Major Project
Supplemental Information Request
NYS Route 10, Stoner Lake SBL: 12.-1-1.11 and 1.12

Dear Sir or Madam:

Enclosed please find, in triplicate, the replacement page for Page 2 (the revised page from May 15, 2018) in the permit application. Please note the corrections to Number 4.

Please feel free to contact me with any questions about this matter.

Very truly yours,


J. PAUL KOLODZIEJ

JPK/jss
Enclosures
CC: Paul Freda

CC: John Duesler
Code Enforcer Office
Town of Caroga
P. O. Box 328
Caroga Lake, NY 12032

3. **Project Sponsor's Authorized Representative:** Revised May 15, 2018.
Further Revised June 20, 2018

By filling in the name and address below and signing this application, the project sponsor is authorizing the person named below to act as his/her agent in all matters relating to this permit application before the Adirondack Park Agency. The project sponsor acknowledges that all contact regarding the application will be through his/her Authorized Representative. The project sponsor is, however, ultimately responsible for the accuracy of the information contained in this application and for compliance with all terms and conditions of any permit issued to him/her by the Agency.

Name: J. PAUL KOLODZIEJ

Mailing Address: 350 N. MAIN STREET, GLOVERSVILLE, NY 12078

Telephone (daytime): 518-725-8922 Fax/E-mail: mylawyer@capital.net

4. **Project Site Location/Identification** (a project site is generally considered to be all adjoining properties owned by the current landowner(s) including properties separated by a public road):

Road/Highway: NYS ROUTE 10

Nearby Waterbody: STONER LAKE

Town(s): CAROGA County: FULTON

Size: 50.7 acres

Tax Map Designation (from the tax bill for the property):

SBL'S 24.6-2-14, 15, 16, 17 AND 18

Section: 12. Block: 1 Parcel: 1.11

Section: 12. Block: 1 Parcel: 1.12

Section: Block: Parcel:

5. **Project Sponsor's Legal Interest in Project Site** (check the one that applies):

X owner signed purchase agreement holder
 lessee option holder other (Identify:)

6. **Deed(s):**

Provide, as **Attachment A**, a complete copy of the current recorded deed(s) for the project site containing the recording information. Copies are available from the County Clerk's Office. Also, if the project sponsor has an executed contract or agreement to purchase or lease the project site, please provide a copy in order to establish the project sponsor's legal interest in the project site. (The purchase price and other confidential information may be blackened out.)

7. **Project Description:**

Provide a brief description of the proposed project:

SUBDIVISION

3. **Project Sponsor's Authorized Representative:**

Further Revised June 20, 2018

By filling in the name and address below and signing this application, the project sponsor is authorizing the person named below to act as his/her agent in all matters relating to this permit application before the Adirondack Park Agency. The project sponsor acknowledges that all contact regarding the application will be through his/her Authorized Representative. The project sponsor is, however, ultimately responsible for the accuracy of the information contained in this application and for compliance with all terms and conditions of any permit issued to him/her by the Agency.

Name: J. PAUL KOLODZIEJ

Mailing Address: 350 N. MAIN STREET, GLOVERSVILLE, NY 12078

Telephone (daytime): 518-725-8922 Fax/E-mail: mylawyer@capital.net

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Road/Highway: NYS ROUTE 10

Nearby Waterbody: STONER LAKE

Town(s): CAROGA County: FULTON

Size: 50.7 acres

Tax Map Designation (from the tax bill for the property):

SBL'S 24.6-2-14, 15, 16, 17 AND 18

Section: 12.X Block: 1 Parcel: 1.11

Section: 12.X Block: 1 Parcel: 1.12

Section: Block: Parcel:

5. **Project Sponsor's Legal Interest in Project Site** (check the one that applies):

X owner signed purchase agreement holder
 lessee option holder other (Identify:)

6. **Deed(s):**

Provide, as **Attachment A**, a complete copy of the current recorded deed(s) for the project site containing the recording information. Copies are available from the County Clerk's Office. Also, if the project sponsor has an executed contract or agreement to purchase or lease the project site, please provide a copy in order to establish the project sponsor's legal interest in the project site. (The purchase price and other confidential information may be blackened out.)

7. **Project Description:**

Provide a brief description of the proposed project:

SUBDIVISION

3. Project Sponsor's Authorized Representative:

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Name: J. PAUL KOLODZIEJMailing Address: 350 N. MAIN STREET, GLOVERSVILLE, NY 12078Telephone (daytime): 518-725-8922Fax/E-mail: mylawyer@capital.net**4. Project Site Location/Identification** (a project site is generally considered to be all adjoining properties owned by the current landowner(s) including properties separated by a public road):Road/Highway: NYS ROUTE 10Nearby Waterbody: STONER LAKETown(s): CAROGACounty: FULTONSize: 50.7 acres

Tax Map Designation (from the tax bill for the property):

SBL'S 24.6-2-14, 15, 16, 17 AND 18Section: 12.1 Block: 1 Parcel: 1.11Section: 12.1 Block: 1 Parcel: 1.12

Section: _____ Block: _____ Parcel: _____

5. Project Sponsor's Legal Interest in Project Site (check the one that applies):

☒ owner _____ signed purchase agreement holder
☐ lessee _____ option holder _____ other (Identify: _____)

6. Deed(s):

Provide, as **Attachment A**, a complete copy of the current recorded deed(s) for the project site containing the recording information. Copies are available from the County Clerk's Office. Also, if the project sponsor has an executed contract or agreement to purchase or lease the project site, please provide a copy in order to establish the project sponsor's legal interest in the project site. (The purchase price and other confidential information may be blackened out.)

7. Project Description:

Provide a brief description of the proposed project:

SUBDIVISION



Image Mate Online

| | | | | | | | |
|------------|-------|---------|----------|-----------|--|------|--------|
| Navigation | Tools | GIS Map | Tax Maps | DTF Links | | Help | Log In |
|------------|-------|---------|----------|-----------|--|------|--------|

Tips

- Click on a parcel's Tax ID to see its information.
- Click on a column title to sort on that column.
- Rows with a line through them are historic or deleted parcels.

| SWIS - Municipality | Tax ID | Owner | Street # | Street Name |
|-------------------------|------------|--------------|----------|------------------------|
| 172400 - Town of Caroga | 12.-1-1.11 | Freda Paul D | | N Shore Rd W Stoner |
| 172400 - Town of Caroga | 12.-1-1.12 | Freda Paul D | | N Shore Rd W Stoner LK |
| 172400 - Town of Caroga | 12.19-1-1 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-2 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-3 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-4 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-5 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-6 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-7 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-8 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-9 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-2-10 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-4 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-5 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-6 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-7 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-8 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-14 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-15 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-16 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-17 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-18 | Freda Paul D | | Sthwy 10 |

B

24.6-2-4

24.6-2-5

24.6-2-6

24.6-2-7

24.6-2-8

24.6-2-9

24.6-2-10

24.6-2-14

24.6-2-15

24.6-2-16

24.6-2-17

24.6-2-18

All of the above parcels are currently owned by Paul Freda, with the exception of,

24.6-2-9

24.6-2-10

which were sold by Paul Freda to Lisa Wilson in 2017. (Instrument No. 2017-4463)

B

24.6-2-4

24.6-2-5

24.6-2-6

24.6-2-7

24.6-2-8

24.6-2-9

24.6-2-10

24.6-2-14 **Parcel subject to this Permit Application**

24.6-2-15 **Parcel subject to this Permit Application**

24.6-2-16 **Parcel subject to this Permit Application**

24.6-2-17 **Parcel subject to this Permit Application**

24.6-2-18 **Parcel subject to this Permit Application**

All of the above parcels are currently owned by Paul Freda, with the exception of,

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ATTORNEY & COUNSELLOR AT LAW

350 NORTH MAIN STREET
GLOVERSVILLE, N.Y. 12078
(518) 725-8922

TELECOPIER
725-1727

May 31, 2018

John Duesler
Code Enforcer Office
Town of Caroga
P. O. Box 328
Caroga Lake, NY 12032

RE: Paul Freda
Application for Planning Board Review
NYS Route 10, Stoner Lake SBL: 12.1-1-1.11 and 1.12

Dear Mr. Duesler:

Enclosed please find, in triplicate, the Application for Planning Board Review, with attachments.

Also enclosed is a check for \$75.00 for the processing fee.

Please feel free to contact me with any questions about this matter.

Very truly yours,


J. PAUL KOLODZIEJ

JPK/jss
Enclosures
CC: Paul Freda

Town of Caroga

Office of Town Clerk/Tax Collector – Linda M. Gilbert - RMC, CMC

Deputy Clerk – Judy Aldinger

1840 State Highway 10 - PO Box 328

Caroga Lake NY 12032-0328

Tel: (518) 835-4211 Ext. 21 FAX – (518) 835-4037

FACSIMILIE:

FROM TO: Paul Kolodziej

TO FROM: Linda Gilbert

DATE: 6/8/18

Subject: Freda -

Total Page(s) inclusive of cover sheet: ONE TWO

If you do not receive all of the pages or have received this transmission in error, please immediately notify us by the above telephone number.

COMMENTS:

Paul I spoke to APA They never received
your paperwork. This is a subdivision
I need to know the size(s) of the newly
created parcel(s)

Linda

The information contained in this facsimile message is privileged and confidential information intended for the use of the addressee above. If you are neither the intended recipient nor the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking of any action in reliance on the contents of the telecopied information is strictly prohibited.

→ Please see APA 5/10/18 letter
and my 5/16/18 letter

*** FAX TX REPORT ***

TRANSMISSION OK

| | |
|---------------------|-------------|
| JOB NO. | 4981 |
| DESTINATION ADDRESS | 5188354037 |
| SUBADDRESS | |
| DESTINATION ID | |
| ST. TIME | 06/08 09:01 |
| TX/RX TIME | 00' 31 |
| PGS. | 3 |
| RESULT | OK |

06/07/2018 17:43 FAX

0001/0001

Town of Caroga

Office of Town Clerk/Tax Collector – Linda M. Gilbert - RMC, CMC

Deputy Clerk – Judy Aldinger

1840 State Highway 10 - PO Box 328

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Paul I spoke to APA They never received
your paperwork. This is a subdivision
I need to know the size(s) of the new

PLANNING BOARD
TOWN OF CAROGA, NY

Application for Planning Board Review

Appeal No: _____
Date: May 31, 2018

To the Planning Board, Town of Caroga, Fulton County, New York.

I (we) Paul Freda of P.O. Box 590
(name of applicant) (street and number)
Remsenburg, NY 11960 HEREBY APPEAL TO THE PLANNING
BOARD FROM THE DECISION OF THE CODE ENFORCEMENT OFFICER ON
APPLICATION FOR BUILDING PERMIT No: _____, Dated: _____, 20____,
WHEREBY THE CODE ENFORCEMENT OFFICER DID:

() GRANT
() DENY TO Paul Freda
(Name of Applicant to Permit)
OF P.O. Box 590, Remsenburg, NY 11960
(Street and Number) (Municipality) (State)

- (X) A PERMIT FOR USE Subdivision Approval
() A PERMIT FOR OCCUPANCY
() A CERTIFICATE FOR CONTINUATION OF A NONCONFORMING USE
() REVIEW OF DECISION OF CODE ENFORCEMENT OFFICER

1. LOCATION OF PROPERTY NYS Route 10, Stoner Lake
(Street and Number) (Zoning District)
2. PROVISIONS(S) OF THE ZONING ORDINANCE (LOCAL LAW)
APPEALED. Article _____, subsection _____,
paragraph _____. Indicate the article, subsection and paragraph of the
Zoning Ordinance appealed, by number. Do not quote the ordinance.
3. TYPE OF APPEAL. Appeal is made herewith for:
() An interpretation of the zoning ordinance or zoning map
() A variance to the zoning ordinance
4. PREVIOUS APPEAL. A previous appeal () has () has not been made with respect
to this decision of the building inspector or with respect to the property. Such appeal(s)
was (were) in the form of () a requested interpretation () a request for a variance
and was (were) made in;

Appeal No. _____, dated: _____, 20____
Appeal No. _____, dated: _____, 20____
Appeal No. _____, dated: _____, 20____
Appeal No. _____, dated: _____, 20____

5. REASON FOR APPEAL (complete relevant blank. Use extra sheet if necessary).

A. INTERPRETATION OF THE ZONING ORDINANCE OR DECISION OF CODE ENFORCEMENT OFFICER IS REQUESTED because:

This is a request for Subdivision Approval.

See letter date May 3, 2018 and May 16, 2018.

B. A VARIANCE TO THE ZONING ORDINANCE IS REQUESTED for these reasons:

1. STRICT APPLICATION of the ordinance would produce UNDUE HARDSHIP because:

2. The variance would observe the spirit of the ordinance and would NOT CHANGE THE CHARACTER OF THE DISTRICT because:

STATE OF NEW YORK

COUNTY OF Fulton

) ss:

Sworn to me this 31 st day of May, 2018

(Signature)

J. Paul Kolodziej,
Authorized Representative

(Notary Public) or Town Clerk

JENNIFER S. STRAIT
Notary Public, State of New York
No. 01ST6124750
Qualified in Fulton County
Commission Expires 3/28/2021

J. PAUL KOLODZIEJ
ATTORNEY & COUNSELLOR AT LAW

350 NORTH MAIN STREET
GLOVERSVILLE, N.Y. 12078
(518) 725-8922

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May 3, 2018

NYS Adirondack Park Agency
P.O. Box 99
Ray Brook, New York 12977

RE: Paul Freda
Application for Major Project
NYS Route 10, Stoner Lake SBL: 12.1-1-1.11 and 1.12

Dear Sir or Madam:

Enclosed please find 3 copies of the APA Application for a Permit for subdivision approval, with required attachments, a copy of which is simultaneously being submitted to the Town of Caroga.

The Permit is requested to approve the conveyance of SBL #12.1-1.1.11 and SBL #12.1-1-1.12, which contain wetlands. No new land use is contemplated at this time.

Please feel free to contact me with any questions about this matter.

Very truly yours,


J. PAUL KOLODZIEJ

JPK/jss
Enclosures
CC: Paul Freda

CC: John Duesler
Code Enforcer Office
Town of Caroga
P. O. Box 328
Caroga Lake, NY 12032

J. PAUL KOLODZIEJ
ATTORNEY & COUNSELLOR AT LAW

COP

350 NORTH MAIN STREET
GLOVERSVILLE, N.Y. 12078
(518) 725-8922

TELECOPIER
725-1727

May 16, 2018

NYS Adirondack Park Agency
P.O. Box 99
Ray Brook, New York 12977

RE: Paul Freda
Application for Major Project
Supplemental Information Request
NYS Route 10, Stoner Lake SBL: 12.1-1-1.11 and 1.12

Dear Sir or Madam:

Enclosed please find, in triplicate, the Supplemental Information Request, with attachments.

Also, please find, in triplicate, replacement pages for Page 2 of the original application and Supplemental Information Page B to replace the page in the original permit application.

Please feel free to contact me with any questions about this matter.

Very truly yours,



J. PAUL KOLODZIEJ

JPK/jss
Enclosures
CC: Paul Freda

CC: John Duesler
Code Enforcer Office
Town of Caroga
P. O. Box 328
Caroga Lake, NY 12032

J. PAUL KOLODZIEJ
ATTORNEY & COUNSELLOR AT LAW

COPY

350 NORTH MAIN STREET
GLOVERSVILLE, N.Y. 12078
(518) 725-8922

Keep

TELECOPIER
725-1727

May 16, 2018

NYS Adirondack Park Agency
P.O. Box 99
Ray Brook, New York 12977

RE: Paul Freda
Application for Major Project
Supplemental Information Request
NYS Route 10, Stoner Lake SBL: 12.1-1-1.11 and 1.12

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Very truly yours,



J. PAUL KOLODZIEJ

JPK/jss
Enclosures
CC: Paul Freda

CC: John Duesler
Code Enforcer Office
Town of Caroga
P. O. Box 328
Caroga Lake, NY 12032

3. **Project Sponsor's Authorized Representative:**

Replace with revised page

By filling in the name and address below and signing this application, the project sponsor is authorizing the person named below to act as his/her agent in all matters relating to this permit application before the Adirondack Park Agency. The project sponsor acknowledges that all contact regarding the application will be through his/her Authorized Representative. The project sponsor is, however, ultimately responsible for the accuracy of the information contained in this application and for compliance with all terms and conditions of any permit issued to him/her by the Agency.

Name: J. PAUL KOLODZIEJ

Mailing Address: 350 N. MAIN STREET, GLOVERSVILLE, NY 12078

Telephone (daytime): 518-725-8922 Fax/E-mail: mylawyer@capital.net

4. **Project Site Location/Identification** (a project site is generally considered to be all adjoining properties owned by the current landowner(s) including properties separated by a public road):

Road/Highway: NYS ROUTE 10

Nearby Waterbody: STONER LAKE

Town(s): CAROGA County: FULTON

Size: 50.7 acres

Tax Map Designation (from the tax bill for the property):

Section: 12.1 Block: 1 Parcel: 1.11

Section: 12.1 Block: 1 Parcel: 1.12

Section: _____ Block: _____ Parcel: _____

5. **Project Sponsor's Legal Interest in Project Site** (check the one that applies):

☒ owner _____ signed purchase agreement holder
☐ lessee _____ option holder _____ other (Identify: _____)

6. **Deed(s):**

Provide, as **Attachment A**, a complete copy of the current recorded deed(s) for the project site containing the recording information. Copies are available from the County Clerk's Office. Also, if the project sponsor has an executed contract or agreement to purchase or lease the project site, please provide a copy in order to establish the project sponsor's legal interest in the project site. (The purchase price and other confidential information may be blackened out.)

7. **Project Description:**

Provide a brief description of the proposed project:

TWO LOT SUBDIVISION

| | | |
|--|---|--|
| ADIRONDACK PARK AGENCY Division of Regulatory Programs PO Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Telephone (518) 891- 4050 www.apa.ny.gov |  Adirondack Park Agency | APPLICATION FOR 3 TO 15 LOT SUBDIVISIONS Supplemental Information Request |
|--|---|--|

Applicability: This Supplemental Information Request, together with a General Information Request, is the application for an Adirondack Park Agency permit for a 3 to 15 lot subdivision.

Instructions: Please answer all of the applicable questions in each numbered section and provide all required attachments. Type or print clearly in ink. **Submit three completed copies of the General Information Request, this Supplemental Information Request, and all required attachments to the Agency at the above address.** A site visit by Agency staff will also be required. The Adirondack Park Agency Act provides that the time period for review of the proposed project will not begin until the Agency determines that the application is complete. The proposed project may not be undertaken until a permit has been issued by the Agency.

Assistance: For assistance in completing this application or to request a pre-application meeting, please contact the Agency's Regulatory Programs division at the above address/telephone number and/or refer to the Agency's website.

1. Project Sponsor and Authorized Representative:

(as shown on the General Information Request)

Project Sponsor: PAUL FREDA

Authorized Representative: J. PAUL KOLODZIEJ

2. Additional Technical Advisor or Consultant:

Name: _____

Contact Person: _____

Mailing Address: _____

Telephone (daytime): _____

FAX/E-mail: _____

3. Subdivision of Land:

This Supplemental Information Request is to be used for subdivisions involving a total of three to 15 lots, parcels or sites being created for the purposes of sale, lease, or gift. The Project Site is the total contiguous landholding in one ownership or by two or more landowners acting in concert and may include land on both sides of a public highway or other right-of-way owned in fee. The subdivision includes any lots being retained by the current landowner(s). "Subdivision into sites" means the proposed construction of a second or subsequent principal building (single family dwelling, mobile home, commercial use structure, etc.) on the project site, even if the property is not being subdivided into lots.

- a. Does the project involve the proposed subdivision of land into three to 15 lots, parcels, or sites, including any lots to be retained by the current landowners?

☐ No (If no, a different application form is required)
☒ Yes (If yes, answer the following questions)

- b. What is the size of the total contiguous landholding? 53 +/- acres
- c. Indicate the acreage of all lots including any lots to be retained or gifted:

SEE ATTACHED IMAGEMATE INFORMATION AND TAX MAPS.

| | | |
|---------------------|---------------------|---------------------|
| Lot #1: _____ acres | Lot #6: _____ acres | Lot #11 _____ acres |
| Lot #2: _____ acres | Lot #7: _____ acres | Lot #12 _____ acres |
| Lot #3: _____ acres | Lot #8: _____ acres | Lot #13 _____ acres |
| Lot #4: _____ acres | Lot #9: _____ acres | Lot #14 _____ acres |
| Lot #5: _____ acres | Lot #10 _____ acres | Lot #15 _____ acres |

- d. What is the purpose of the subdivision? (Check all that apply)
- ☐ Retention of a lot with existing buildings
- ☐ Retention of a vacant lot
- ☐ Creation of vacant lots for sale or lease as residential building lots
- ☐ Creation and conveyance of lots containing existing buildings
- ☐ Creation and conveyance of land to adjoining property owner for a boundary line adjustment with no principal building rights (less than 1/4 acre)
- ☐ Creation and conveyance of a lot as a gift to an immediate family member
Name of gift recipient: _____
Relationship to the landowner: _____
- ☐ Creation and conveyance of a non-building lot with no principal building rights
- ☐ Creation and conveyance of a lot with deed restrictions or easements (please briefly describe): _____
- ☒ Other (describe): Creation of vacant lots for sale and retention of vacant lots

4. New Land Use and Development:

Please note: For each new vacant subdivision lot, a suitable area for a potential on-site wastewater treatment system must be identified (even if no development is currently proposed), unless the lot will be deed-restricted as a non-building lot.

Will any of the proposed lots be used for new land use and development, including construction of any kind, by the project sponsor or by a person who is buying or leasing a lot or who will receive a lot as a gift?

 X No. If no, then a survey or deed plot may be the only necessary additional information.

 Yes. If yes, please check all that apply below:

- Construct a new single-family dwelling (house) on vacant lots
- Place new mobile homes on vacant lots
- Replace an existing mobile home with a single family dwelling
- Replace an existing single family dwelling with a mobile home
- Relocate, expand or modify an existing single family dwelling
- Relocate, expand or modify an existing mobile home
- Expand or relocate an accessory structure (e.g., garage, barn, shed)
- Construct an accessory structure
- Construct a dock or boathouse
- Construct a deck or patio
- Construct a guest cottage
- Install individual on-site water supply (well)
- Install individual on-site wastewater treatment system
- Connect to a municipal water supply
- Connect to a municipal sewer system
- Vegetative cutting and grading for roads, driveways, utility access, buildings or lawn areas
- Vegetative cutting for views or shoreline access
- Construct, reconstruct or relocate a retaining wall
- Construct a pond
- Install or expand a driveway or parking area
- Plant trees or shrubs
- Construct drainage ditches and/or install culverts
- Stabilize shoreline
- Install underground electric, telephone and/or cable TV
- Install overhead electric, telephone and/or cable TV
- Structures greater than 40 feet in height
- Private subdivision road
- Subdivision Road to be dedicated to the municipality
- Homeowners association
- Other _____

5. Proposed Development:

In order for the Agency to evaluate potential adverse impacts to natural and manmade resources that could result from the proposed subdivision project, a basic description of the proposed or potential development on each lot is required.

For each lot, provide the following:

- a. the dimensions in square feet of the proposed maximum footprint of each proposed dwelling, including covered decks and porches and attached garage;
- b. the proposed number of stories and the maximum overall height in feet of each structure (height is measured from the highest point on the structure to the lowest point of existing grade or finished grade, whichever is greater);
- c. the maximum total square footage of each structure, including all habitable areas;
- d. the type and the color of exterior finish materials to be used on the walls and roof of each structure; and
- e. the footprint, height, and exterior finish materials/color of all detached accessory structures.

6. Survey or Deed Plot:

A survey or deed plot is required for each application. Surveys must be prepared by an appropriately qualified person (i.e., licensed surveyor). For the purposes of this requirement, the term "deed plot" shall mean a scaled sketch map depicting the property boundaries as set forth in the property deed. Deed plots may be prepared by anyone but must consist of a scaled sketch map depicting tax property boundaries as set forth in the property deed.

Provide, as **Attachment A**, a survey or deed plot of the entire project site prepared by an appropriately qualified person to so act in the State which shows, at a minimum, the property boundary lines in relationship to existing roads and water features (i.e., lakes, ponds, rivers and streams).

7. Site Plan Map:

A site plan map is also required for each subdivision application. The site plan map may be combined with the survey or deed plot required by Item 5 above. Site plans for subdivisions involving five or more lots, parcels or sites must be prepared by an appropriately qualified person to so act in the State (i.e., licensed surveyor, engineer, architect or landscape architect). The site plan map is the best way to show what you propose to do on the project site. It should show the location of existing and proposed development in relationship to existing property lines, proposed lot lines and other existing manmade and natural features on the project site.

Detailed specific site plans will be required for all subdivisions where site constraints (e.g., shoreline, wetlands, steep slopes, poor soils, etc.) dictate the need for precise siting of the proposed development and wastewater treatment system. Building envelopes may be acceptable on lots with generally acceptable resources (e.g., slopes less than 8 percent, soils with a seasonal high groundwater table that is more than 4 feet below the surface, no wetlands, etc.).

Provide, as **Attachment B**, a site plan map showing the proposed subdivision that is drawn to scale (i.e., one inch equals 10, 20, 30 or 50 feet) and clearly labeled with the map scale, north arrow, date of preparation and name of preparer. For larger parcels, show the entire site at a smaller scale, (i.e., one inch equals 100, 200 or 400 feet) and show the area of development at a larger scale. The site plan map must show and label all of the following information:

- a. all existing property boundary lines, lot lines, the acreage of each lot, and a label for each lot (e.g., Lot #1, Lot #2, Lot #3, etc.);
- b. all existing bodies of water (i.e., lakes, ponds, and permanent or intermittent streams) and the mean high water mark of all navigable water bodies;
- c. the boundaries of all freshwater wetlands as identified in the field by Agency staff or a qualified biologist;
- d. all existing structures, locations, sizes and uses (e.g., single family dwellings, mobile homes, sheds, signs, fences, docks, decks, boathouses and if applicable commercial and industrial structures) and all existing on-site wastewater treatment systems and water supplies;
- e. existing and proposed finished topography at a 5-foot contour interval based on actual ground control survey data (more detailed topography may be required on steeper sites);
- f. all existing paved or unpaved roads, driveways, parking areas and utility lines;
- g. all existing vegetative cover types (e.g., fields, woodlands, shrub areas, lawns);
- h. at least one building location on each lot with well, driveway, and individual wastewater treatment system locations (the plan must show all components of each system and a 100% reserve area on each lot for replacement of the system);
- i. as an alternative to a site specific building location, building envelopes may be used on lots which are generally suited for development (e.g., uniform soils, moderate slopes, no wetlands or other water features, etc.);
- j. the proposed limits of vegetational clearing on each lot, undisturbed wooded buffers and all proposed landscape plantings, including plant name and size;
- k. all other proposed structures with locations, sizes and uses (e.g., sheds, garages, signs, fences, docks, decks, boathouses, etc.); and
- l. indicate whether utilities will be installed overhead or underground and the location where they will be extended into the lots.

8. On-Site Individual Wastewater Treatment System:

If you propose to expand or replace an existing on-site wastewater treatment system or if an existing system is failing or does not comply with current standards or if the subdivision involves new building lots where on-site wastewater treatment systems will be used, then APA staff or a qualified soils scientist must assess the soils and determine the depth to the seasonal high groundwater table and the depth to bedrock at the location of each proposed wastewater treatment system. The applicant must arrange for this to be done and submit the results to the Agency as part of a complete permit application. The components of the system must meet current NYS Department of Health standards and Agency guidelines, including a minimum horizontal setback of 100 feet for any subsurface treatment system from any individual water supply (well), water body, wetland and permanent or intermittent stream.

- a. Does the subdivision involve any new building lots where on-site wastewater treatment systems will be used or the replacement of an existing system that has failed or does not comply with current standards?
___ No (If no, skip the rest of Section 7)
___ Yes

Deep-hole soils test pits must be dug in the presence of APA staff or a qualified soil and site evaluator. A soil and site evaluator is a soil scientist, a professional engineer, a registered architect, a certified geologist, or an exempt licensed land surveyor. A list of soil and site evaluators that have previously done business with the Agency is available upon request from the Agency. APA staff will do the soils analysis upon request for subdivisions of four lots or less. However, the applicant may be required to provide for a backhoe and operator at the scheduled site visit. Scheduling for the digging of test pits must be arranged with staff well in advance.

- b. Have deep-hole soils test pits been dug on the project site at the locations of the proposed on-site wastewater treatment systems?
___ No (If no, arrangements must be made for the soils test pits)
___ Yes (If yes, provide the date the test pits were dug, the name of the person who observed them and the results of the test pits for each lot where one was dug)
- c. Did the deep-hole soils test pits reveal seasonal high groundwater, bedrock or impermeable soils within 48 inches of the existing grade?
___ No
___ Yes

If no, provide as **Attachment C**, detailed plans for the proposed wastewater treatment system(s) that show at a minimum:

1. soils test pit location and data;
2. percolation test hole location and results for each lot taken within the proposed absorption area(s);
3. details on design of the system (application rate and number of bedrooms) ;
4. size and type of septic tank;
5. pumping station (if necessary);
6. distribution box; and
7. soil absorption system.

If yes, provide as **Attachment C**, detailed plans for the wastewater treatment systems that are prepared by a design professional (New York State licensed professional engineer, licensed architect, exempt licensed surveyor), showing which lots require shallow absorption trench systems and which lots do not require shallow systems. The required engineering details must show at a minimum:

1. soils test pit location and data;
2. percolation test hole location and results taken within the proposed absorption area(s);
3. details on design of the system (application rate and number of bedrooms, etc.);
4. size and type of septic tank;
5. pumping station (if necessary);

6. distribution box; and
7. soil absorption system.

Please note that approval of wastewater treatment systems may be required from the NYS Department of Health, the County Health Department and/or the local municipality. A list of professional engineers who practice in the Adirondack Park is available on request.

9. Subdivision Roads and Driveways:

Engineering plans and details will be required for all new subdivision roads. The level of engineering requirements should be discussed with Agency staff in advance. Subdivision roads and driveways should not be located on slopes in excess of 25 percent. Subdivision roads should have a maximum final grade of 12 percent or less over any distance of 150 feet or greater. Driveways should not exceed 15 percent over any distance.

Provide, as **Attachment D**, subdivision road and/or driveway construction details showing at a minimum:

- a. typical road construction plans showing retaining walls, ditches, base, subbase, and surfacing details;
- b. centerline profiles;
- c. cross sections at 50-foot stations or a grading plan showing existing and proposed elevations;
- d. limits of vegetative clearing;
- e. drainage control plans showing locations, type, materials, anticipated loading and capacity of drains, culverts, and catch basins; and
- f. all temporary and permanent erosion control measures (e.g., rip-rapping, silt fences, vegetation).

10. Road Construction, Maintenance and Ownership:

Ownership and maintenance of new subdivision roads are generally handled as follows: First, if a homeowners association is to be formed, a draft offering plan is required for the lots that will be part of the association. Second, if the only common interest is common ownership in a subdivision road and/or driveway, a NYS Department of Law Cooperative Policy Statement No. 7 (CPS-7) Letter may substitute for the homeowners association offering plan. If the new subdivision road is to be dedicated to the local municipality, additional documentation is required, as described below. Third, if no commonly owned lot is proposed, but there is proposed shared use of a road and/or driveway, the person or entity responsible for constructing and maintaining the shared road and/or driveway should be identified.

- a. Provide, as Attachment E, a draft offering plan for a homeowners association that provides for ownership and maintenance of all cooperative interests in real property.

or

- b. If the only common interest is proposed common ownership of an access road and/or driveway, then as an alternative to the submission of a draft offering plan,

a "CPS-7 letter" from the NYS Department of Law will be required to be submitted to the Agency prior to undertaking the proposed project. Note that CPS-7 letters are generally not issued unless and until an APA permit is issued.

If any proposed roads are to be subject to an offer of dedication, include in Attachment E:

1. confirmation that the road will be constructed to the standards required by the municipality within which the subdivision is located;
2. a statement on the applicable plan sheets that the road will be constructed in accordance with local government standards;
3. documentation from the municipality stating that the municipality will accept the road as public; and
4. a statement identifying who will bear the costs of maintaining and completing the road(s) if dedication is not accepted, is delayed, or if the project sponsor does not complete construction.

or

- c. If there is no commonly owned lot proposed, for example when subdivision lot lines extend to the centerline of shared roads and/or driveways, but there is proposed shared use of a road and/or driveway, indicate who will be responsible for constructing and maintaining the shared road and/or driveway.

11. Other Road or Driveway Considerations:

Review of subdivision roads and driveways may include shared access, safety, aesthetics, character of the area, etc. Generally, new entrances to public roads should be minimized as much as possible and should be located where there is adequate sight distance in both directions at their entrance point(s) to the public road. Adequate sight distances are generally established by the posted speed limit on the road and other factors like road curves and grades.

- a. Is any portion of the proposed subdivision road or driveway not located on the project site?

☐ No
☐ Yes

If yes, is there currently any organization responsible for maintenance of the portion of the access roads not located on the project site? If so, then provide the name, address, phone number and contact for that organization.

- b. Do any other persons have the right to use any existing rights-of-way across the project site?

☐ No
☐ Yes

If yes, provide as **Attachment F**, documentation of their right to do so (e.g., deeds, leases, contracts, etc.), the name and address for each person with such right, and identify the properties (by tax map number) which benefit from such right. Also, provide the names and addresses of all persons who may claim such right at the present time, even if undocumented, and identify the properties they own (by tax map number).

- c. Does the proposed subdivision have frontage on a State or County Highway and do you propose any subdivision roads or driveways to those highways?

☐ No

☐ Yes

If yes, provide as **Attachment G**, a copy of your NYS Department of Transportation highway access permit for this highway entrance or documentation from the County Highway Engineer that the proposed entrance complies with the requirements of the County Highway Department.

12. Erosion and Sediment Control Plan:

The measures included in the Erosion and Sediment Control Plan should comply with the "NYS Guidelines for Urban Erosion and Sediment Control." Plantings and seeding measures included in the Erosion and Sediment Control Plan should incorporate only native or proven non-invasive species.

- a. Provide, as **Attachment H**, an Erosion and Sediment Control Plan prepared by a person who is knowledgeable in the practices of erosion and sediment control (such as a licensed professional engineer, Certified Professional in Erosion and Sediment Control, registered landscape architect, or qualified Soil & Water Conservation District staff) for all on-site and off-site construction work areas, staging areas, on-site or off-site detours, borrow areas, and wetland mitigation sites. Label all temporary and permanent erosion and sediment control practices, including but not limited to silt fence, turbidity curtains, diversion structures, seeding, soil stabilization fabrics, and stone fill. Label the plan to show the type, size, and length of these measures.
- b. Provide and label typical details, special notes and specifications for all erosion and sediment control facilities and practices. Describe installation and maintenance requirements. Typical details must include the type, size, materials and installation methods.
- c. Identify temporary practices that will be converted to permanent facilities.
- d. Provide an implementation schedule for staging temporary erosion and sediment control practices, including the timing of initial placement and the duration each practice is to remain in place.

13. Stormwater Management Plan:

Provide, as **Attachment I**, a Stormwater Pollution Prevention Plan prepared by a person who is knowledgeable in the practices of erosion and sediment control (such as a licensed professional engineer, Certified Professional in Erosion and Sediment

Control, registered landscape architect or qualified Soil & Water Conservation District staff), including all hydrological calculations, which:

- a. Controls runoff, during and after development, such that peak runoff for 1-, 10-, and 100-year 24-hour storm events does not exceed the peak runoff prior to development. Identification of all pre- and post-development sub-catchment areas located within or affecting the project site must be included in the analysis. Use TR-55 or equivalent methodology to calculate peak flows;
- b. Improves water quality by capturing and treating 90% of the average annual stormwater runoff volume, defined as the Water Quality Volume (WQv). The final WQv shall be treated by an acceptable practice from the list in Table 5.1 of DEC's Stormwater Management Design Manual;
- c. Employs design criteria for stormwater treatment structures found in DEC's Stormwater Management Design Manual or equivalent reference, which must be cited in the report;
- d. Includes an Erosion and Sediment Control Plan for all phases of the project which reduces or eliminates erosion and sediment loading to waterbodies (i.e., lakes, ponds, streams and wetlands) during and after construction; and
- e. Includes a maintenance plan for stormwater controls during and after completion of construction.

14. Solid Waste Disposal:

Describe the type, estimated quantities, methods of disposal and on-site and off-site disposal locations for all waste materials generated from the project.

| Type of Waste Material | Estimated Quantity | Disposal Method | Disposal Location |
|--|--------------------|-----------------|-------------------|
| Trees, stumps and other grubbed materials | | | |
| Unsuitable and excavated existing soils | | | |
| Construction and demolition debris | | | |
| Asbestos, paint chips and other hazardous substances | | | |

If waste disposal will occur off-site, provide the following information for each waste disposal site landowner.
(Please note that a separate permit will be required for each off-site waste area).

Landowner Name: _____

Mailing Address: _____

Waste Disposal Site Location: _____

Street Address: _____ Town: _____ County: _____

Tax Map No: _____

Telephone Number (daytime): _____

15. Signage Plan:

- a. Provide, as **Attachment K**, a sign plan which complies with the Agency's "Standards for Signs Associated with Projects" (9 NYCRR Appendix Q-3). Show and label on the Site Plan Map, or on a separate Sign Plan, the number, location, and orientation of all exterior signs.
- b. Provide to-scale details and specifications for each proposed outdoor sign that includes, at a minimum: sign width, height from ground surface to top of each sign, construction details and materials, proposed text, color scheme, logos or other graphics, and details of any lighting, raised foundations, planters or retaining walls.

16. Vegetative Screening and Landscaping:

New development generally should not be visible from public roads. The site plan map required by Item 7 must show the limits of vegetational clearing. If existing vegetation can be used to screen the development from public roads, then lots with frontage on a public road should include a buffer that is typically 100 feet from the centerline of the road, within which no existing vegetation may be cut, except for driveway and utility installations. The removal of vegetation that presents a health or safety hazard will not be prohibited. If there is no existing vegetation along public roads which can be used to screen development, then a vegetative screening/planting plan will be required, unless the site is located in a Hamlet or Moderate Intensity Use Area as shown on the Park Plan Map and provided the existing character of the area is already substantially developed.

Provide, as **Attachment L**, a vegetative screening plan that will, within 10 years of its planting, screen the proposed structure(s) from the public road. The screening plan may be shown on the Site Plan Map required in Item 7, but must at a minimum show the type, size and location of all existing and proposed trees or shrubs to be used to screen the structure(s).

17. Deed Covenants:

If deed covenants are proposed, they may address either the project sponsor's and/or the Agency's concerns related to certain development considerations in the Adirondack Park Agency Act.

Provide, as **Attachment M**, a draft of the proposed deed for conveyance of the lots in the subdivision, including any restrictive covenants, reserved or conveyed rights.

18. Project Impacts:

The Agency is required to assess project impacts to the Adirondack Park's resources, which include open space, aesthetic, recreational and other critical resources. Please be advised that if a project involves potential visibility of proposed development from public roads, trails, and waterbodies, any statutorily-defined critical environmental area, or potential adverse impacts to open space and recreational resources, detailed studies may be required to be submitted prior to the Agency determining that the permit application is complete. Such studies may include an alternatives analysis and/or a visual impact assessment. The need and requirements for these studies should be discussed with Agency staff at the earliest time practical to avoid or reduce delay in the review of a permit application.

ATTACHMENT A – Survey / Deed Plot

See Imagemate Information and Tax Maps attached.



Image Mate Online

[Navigation](#) [Tools](#) [GIS Map](#) [Tax Maps](#) | [DTF Links](#)
[Help](#) [Log In](#)

Tips

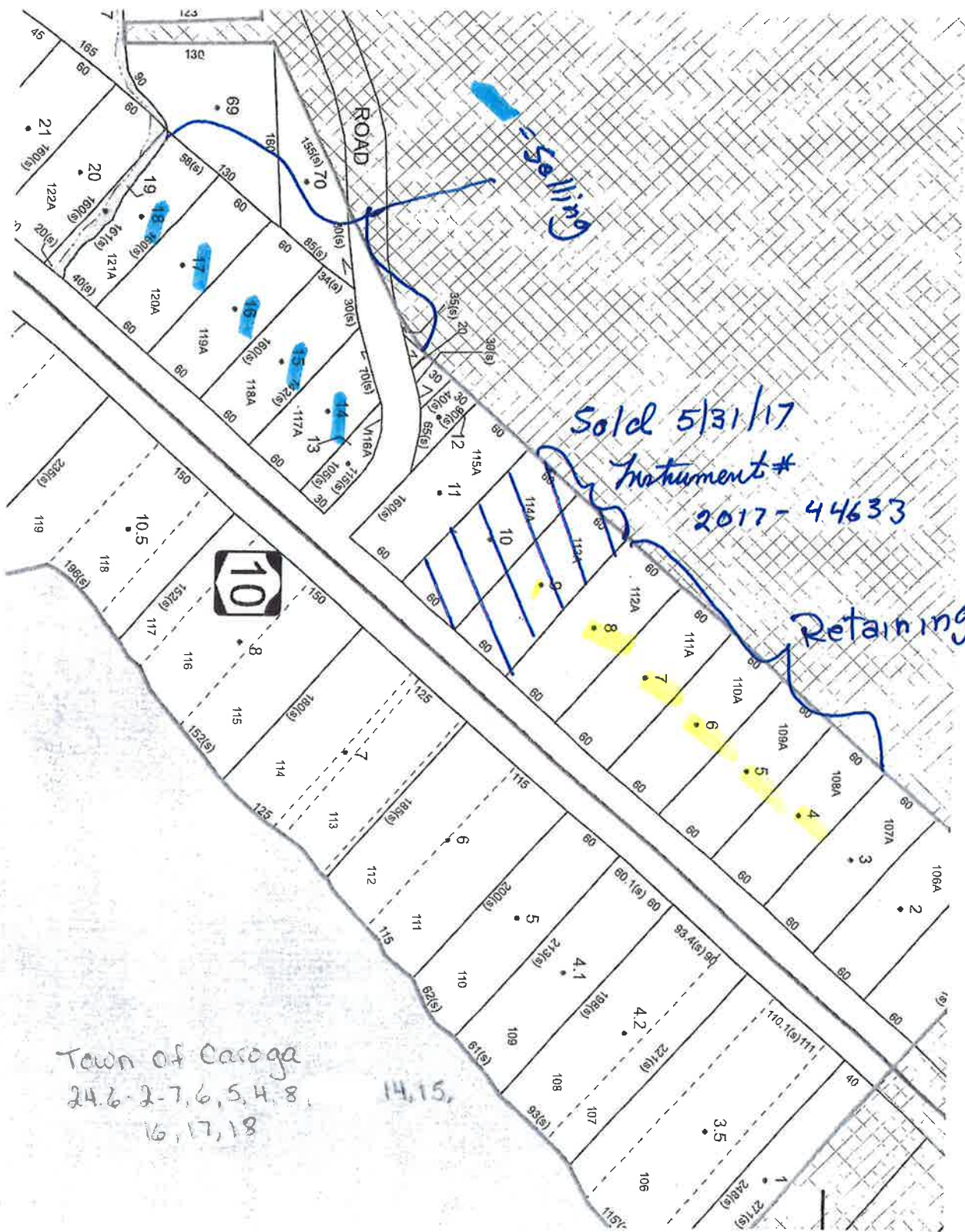
- Click on a parcel's Tax ID to see its information.
- Click on a column title to sort on that column.
- Rows with a line through them are historic or deleted parcels.

| SWIS - Municipality | Tax ID | Owner | Street # | Street Name |
|-------------------------|-----------------------|--------------|----------|------------------------|
| 172400 - Town of Caroga | 12.-1-1-1 | Freda Paul D | | N Shore Rd W Stoner |
| 172400 - Town of Caroga | 12.-1-1-2 | Freda Paul D | | N Shore Rd W Stoner LK |
| 172400 - Town of Caroga | 12.19-1-1 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-2 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-3 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-4 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-5 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-6 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-7 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-8 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-1-9 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 12.19-2-10 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-4 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-5 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-6 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-7 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-8 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-14 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-15 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-16 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-17 | Freda Paul D | | Sthwy 10 |
| 172400 - Town of Caroga | 24.6-2-18 | Freda Paul D | | Sthwy 10 |

Sold 5/3/90
675 Deeds 314

Town of Caroga
12-1-1.12 + 1.11





Selling

Sold 5/31/17
Instrument#
2017-44633

Retaining

Town of Caroga
24.6-2-7, 6, 5, 4, 8,
16, 17, 18

14, 15,



Town of Caraga
1219-1-1, 2, 3, 4, 5, 6, 7, 8, 9
1219-2-10

ATTACHMENT B – Site Plan Map

See Attachment A

ATTACHMENT K – Site Plan

Not Applicable

ATTACHMENT L – Vegetative Screening Plan
Not Applicable

ATTACHMENT M – Draft of Proposed Deed

WARRANTY DEED

THIS INDENTURE, made the ____ day of May, 2018.

BETWEEN **PAUL D. FREDA**, with a mailing address of PO Box 590, Remsenburg, NY
11960,

Party(ies) of the first part (Grantors),

AND

CHRISTIAN J. MANNS, with a mailing address of 512 State Highway 10
Caroga Lake, NY 12032,

Party(ies) of the second part(Grantees)

WITNESSETH, that the grantor, in consideration of -----ONE and 00/100 -----(\$1.00)-----
dollar, lawful money of the United States, and other good and valuable consideration, paid by the
grantee hereby grants and releases unto the grantee, his heirs or successors and assigns of the grantee
forever,

ALL THAT TRACTS OR PARCELS OF LAND situate in the Town of Caroga, County of
Fulton, State of New York bounded and described as follows:

SBL # 24.6-2-14

SBL # 24.6-2-15

SBL # 24.6-2-16

SBL # 24.6-2-17

SBL # 24.6-2-18

SBL # 12.1-1-1.12

SBL # 12.1-1-1.11

As designated on the current Fulton County tax Map.

BEING a portion of the same premises conveyed to Paul D. Freda by Mary Considine and Florence
Carrington by Warranty Deed dated July 2, 1975 and recorded July 24, 1975 in the Fulton County
Clerk's Office in Book 536 of Deeds at Page 932.

SUBJECT to any and all enforceable easements, restrictions and covenants of record affecting these
premises.

TO HAVE AND TO HOLD the premises here granted unto the grantee, their heirs or successors
and assigns forever,

AND the party of the first part covenants as follows:

FIRST - That the grantor is seized of the said premises in fee simple, and has good right to convey the same;

SECOND - That the grantees shall quietly enjoy the said premises;

THIRD - That the said premises are free from encumbrances;

FOURTH - That the grantor will execute or procure any further necessary assurance of the title to said premises;

FIFTH - That the grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of Lien Law.

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 grantor has executed this deed the day and year first above written.

In Presence of:

PAUL D. FREDA

STATE OF NEW YORK)
COUNTY OF)SS:

On the ____ day of February in the year 2018, before me, the undersigned, a Notary Public, in and for said State, personally appeared **PAUL D. FREDA** 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 the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

16. Required Signatures:

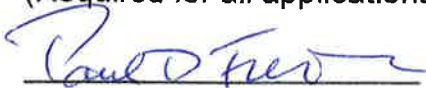
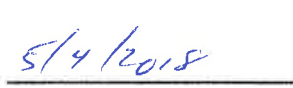
I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED IN THIS APPLICATION, INCLUDING ALL ATTACHMENTS. I BELIEVE THIS INFORMATION TO BE TRUE, ACCURATE AND COMPLETE. IN ADDITION, IN THE CASE OF ANY PROJECT SPONSOR CORPORATION, LIMITED LIABILITY CORPORATION, PARTNERSHIP OR OTHER LEGAL ENTITY, I ALSO AFFIRM THAT I AM AUTHORIZED TO SUBMIT THIS APPLICATION ON BEHALF OF THAT ENTITY.

I HEREBY AUTHORIZE THE ADIRONDACK PARK AGENCY AND MEMBERS OF ITS STAFF TO ENTER ON THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSES OF CONDUCTING SUCH INVESTIGATIONS, EXAMINATIONS, TESTS AND SITE EVALUATIONS AS IT DEEMS NECESSARY, AT REASONABLE TIMES AND WITH ADVANCE NOTICE WHERE POSSIBLE, TO VERIFY INFORMATION CONTAINED IN OR RELATED TO THIS APPLICATION FOR A PROJECT PERMIT.

Signature of all Project Sponsors (if not the landowners):
(Required for all applications)

| | | |
|---|---------------------------------|---|
|  | PAUL FREDA J. PAUL KOLODZIEJ |  |
| Signature | Print Name/Title | Date |

Signature(s) of all Landowner(s) from current deed:
(Required for all applications)

| | | |
|---|------------|---|
|  | PAUL FREDA |  |
| Signature | Print Name | Date |

Signature of Authorized Representative:
(Required if designated in Section 3 of this application)

| | | |
|-----------|------------|------|
| Signature | Print Name | Date |
|-----------|------------|------|

16. Required Signatures:



I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED IN THIS APPLICATION, INCLUDING ALL ATTACHMENTS. I BELIEVE THIS INFORMATION TO BE TRUE, ACCURATE AND COMPLETE. IN ADDITION, IN THE CASE OF ANY PROJECT SPONSOR CORPORATION, LIMITED LIABILITY CORPORATION, PARTNERSHIP OR OTHER LEGAL ENTITY, I ALSO AFFIRM THAT I AM AUTHORIZED TO SUBMIT THIS APPLICATION ON BEHALF OF THAT ENTITY.

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Signature of all Project Sponsors (if not the landowners):
(Required for all applications)

| | | |
|---|-------------------------|---|
|  | PAUL FREDA |  |
| _____ | J. PAUL KOLODZIEJ | _____ |
| Signature | Print Name/Title | Date |

Signature(s) of all Landowner(s) from current deed:
(Required for all applications)

| | | |
|---|-------------------|---|
|  | PAUL FREDA |  |
| _____ | _____ | _____ |
| Signature | Print Name | Date |

Signature of Authorized Representative:
(Required if designated in Section 3 of this application)

| | | |
|------------------|-------------------|-------------|
| _____ | _____ | _____ |
| Signature | Print Name | Date |

16. Required Signatures:

I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED IN THIS APPLICATION, INCLUDING ALL ATTACHMENTS. I BELIEVE THIS INFORMATION TO BE TRUE, ACCURATE AND COMPLETE. IN ADDITION, IN THE CASE OF ANY PROJECT SPONSOR CORPORATION, LIMITED LIABILITY CORPORATION, PARTNERSHIP OR OTHER LEGAL ENTITY, I ALSO AFFIRM THAT I AM AUTHORIZED TO SUBMIT THIS APPLICATION ON BEHALF OF THAT ENTITY.

I HEREBY AUTHORIZE THE ADIRONDACK PARK AGENCY AND MEMBERS OF ITS STAFF TO ENTER ON THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSES OF CONDUCTING SUCH INVESTIGATIONS, EXAMINATIONS, TESTS AND SITE EVALUATIONS AS IT DEEMS NECESSARY, AT REASONABLE TIMES AND WITH ADVANCE NOTICE WHERE POSSIBLE, TO VERIFY INFORMATION CONTAINED IN OR RELATED TO THIS APPLICATION FOR A PROJECT PERMIT.

Signature of all Project Sponsors (if not the landowners):

(Required for all applications)



PAUL FREDA

J. PAUL KOLODZIEJ

5/4/2018

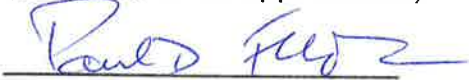
Signature

Print Name/Title

Date

Signature(s) of all Landowner(s) from current deed:

(Required for all applications)



PAUL FREDA

5/4/2018

Signature

Print Name

Date

Signature of Authorized Representative:

(Required if designated in Section 3 of this application)

Signature

Print Name

Date

J. PAUL KOLODZIEJ
ATTORNEY & COUNSELLOR AT LAW

350 NORTH MAIN STREET
GLOVERSVILLE, N.Y. 12078
(518) 725-8922

TELECOPIER
725-1727

May 3, 2018

NYS Adirondack Park Agency
P.O. Box 99
Ray Brook, New York 12977

RE: Paul Freda
Application for Major Project
NYS Route 10, Stoner Lake SBL: 12.1-1-1.11 and 1.12

Dear Sir or Madam:

Enclosed please find 3 copies of the APA Application for a Permit for subdivision approval, with required attachments, a copy of which is simultaneously being submitted to the Town of Caroga.

The Permit is requested to approve the conveyance of SBL #12.1-1.1.11 and SBL #12.1-1-1.12, which contain wetlands. No new land use is contemplated at this time.

Please feel free to contact me with any questions about this matter.

Very truly yours,



J. PAUL KOLODZIEJ

JPK/jss
Enclosures
CC: Paul Freda

CC: John Duesler
Code Enforcer Office
Town of Caroga
P. O. Box 328
Caroga Lake, NY 12032

Keep

COPY

| | | |
|---|---|---|
| ADIRONDACK PARK AGENCY Division of Regulatory Programs PO Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Telephone (518) 891-4050 www.apa.ny.gov |  Adirondack Park Agency | APPLICATION FOR MAJOR PROJECTS General Information Request |
|---|---|---|

Applicability: This General Information Request, together with a Supplemental Information Request, is the application for an Adirondack Park Agency permit for a variety of Major Projects. The General Information Request seeks general information about the project site and proposal while the Supplemental Information Request is specific to the type of project being proposed. The Agency may also request pertinent additional information based on the information contained in the application.

Instructions: Please answer all of the questions in each numbered section and provide all applicable attachments. Type or print clearly in ink. **Submit three completed copies of each of the following: this General Information Request, a Supplemental Information Request specific to your project, and all required attachments to the Agency at the above address.** A site visit by Agency staff will also be required. The Adirondack Park Agency Act provides that the time period for review of the proposed project will not begin until the Agency determines that the application is complete. If the application is not complete, a request for missing and/or additional information will be issued within 15 days of receipt of the application, indicating what information is still required for a complete application. The proposed project may not be undertaken until a permit has been issued by the Agency.

Assistance: For assistance in completing this application or to request a pre-application meeting, please contact the Agency's Regulatory Programs division at the above address/telephone number and/or refer to the Agency's website.

1. Project Sponsor(s)*:

2. Current Property Owner(s): (if different than Project Sponsor)**

Name(s): PAUL FREDA

Name(s): _____

Mailing Address: PO BOX 590
REMSENBURG, NY 11960

Mailing Address: _____

Telephone (Daytime): 631-588-6570

Telephone (Daytime): _____

Fax/E-mail: _____

Fax/E-mail: _____

* A project sponsor is a person having a legal interest in property who makes application to the Agency for the review of a project proposed on such property. Documentation demonstrating such legal interest must be provided, such as a current deed or purchase contract.

** List all names on the current deed of record.

3. **Project Sponsor's Authorized Representative:**

By filling in the name and address below and signing this application, the project sponsor is authorizing the person named below to act as his/her agent in all matters relating to this permit application before the Adirondack Park Agency. The project sponsor acknowledges that all contact regarding the application will be through his/her Authorized Representative. The project sponsor is, however, ultimately responsible for the accuracy of the information contained in this application and for compliance with all terms and conditions of any permit issued to him/her by the Agency.

Name: J. PAUL KOLODZIEJ

Mailing Address: 350 N. MAIN STREET, GLOVERSVILLE, NY 12078

Telephone (daytime): 518-725-8922 Fax/E-mail: mylawyer@capital.net

4. **Project Site Location/Identification** (a project site is generally considered to be all adjoining properties owned by the current landowner(s) including properties separated by a public road):

Road/Highway: NYS ROUTE 10

Nearby Waterbody: STONER LAKE

Town(s): CAROGA County: FULTON

Size: 50.7 acres

Tax Map Designation (from the tax bill for the property):

Section: 12.1 Block: 1 Parcel: 1.11

Section: 12.1 Block: 1 Parcel: 1.12

Section: _____ Block: _____ Parcel: _____

5. **Project Sponsor's Legal Interest in Project Site** (check the one that applies):

☒ owner ☐ signed purchase agreement holder
☐ lessee ☐ option holder ☐ other (Identify: _____)

6. **Deed(s):**

Provide, as **Attachment A**, a complete copy of the current recorded deed(s) for the project site containing the recording information. Copies are available from the County Clerk's Office. Also, if the project sponsor has an executed contract or agreement to purchase or lease the project site, please provide a copy in order to establish the project sponsor's legal interest in the project site. (The purchase price and other confidential information may be blackened out.)

7. **Project Description:**

Provide a brief description of the proposed project:

TWO LOT SUBDIVISION

Which of the following types of new land use and development does the project include? Check all that apply and attach the appropriate completed Supplemental Information Request.

- | | |
|---|---|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Group Camp |
| <input type="checkbox"/> Multiple Family Dwelling | <input type="checkbox"/> Cemetery |
| <input type="checkbox"/> Individual Mobile Home | <input type="checkbox"/> Open Space Recreational Use |
| <input type="checkbox"/> Mobile Home Court | <input type="checkbox"/> Game Preserve or Private Park |
| <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> Hunting and Fishing Cabin or other Private Club Structure |
| <input type="checkbox"/> Commercial Use | <input type="checkbox"/> Watershed Management or Flood Control Project |
| <input type="checkbox"/> Public or Semi-Public Building | <input type="checkbox"/> Marina, Boat Yard & Boat Launching Site |
| <input type="checkbox"/> Industrial Use | <input type="checkbox"/> Commercial Seaplane Base |
| <input type="checkbox"/> Forestry Use | <input type="checkbox"/> Commercial or Private Airport |
| <input type="checkbox"/> Forestry Use Structure | <input type="checkbox"/> Sewage Treatment Plant |
| <input type="checkbox"/> Sawmill, Chipping Mill, Pallet Mill or similar Wood Using Facility | <input type="checkbox"/> Waste Disposal Area |
| <input type="checkbox"/> Agricultural Use or Structure | <input type="checkbox"/> Junkyard |
| <input type="checkbox"/> Agricultural Service Use | <input type="checkbox"/> Private Road |
| <input type="checkbox"/> Tourist Accommodation | <input type="checkbox"/> Municipal Road |
| <input type="checkbox"/> Tourist Attraction | <input type="checkbox"/> Public Utility Use |
| <input type="checkbox"/> Ski Center | <input type="checkbox"/> Major Public Utility Use |
| <input type="checkbox"/> Golf Course | <input type="checkbox"/> Accessory Use or Accessory Use Structure to any of the above |
| <input type="checkbox"/> Campground | <input type="checkbox"/> Construction in or adjacent to a jurisdictional wetland |
| <input type="checkbox"/> Commercial Sand and Gravel Extraction | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Private Sand and Gravel Extraction | |
| <input type="checkbox"/> Mineral Extraction or Structure | |

8. Prior Agency Contact:

- a) Has there been any previous contact or discussions with Agency staff regarding this project or project site, or has Agency staff visited the project site?

☐ No

☐ Yes. Staff person's name: _____
Date of Contact: _____

- b) Has the project or project site been the subject of a past Agency action (e.g., permit, variance, jurisdictional inquiry, enforcement case or wetland flagging)?

☐ No

☒ Yes. If yes, provide the following number and date:

Permit/Variance/Order Number: PERMIT 90-452 + date: 9/14/1990
452R date: _____

Jurisdictional Inquiry Number: 2017-212A date: 1/9/2018

Jurisdictional Inquiry Number: 2017-0212 date: 4/28/2017

Wetland Boundary Flagging: _____

9. Adjacent Properties:

Provide, as **Attachment B**, a complete and current list of the names and addresses of all landowners whose property adjoins the project site with the tax map references (tax map section, block, and parcel numbers) based on the latest completed tax assessment roll. This list must include landowners whose property would otherwise adjoin the project site but is located across a public road or right-of-way from the site. Attached is a sheet which should be used to provide the required list of adjoining landowners. (This information is typically available from the Real Property Tax Services at County Offices or from the Town/Village assessors.)

10. Project Site History:

As part of its review of the project, Agency staff must understand the history of the project site. If the project site was part of a larger parcel on May 22, 1973 (the enactment date of the Adirondack Park Agency Land Use and Development Plan), the exact property boundaries of the larger parcel and the size of all buildings on that date must be established.

- a) State the current acreage of all connected lands owned by the current landowner, even if the parcels have different deeds and/or tax map numbers and even if they are larger than the project site: APPROX 53 +/- acres
- b) As of May 22, 1973, did the owner at that time own any adjoining property, including properties on the opposite sides of public roads?
 No
 X Yes. If yes, provide the Tax Map References of these adjoining properties:
SEE SUPPLEMENTAL INFORMATION FOR PROJECT SITE HISTORY
- c) Has any portion of the total as it existed on May 22, 1973 been conveyed, sold, given away or otherwise subdivided since that date?
 No
 X Yes. If yes, provide the following information for those lots or parcels. (Use a separate 8-1/2"x11" sheet of paper if necessary.):

| Lot Number (from current tax map) | Date of Conveyance | Lot Size (sq. ft. or acres) | Was Conveyance by Gift or Sale? |
|-----------------------------------|--------------------|-----------------------------|---------------------------------|
| | | | |
| | | | |
| | | | |
| | | | |

Provide, as **Attachment C**, a complete copy of all recorded deeds (not just abstracts) for the above conveyances back through May 22, 1973.

Provide, as **Attachment D**, a full scale copy of a survey map or the current real property tax map clearly showing the property boundaries of the project site and any tax parcel or lot that the project site was part of on May 22, 1973.

- d) Are there buildings on the total contiguous landholding now owned by the present landowner?

☒ No

☐ Yes. If yes, provide the following information. Attach additional sheets if necessary.

| Date of Construction | Size (sq. ft.) | Height (ft.) | Type/Use (e.g., single family dwelling, store, garage) |
|----------------------|----------------|--------------|--|
| | | | |
| | | | |
| | | | |
| | | | |

Describe any other structures which existed on the property as of August 1, 1973 which have since been removed or destroyed and their use (e.g., residential, commercial). Include the date that the structure was removed or destroyed:

Check if no buildings or structures removed or destroyed since August 1, 1973 ☐

11. Historic Resources:

Does the project site have any buildings that are more than 50 years old, or does the project site or surrounding area contain any structures or districts which are listed or deemed eligible to be listed on the State or National Register of Historic Places or does the project site involve any known archeological resources?

☒ No

☐ Yes to any of the above criteria

If yes, provide a location map, project description, site plan map, and recent photographs keyed to the location map to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) as part of consultation required by the State Historic Preservation Act. Please be advised that the Agency cannot deem an application as complete until the OPRHP's determination and/or recommendations for historic resource impact mitigation have been provided to the Agency.

12. Shoreline:

Shoreline means that line at which land adjoins water of lakes or ponds or navigable (by boat or canoe) rivers and streams. There are minimum shoreline vegetation cutting restrictions, lot widths, structure setbacks, sewage disposal system setbacks and shoreline access requirements under the Adirondack Park Agency Act and regulations implementing the NYS Wild, Scenic and Recreational Rivers Act. These shoreline protection standards are measured from the mean high water mark (MHW - the average of the annual high water levels). Please contact Agency staff for requirements. If the project site has shoreline and you propose construction of any kind within 100 feet of the shoreline (150 feet for Recreational Rivers, 250 feet for Scenic Rivers), the MHW will have to be established and shown on a site plan map in order to have a complete application. At the project sponsor's request, Agency staff will determine the MHW at the project site or you can have the determination made by a NYS licensed land surveyor. If you are unsure of navigability, please contact Agency staff.

- a) Does the project site contain any navigable water?
☐ No (If no, go to Section 13-Wetlands)
☒ Yes. Name of water body: WEST STONER LAKE
Length of shoreline on the project site (as it winds and turns): 300 +/- feet
- b) Is any portion of the shoreline currently being used or proposed for use by others for deeded or contractual access to the water body?
☒ No
☐ Yes. If yes, identify and describe all shoreline access parcels, the number of lots having access to each parcel and the dates access was granted. Also, please provide a complete copy of all deeds for all properties which have been granted access to the water body via a shoreline access parcel:
- c) Will any vegetation be cut or removed within 35 feet of a lake or pond or navigable river or stream or within 100 feet of a designated NYS Wild, Scenic or Recreational River? (If you are uncertain whether the shoreline is along a designated river, check the Adirondack Park Land Use and Development Plan Map, or the APA Regulations Appendix Q-6, or contact Agency staff.)
☒ No
☐ Yes. If yes, describe type, amount and location of vegetation to be removed:

13. Wetlands:

- a) Are there any wetlands on the project site?
☐ No (If no, go to Section 14-Other Regulatory Permits and Approvals)
☒ Yes. If yes, answer the following questions. The wetland boundaries as delineated and/or confirmed by Agency staff must be shown and labeled on the Site Plan Map.

- b) Are any of the activities listed below proposed to occur within the boundaries of a freshwater wetland?

☒ No

☐ Yes. If yes, check all that apply:

- ☐ Draining; dredging; excavation; removing soil, peat, muck, sand, shells or gravel
- ☐ Dumping or filling with soil, stone, sand, gravel, mud, or fill of any kind
- ☐ Erecting structures, building roads or driveways, driving pilings, or placing any other obstructions
- ☐ Clearcutting of more than three acres: state number of acres _____
- ☐ Applying pesticides or fertilizers
- ☐ Constructing a wastewater treatment system or discharging a sewer outfall

If yes, please also provide a detailed written description of the measures taken to avoid or minimize wetland impacts:

- c) Will the project result in the temporary or permanent loss of any wetland acreage by filling or draining?

☒ No

☐ Yes. If yes, amount of acreage to be lost: _____ square feet.

- d) Will any of the activities listed below occur within 100 feet of a wetland?

☒ No

☐ Yes. If yes, check all that apply:

- ☐ Constructing a wastewater treatment leaching or absorption facility
- ☐ Applying pesticides
- ☐ Conducting other activities that could impair the functions or benefits derived from wetlands, including any diversion of water or change in hydrology, or substantial increase of erosion or sedimentation

If "Yes" was checked for any of the questions in this section, a compensatory wetland mitigation plan prepared in accordance with the "New York State Adirondack Park Agency Compensatory Mitigation Guidelines" may be required. A copy of these guidelines is available on the Agency's website (www.apa.ny.gov) or upon request.

14. Other Regulatory Permits and Approvals:

The Agency cannot approve a project which has been denied a permit or which is a prohibited use under local zoning requirements and other local laws or ordinances. The Agency will also recognize community goals expressed in a formally adopted land use plan. The project should be designed to the regulatory requirements of other involved agencies.

- a) Local Government Notice Form:
Provide, as **Attachment E**, a completed copy of the enclosed Local Government Notice Form to the municipality in which your project is located. Have it filled out and signed by an appropriate official (e.g., Zoning Administrator, Planning Board Chairman or Supervisor, if no Zoning Administrator or Planning Board Chairman) and return it with the project application. Please read the form for instructions.
- b) Municipal Approval Documents:
If local approval has been obtained for the proposed project, then provide, as **Attachment F**, documentation (e.g., permit, site plan approval or final subdivision plat) to the Agency which confirms that the project has been approved pursuant to all applicable town and county laws including any necessary approvals from the planning and zoning boards. Also, please provide a copy of the relevant minutes of all local meetings at which the project has been discussed. (This last request is continuous; the information should be provided to the Agency as it becomes available.)
- c) State and Federal Agency Contacts:
Complete the following table and indicate whether any of the following agencies or departments have been contacted. Your APA application may remain incomplete until all state agency applications are complete, to allow a coordinated review.

| Agency | No | Yes | Date | Contact Person & Phone Number |
|---|----|-----|------|-------------------------------|
| NYS Department of Health | | | | |
| NYS Department of Transportation | | | | |
| NYS Department of Environmental Conservation | | | | |
| NYS Office of Parks, Recreation & Historic Preservation | | | | |
| NYS Department of Law | | | | |
| U.S. Army Corps of Engineers | | | | |
| Lake George Park Commission | | | | |
| Other TOWN OF CAROGA | | | | |

- d) State and Federal Permits, Approvals and Determinations:
Provide, as **Attachment G**, copies of all permits, approvals and determinations received from the above agencies.

15. Deed Restrictions and Easements:

Describe and provide, as **Attachment H**, any current deed restrictions or easements associated with the project site. NA

Attach, as **Attachment I**, any proposed deed language that will restrict further subdivision or development on the project site and any other proposed deed restrictions or easements.

16. Required Signatures:

I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED IN THIS APPLICATION, INCLUDING ALL ATTACHMENTS. I BELIEVE THIS INFORMATION TO BE TRUE, ACCURATE AND COMPLETE. IN ADDITION, IN THE CASE OF ANY PROJECT SPONSOR CORPORATION, LIMITED LIABILITY CORPORATION, PARTNERSHIP OR OTHER LEGAL ENTITY, I ALSO AFFIRM THAT I AM AUTHORIZED TO SUBMIT THIS APPLICATION ON BEHALF OF THAT ENTITY.

I HEREBY AUTHORIZE THE ADIRONDACK PARK AGENCY AND MEMBERS OF ITS STAFF TO ENTER ON THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSES OF CONDUCTING SUCH INVESTIGATIONS, EXAMINATIONS, TESTS AND SITE EVALUATIONS AS IT DEEMS NECESSARY, AT REASONABLE TIMES AND WITH ADVANCE NOTICE WHERE POSSIBLE, TO VERIFY INFORMATION CONTAINED IN OR RELATED TO THIS APPLICATION FOR A PROJECT PERMIT.

Signature of all Project Sponsors (if not the landowners):
(Required for all applications)


Signature

PAUL FREDA
J. PAUL KOLODZIEJ
Print Name/Title

4/1/2018
5-3-18
Date

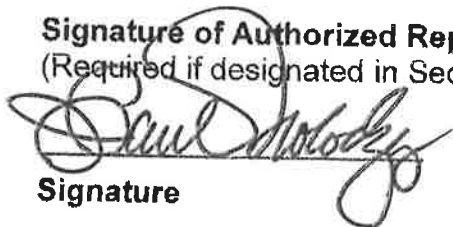
Signature(s) of all Landowner(s) from current deed:
(Required for all applications)

Signature

Print Name

Date

Signature of Authorized Representative:
(Required if designated in Section 3 of this application)


Signature

J-PAUL KOLODZIEJ
Print Name

5/3/18
Date

General Information Request Attachment B

Provide tax map references (tax map, block and parcels numbers) landowner names, and addresses for all properties adjoining the project site, including those across public roads and rights-of-way.

| | | |
|---|--|--|
| Example: 155-1-27 Mr. John Doe Main Street Jay, New York 12941 | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SUPPLEMENTAL INFORMATION

A

10. (b) Project Site History

As of May 22, 1973, Mary Considine and Florence Carrington owned the following parcels described by Section/Block/Parcel number,

12.1-1-1.11 The parcel subject of this Permit Application

12.1-1-1.12 The parcel subject of this Permit Application

12.19-1-1

12.19-1-2

12.19-1-3

12.19-1-4

12.19-1-5

12.19-1-6

12.19-1-7

12.19-1-8

12.19-1-9

12.19-2-10

B

24.6-2-4

24.6-2-5

24.6-2-6

24.6-2-7

24.6-2-8

24.6-2-9

24.6-2-10

24.6-2-14

24.6-2-15

24.6-2-16

24.6-2-17

24.6-2-18

All of the above parcels are currently owned by Paul Freda, with the exception of,

24.6-2-9

24.6-2-10

which were sold by Paul Freda to Lisa Wilson in 2017. (Instrument No. 2017-4463)

C

OUTSALES FROM MAY 22, 1973

| SBL | BOOK/PAGE | YEAR | ABSTRACT REFERENCE |
|------------|------------------|-------------|-----------------------------|
| 24.6-2-23 | 527/874 | 1973 | #10 |
| 24.6-2-64 | 533/38 | 1974 | #11 |
| 12.1-1-1.2 | 675/314 | 1990 | #13 |
| | | | (APA Permit #90 – 452+452R) |
| 24.6-1-22 | 80/87 | 1997 | #16 |
| | 536/932 | 1975 | #12 |

This is the conveyance to Paul Freda



Feet
500



J2017-0212A

Parcels in Question

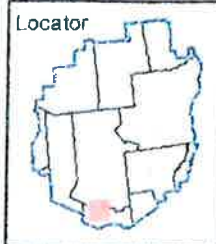


Wetlands*

*Subject to field verification.

Prepared by M. O'Dell 1/8/18 (1)

**Adirondack
Park Agency**



ATTACHMENT A

CURRENT RECORDED DEED(S)

00446

This Indenture

July
Between

Made the 26th
Nineteen Hundred and Seventy-four

day of

MARY CONSIDINE, of Spring Street, Chestertown, New
York and FLORENCE CARRINGTON, of Bolton Landing, New York

parties of the first part, and

J.C.I. SENIOR GUN CLUB, INC., a domestic corporation
with its principal office and place of business at 8752 Twenty-
third Avenue, Brooklyn, New York

Witnesseth that the parties of the first part, in consideration of
part y of the second part,
One and 00/100-----Dollar (\$1.00)
lawful money of the United States, and other valuable consideration
paid by the part y of the second part, do hereby grant and release unto the
part y of the second part, its successor and assigns forever, all
THAT TRACT OR PARCEL OF LAND, situate in the Town of Caroga, Fulton
County, New York, described as follows:

BEGINNING at a point in the northerly line of Summit Street
at the southwest corner of land of Crouse; running thence northerly
along the easterly line of a right of way and along the westerly
line of said Crouse land 170 feet to the corner thereof; running
thence easterly along said Crouse land 140 feet to the corner
thereof; running thence northerly along the westerly line of lots
129, 128 and 127 on a map of lands of Cyrus Durey filed in the
Fulton County Clerk's Office in Book 58 of Maps page 18 to the
southerly line of the land of Decker; running thence northwesterly
along Decker's land to the Outlet of West Stoner Lake; running thence
westerly along said Outlet to land of O'Connor; running thence
easterly along said land of O'Connor to the southeasterly corner
thereof; running thence southerly along the easterly line of said
O'Connor land and along the westerly line of a right of way to the
northerly line of Summit Street; running thence easterly along
Summit Street to the point of beginning. Together with a right of
way over Summit Street from Route 10.

SAID premises are conveyed subject to the use by others over
the aforesaid right of way which runs northerly from Summit Street.

BEING a portion of the premises conveyed by Henry C. Tauber
to the grantors by a Warranty Deed recorded in the Fulton County
Clerk's Office March 25, 1971 in Book 511 of Deeds at page 1102.

BEING a portion of premises designated on the Fulton County
Tax Map for the Town of Caroga as Parcel 2211.

LIBER 533 PAGE 38

REAL ESTATE
 TRANSFER TAX
 STATE OF NEW YORK
 06.60
 Oct 10 1974
 6 FIDELITY

LIBER 533 PAGE 39

Together with the appurtenances and all the estate and rights of the parties
 of the first part in and to said premises,
 To have and to hold the premises herein granted unto the part y of the
 second part, its successors and assigns forever.

And said parties of the first part covenant as follows:
 First, That the part y of the second part shall quietly enjoy the said premises;
 Second, That said parties of the first part
 will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor s 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 parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

Mary Considine
 Florence Carrington

State of New York
 County of Warren

On this 26th day of July
 Nineteen Hundred and Seventy-four
 before me, the subscriber, personally appeared

Mary Considine and Florence Carrington

to me personally known and known to me to be the same persons described in and
 who executed the within Instrument, and they severally acknowledged
 to me that they executed the same.

RICHARD CONSIDINE
 Notary Public, State of New York
 Qualified in Warren County
 My Commission Expires March 30, 1975
 0735450

RECORDED

OCT 10 3 17 PM '74
 COUNTY CLERK'S OFFICE
 WARREN COUNTY, N.Y.

Deed
 WARRANTY WITH LIEN COVENANT

MARY CONSIDINE and
 FLORENCE CARRINGTON
 TO
 J.C.I. SENIOR GUN
 CLUB, INC.

Dated, July 26, 1974
 STATE OF NEW YORK
 County of Warren ss.

RECORDED ON THE
 1st day of Oct 1974
 at 12 o'clock P.M.
 in LIBER 533 of DEEDS
 at Page 38 and examined
 J. M. Keane

CLERK

FRANK VETRO
 ATTORNEY AT LAW
 TRUST CO. BUILDING
 21 NORTH MAIN ST.
 GLOVERSVILLE, N.Y.

00812
THIS INDENTURE, made the 30th day of September 1973.
BETWEEN

MARY CONSIDINE, of Spring Street,
Chestertown, New York and FLORENCE CARRINGTON,
of Diamond Point, New York

ORVILLE L. BROWN and MABEL F. BROWN,
HIS WIFE, of Canada Lake, New York

STATE OF NEW YORK
FULTON COUNTY

Recorded on the 2 day

of Nov 19 23 at 328

of Clerk P. M. in Book 522

of Deeds at page 824 and

examined by

9424 CLERK

grantor s

grantee s

WITNESSETH, that the grantor s, in consideration of

One and 00/100----- (\$1.00)----- lawful money of the United States

actual consideration

paid by the grantees do hereby

grant and release unto the grantee s their heirs

and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Caroga,
Fulton County, New York, bounded and described as follows:

BEGINNING at a point in the northeasterly corner of land of
the grantees, which is Lot 125 on Map of Stoner Lakes, lands of Durey
filed in the Fulton County Clerk's Office in Book 58 of Maps at page
18, which premises are the same premises conveyed to the grantees by
a deed recorded in said Clerk's Office in Book 503 of Deeds at page
514 and which land is designated on the Fulton County Tax Map as
Parcel 2171; running thence northwesterly along land of Alvord Smith
to the outlet of West Stoner Lake; running thence westerly along said
outlet 60 feet, more or less, to a point which is the extension of
the westerly line of said Lot 125; running thence southeasterly on a
line parallel with the first course to the northwest corner of said
Lot 125; running thence easterly 60 feet along the northerly line of
said Lot 125 to the point of beginning.

SAID premises are a portion of the premises conveyed to the
grantors by a Warranty Deed recorded in Book 511 of Deeds at page 1102.

THE grantors, for themselves, their heirs and assigns, re-
serve the right to cross and re-cross said premises for purpose of
making repairs to the dam on said outlet.

THIS is a corrective deed given solely to correct the de-
scription of the same premises conveyed by the grantors to the grantees
by a certain Warranty Deed recorded in the Fulton County Clerk's Office
August 30, 1972 in Book 520 of Deeds at page 479.

SAID premises are designated on the Fulton County Tax Map
for the Town of Caroga as Parcel 2211.17.

TOGETHER with the appurtenances and all the estate and rights of the grantor s in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the grantees their heirs

and assigns forever. AND the said grantor s covenants as follows:

FIRST.- That the grantee s shall quietly enjoy the said premises;

SECOND.- That the grantor s will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law.

IN WITNESS WHEREOF, the grantors ha vohereunto set their hand sand seals the day and year first
above written.

Nov 2 3 28 PM '73

RECORDED

FULTON COUNTY

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03013

This Indenture,

Made the 2nd day of July
Nineteen Hundred and Seventy-five

Between

State of New York
County of Fulton } ss.

Recorded on the 1st day
of July A. D., 1975 at
3:59 o'clock P. M. in Liber
536 of DEEDS at page 932
and examined.

John M. Kase
Clerk

MARY CONSIDINE, of Box 35, Chestertown, New
York and FLORENCE CARRINGTON, of Bolton Landing, New
York

parties of the first part, and

PAUL D. FREDA, of 52 Duck Pond Road,
Glen Cove, New York

part y of the second part,
Witnesseth that the parties of the first part, in consideration of

One and 00/100-----Dollar (\$1.00)
lawful money of the United States, and other valuable consideration
paid by the party of the second part, do hereby grant and release unto the
party of the second part, his heirs and assigns forever, all
THOSE PARCELS OF LAND, situate in the Town of Caroga, Fulton County,
New York, bounded and described as follows:

BEING certain premises as shown and designated on a Map
of lands of Cyrus Durey made by J.W. Cleveland in June 1925 and filed
in Fulton County Clerk's Office December 7, 1925 in Book 58 of Maps
at page 18; and being shown on the Fulton County Tax Maps 16 and 17
for the Town of Caroga, to which maps reference is here made for the
respective lot numbers hereinafter referred to.

FIRST PARCEL: Lots 121A, 120A, 119A, 118A, 117A and westerly half of
116A; 114A, 113A, 112A, 111A, 110A, 109A, 108A; 104A, 103A, 102A,
101A, 100A, 99A, 98A, 97A, 96A, and 95, 94, 93 and 92 all shown on
the aforesaid Durey map on the northerly side of Stoner Lake. Said
premises are designated on the County Tax Map as Parcels numbered
2175, 2176, 2177, 2178, 2179 and 2180; 2182, 2183, 2184, 2185, 2186,
2187 and 2188; 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199 and
2200 and 2128.

The aforesaid Lots 92-95 being Tax Parcel 2128 are subject to
certain beach rights granted by a deed recorded in Fulton County
Clerk's Office in Book 225 of Deeds at page 331.

SECOND PARCEL: Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 41 and
57 as shown on said Durey Map of Lots on the northerly side of West
Stoner Lake and shown on said Tax Map as Parcels 2212, 2213, 2214,
2215, 2216, 2217, 2218, 2219, 2220, 2221 and 2238 and 2250; also parcel 2051.

EXCEPTING THEREFROM a parcel conveyed to one Bruse by a deed
recorded in Book 499 of Deeds at page 906 and being Tax Parcel 2220.01.

The aforesaid Lot 57 being Tax Parcel 2250 is subject to the use
of beach rights as granted to others of record.

LIBER 536 PAGE 932

LIBER 536 PAGE 932

THIRD PARCEL: All of the remaining premises owned by the grantors and as shown lying northerly of Stoner and West Stoner Lakes and shown on the Tax Map as Parcel 2211.

IT IS INTENDED by this Deed to convey all of the remaining and unconveyed premises which were conveyed by Henry C. Tauber to the grantors by a Warranty Deed recorded in said Clerk's Office March 25, 1971 in Book 511 of Deeds at page 1102, together with all rights, appurtenances, rights of way and rights reserved by former owners of said premises, and subject to all rights of record heretofore granted respecting said premises.

FULTON COUNTY
015275
REAL ESTATE
TRANSFER TAX
STATE OF NEW YORK
2750
JUL 24 1975
PR 10841

Together with the appurtenances and all the estate and rights of the parties 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, his heirs and assigns forever.

And said parties of the first part covenant as follows:
First, That the party of the second part shall quietly enjoy the said premises;

Second, That said parties of the first part will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantors 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.

RECORDED
JUL 24 3 19 PM '75
COUNTY CLERK'S OFFICE
FULTON COUNTY, N. Y.

In Presence of

Mary Considine
Florence Carrington

State of New York
County of Fulton

ss. On this 2nd day of July
Nineteen Hundred and Seventy-five
before me, the subscriber, personally appeared

Mary Considine and Florence Carrington
to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they severally acknowledged to me that they executed the same.

FRANK VETRO
Notary Public, State of New York
Qualified in Fulton County
My Commission Expires March 30, 1976

State of New York
County of

ss. On this
Nineteen Hundred and
before me, the subscriber, personally appeared

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he acknowledged to me that he executed the same.

LIER 675 PAGE 314

Standard N.Y.D.T.U. Form 8002 * 8-83-5M — Warranty Deed with Full Covenants—Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

4090

THIS INDENTURE, made the 4th day of October, nineteen hundred and ninety
 BETWEEN Paul D. Freda, an individual residing at 171 Montauk Highway,
 West Hampton, New York 11977

party of the first part, and

Frank S. Garger, an individual residing at 15 Deacon
 Abbott Road, Redding, Connecticut 06896

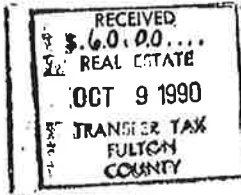
party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

See Schedule A annexed hereto and made a part hereof.

Annexed hereto, and incorporated by reference herein, is a map
 of this parcel made by Alfred A. Major, LLS #41017, dated
 June 11, 1990.

TAX MAP
DESIGNATION

Dist.

Sec.

Blk.

Lot(s):

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; 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, the heirs or successors and assigns of the party of the second part 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 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.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first part shall execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

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

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

IN PRESENCE OF:

Paul D. Freda
 Paul D. Freda

LIBER 675 PAGE 315

STATE OF NEW YORK, COUNTY OF *Westchester*
On the *4th* day of *October* 19*90*, before me
personally came *Paul D. Freda*

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
he executed the same.

Leanne M. Freda
Notary Public

LEANNE M. FREDA
Notary Public, State of New York
No. 4886796 Qualified in Westchester County
Commission Expires February 17, 1991

STATE OF NEW YORK, COUNTY OF
On the _____ day of _____ 19____, before me
personally came
to me known, who, being by me duly sworn, did depose and
say that he resides at No. _____
that he is the
of _____

_____, the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF
On the _____ day of _____ 19____, before me
personally came

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
he executed the same.

STATE OF NEW YORK, COUNTY OF
On the _____ day of _____ 19____, before me
personally came
the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No. _____
that he knows

to be the individual
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

Warranty Deed
WITH FULL COVENANTS

TITLE NO. _____

Paul D. Freda

TO

Frank S. Garger

SECTION
BLOCK
LOT
COUNTY OR TOWN
TAX BILLING ADDRESS

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Disseminated by
**TITLE GUARANTEE-
NEW YORK**
A TICOR TITLE INSURANCE COMPANY

Fred Stortecky, Esq.
34 South Market Street
Johnstown, New York 12095

Zip No. _____

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

SCHEDULE A

LSEK 675 PAGE 316

All that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Town of Caroga, County of Fulton and State of New York bounded and described as follows:

BEING a portion of certain premises as shown and designated on a Map of lands of Cyrus Durey made by J.W. Cleveland in June 1925 and filed in Fulton County Clerk's Office December 7, 1925 in Book 58 of Maps at page 18; and being shown on the Fulton County Tax Maps 16 and 17 for the Town of Caroga, to which maps reference is here made for the respective lot numbers hereinafter referred to.

BEING and intended to be a portion of the premises known as the "THIRD PARCEL" conveyed to the grantors by a Warranty Deed from Mary Considine and Florence Carrington to Paul D. Freda dated July 2, 1975 and recorded in the Fulton County Clerk's Office on July 24, 1975 in Book 536 of deeds at page 932.

BEGINNING at a set iron pipe, said iron pipe marking the most northeast corner of lands of Beaird in Liber 583 of Deeds at page 850; said iron pipe also being S 81°28'30" E a distance of 459.64 feet from a set iron pin in a rock next to Fulton Co. Monument No. 188; thence from said point of beginning running S 81°28'30" E along lands of State of New York on the north for a distance of 661.19 feet to a point, said point being 25.71 feet westerly of an iron pipe set in Sept. of 1989; thence running S 8°31'30" W along lands of Freda on the east for a distance of 957.08' feet to the center line of North Shore West Stoner Lake Road; (last described line running parallel to a red blazed and painted line as marked previously in 1989) thence running along the center of North Shore West Stoner Lake Road for the following courses;

| | |
|------------|-------------|
| N 67°42' W | 44.62 Feet |
| N 49°41' W | 49.30 Feet |
| N 35°59' W | 206.14 Feet |
| N 27°59' W | 59.66 Feet |
| N 31°04' W | 104.20 Feet |
| N 37°08' W | 87.21 Feet |
| N 46°16' W | 86.13 Feet |
| N 32°18' W | 83.19 Feet |
| N 35°33' W | 91.58 Feet |
| N 29°19' W | 79.69 Feet |
| N 20°36' W | 155.36 Feet |

and N 27°39' W for a distance of 49.36 feet to a point in the center of said road; thence running N 8°31'30" E for a distance of 17.38 feet to a point which marks the most southwest corner of lands of Beaird in Liber 583 of Deeds at page 850; thence running S 81°28'30" E along the southerly line of lands of Beaird for a distance of 75.00 feet to a point marking the southeast corner of lands of Beaird; thence running N 8°31'30" E along lands of Beaird on the west for a distance of 150.00 feet to the point or place of beginning.

CONTAINING 10.12 Acres of land.

Together with a nonexclusive easement for ingress and egress over North Shore West Stoner Lake Road to the nearest public street.

Included in this conveyance in common with all others is all rights, appurtenances, rights of way, and rights reserved by former owners of said premises, including, but not limited to:

A right of way over the existing road to West Stoner Lake, and the use of West Stoner Lake and the use of Beach Rights thereon at the access points on part of Lots 56 and 57 as shown on a Map of Lands of Cyrus Durey, filed in the Fulton County Clerk's office in Book 58 of Maps at Page 18, which rights are to be used in common with others, together with all right, title and interest of the grantors in and to East Stoner Lake Road running from Route 10 in common with others in the use of said road only.

Together with the right to use the beach and land between the road and shore covered by lots 92, 93, 94, and 95 for private boat landing and private bathing of party of the second part and family and non-paying guests, but not for any business or commercial purpose nor for use in connection with any business or commercial purpose, which right shall be in common with a similar right which may be granted to other purchasers of lots shown on said Stoner Lake Map or owned by the party of the first part and without the right to erect or maintain any structure thereon. The parties of the first part, and their successors shall have the right to fence and enclose the said area and to provide one opening therein which may be kept locked, provided the party of the second part is furnished a key thereto, in which event the party of the second part may be refused access, if he or those enjoying the same under him do not properly lock the gate.

RESERVING to the Grantor, and his successors and assigns a nonexclusive right of ingress and egress over North Shore West Stoner Lake Road in common with others.

1949 EMBLATED AND PARTED RED IN SEPTEMBER OF 1909 (EAST LINE OF ORIGINAL CANAL WAS MOVED WEST BY 25 FT. ON CHINA

STATE OF NEW YORK) SS.
FULTON COUNTY)

Recorded on the 9 day
of October 1990 at 3:02
o'clock P m, in Book 675
of Deeds at page 314 and
examined
William W. Smith
CLERK

OCT 9 3 02 PM '90
COUNTY CLERK'S OFFICE
FULTON COUNTY, N. Y.

RECEIVED

BOOK 675 PAGE 314

FORM 530 N. Y. DEED - WARRANTY With Lien Covenant 4-84

TUTTLAW REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05701

0106

This Indenture,Made the 8th day of
October Nineteen Hundred and Ninety-Seven
Between

1053

PAUL D. FREDA, residing at 171 Montauk Highway,
Westhampton, New York 11977

party of the first part, and

RICHARD MILLER and KARLA MILLER, his wife residing at
9 Norge Road, Delmar, New York 12054,

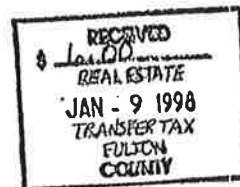
parties of the second part,
 Witnesseth that the party of the first part, in consideration of
 ONE and 00/100-----Dollar (\$ 1.00----)
 lawful money of the United States, and other good and valuable consideration
 paid by the parties of the second part, do es hereby grant and release unto the
 parties of the second part, their heirs and assigns forever, all
 THAT TRACT OR PARCEL OF LAND situate in the Town of Caroga, County
 of Fulton and State of New York, bounded and described as follows:

Being certain premises as shown and designated on a Map of lands
 of Cyrus Durey made by J. W. Cleveland in June 1925 and filed in
 Fulton County Clerk's Office December 7, 1925 in Book 58 of Maps
 at Page 18; and being shown on the Fulton County Tax Maps 16 and 17
 for the Town of Caroga, to which maps reference is here made for the
 respective lot number hereinafter referred to; and more specifically
 being LOT 23 described in the SECOND PARCEL of the deed to Paul D.
 Freda from Mary Considine and Florence Carrington dated July 2,
 1975 and recorded in the Fulton County Clerk's Office on July 24,
 1975 in Book 536 of Deeds at Page 932.

Said property intended to be conveyed and described above being
 approximately 50' X 260' and is further designated on the Tax Maps
 for the County of Fulton as Section 24.6, Block 1, Parcel 22.

BRING a portion of the premises conveyed to Paul D. Freda from
 March Considine and Florence Carrington by Warranty Deed dated
 July 2, 1975 and recorded in the Fulton County Clerk's Office on
 July 24, 1975 in Book 536 of Deeds at Page 932.

EXCEPTING AND RESERVING TO THE GRANTOR HEREIN, HIS EXECUTORS
 AND ASSIGNS THE RIGHT TO THE USE OF A CERTAIN RIGHT OF WAY
 OVER AN EXISTING DRIVEWAY FOR PURPOSES OF EGRESS AND
 INGRESS TO OTHER LANDS OWNED BY THE GRANTOR.



LEIGH 801 PAGE 87

LISEK 801 PAGE 88

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,
 We have and to hold the premises herein granted unto the parties of the second part, their 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.

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 hereunto set his hand and seal the day and year first above written.

In Presence of


 PAUL D. FREDA

State of New York } ss. On this 08 day of OCTOBER
 County of FULTON } Nineteen Hundred and Ninety-Seven
 before me, the subscriber, personally appeared
 PAUL D. FREDA

to me personally known and known to me to be the same person described in and who executed the within Instrument and he duly acknowledged to me that he executed the same.


 Notary Public

Notary Public
 State of New York
 No. 45420, in the State of New York County
 Term Expires August 15, 1998

98 JAN -9 PM 3:25

RECEIVED
 FULTON COUNTY CLERK



PAUL D. FREDA

TO

RICHARD MILLER and
 KARLA MILLER, his wife

Dated, October 8 19 97

State of New York
 FULTON COUNTY

Filed on the 9 day of January 1998 at 3:36
 in Book 801
 Page 87
 Notarized
 Francis J. Pappalardo
 CLERK

RETURN TO:
 ARTHUR CARL SPRING, ESQ.



FULTON COUNTY – STATE OF NEW YORK
ANN NICKLOY, COUNTY CLERK
223 West Main Street, Johnstown, NY 12095

COUNTY CLERK'S RECORDING PAGE

*****THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH*****



INSTRUMENT #: 2017-44633

Receipt#: 2017346380
Clerk: FC
Rec Date: 06/16/2017 01:43:47 PM
Doc Grp: RP
Descrip: DEED
Num Pgs: 3
Rec'd Frm: J PAUL KOLODZIEJ, ESQ.

Party1: FRED PAUL D
Party2: WILSON LISA D
Town: CAROGA

Recording:

| | |
|---------------------------|--------|
| Cover Page | 5.00 |
| Recording Fee | 30.00 |
| Cultural Ed | 14.25 |
| Records Management - Coun | 1.00 |
| Records Management - Stat | 4.75 |
| TP584 | 5.00 |
| RP5217 - County | 9.00 |
| RP5217 All others - State | 241.00 |

Sub Total: 310.00

Transfer Tax 40.00

Sub Total: 40.00

Total: 350.00

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

******* Transfer Tax *******

Transfer Tax #: 1694
Transfer Tax
Consideration: 10000.00

Transfer Tax 40.00

Total: 40.00

Record and Return To:

J PAUL KOLODZIEJ, ESQ.
BOX

This sheet constitutes the Clerk endorsement required by section 316A (5) for the Real Property Law of the State of New York

Ann Nickloy
 Fulton County Clerk

*****THIS IS NOT AN INVOICE*****

WARRANTY DEED

THIS INDENTURE, made the 31 day of May, 2017

BETWEEN **PAUL D. FREDa**, having a mailing address of PO Box 590, Remsenburg,
New York 11960

AND **Party(ies) of the first part (Grantors),**

GLEN A. WILSON and LISA D. WILSON, husband and wife, residing at
49 E Maltbie Avenue, Suffern, New York 10901

Party(ies) of the second part(Grantees)

WITNESSETH, that the grantor, in consideration of -----ONE and 00/100 -----(\$1.00)-----
dollar, lawful money of the United States, and other good and valuable consideration, paid by the
grantee hereby grants and releases unto the grantee, his heirs or successors and assigns of the grantee
forever,

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the Town of Caroga, County of
Fulton and State of New York, bounded and described as follows:

BEING cottage lots No. 113A and 114A on maps of cottage lots in Stoner Lake made by J.W.
Cleveland in June 1925 of Lands of Cyrus Durey and filed in the Fulton County Clerk's Office
December 7, 1925 in Book 58 of Maps at page 18.

Also designated on the Fulton County Tax Map as SBL # 24.6-2-9 and 10.

BEING a portion of the premises conveyed to Paul D. Freda by Warranty Deed from Mary
Considine and Florence Carrington dated July 2, 1975 and recorded in the Fulton County Clerk's
Office on July 24, 1975 in Book 536 of Deeds at Page 932.

SUBJECT to all covenants, easements, restrictions and appropriations of record.

TO HAVE AND TO HOLD the premises here granted unto the grantee, their heirs or successors
and assigns forever,

AND the party of the first part covenants as follows:

FIRST - That the grantor is seized of the said premises in fee simple, and has good right to convey
the same;

SECOND - That the grantees shall quietly enjoy the said premises;

THIRD - That the said premises are free from encumbrances;

FOURTH - That the grantor will execute or procure any further necessary assurance of the title to said premises;

FIFTH - That the grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of Lien Law.

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 grantor has executed this deed the day and year first above written.

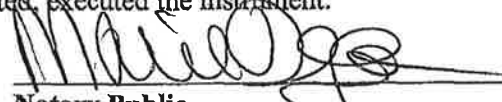
In Presence of:


PAUL D. FREDA

STATE OF NEW YORK)
COUNTY OF SUFFOLK)SS:

On the 31st day of May, in the year 2017, before me, the undersigned, a Notary Public, in and for said State, personally appeared **PAUL D. FREDA** 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, and that by his/her/their signature(s) on the instrument, the individual(s) or the person(s) upon behalf of which the individual(s) acted, executed the instrument.

Marie Dykas
Notary Public, State of New York
No. 01DY6120125
Qualified in Suffolk County
Commission Expires Dec. 13, 2020


Notary Public

ATTACHMENT B

ADJOINING PROPERTIES

OWNERS NAME

ADDRESS

SBL #

Fulton County
Linda Kollar, Fulton County Clerk

Search Results

Search Date: 04/23/2018 09:51 AM
Verified Date: 04/19/2018

Search Criteria:

Recording Date = ALL
Party Name FREDA*, P*

| T PARTY | OPPOSITE PARTY | REC DATE | INSTRUMENT | DESCRIPTION | TOWN |
|-----------------|------------------------|------------|------------|------------------------|------------|
| 1 FRED A PAUL D | FULTON COUNTY | 01/06/1987 | 597/153 | TAX DEED | VARIOUS TO |
| 2 FRED A PAUL D | ADIRONDACK PARK AGENCY | 10/09/1990 | 2/297 | ADIRONDACK PARK AGENCY | CAROGA |
| 1 FRED A PAUL D | FRED A PAUL D | 10/09/1990 | 2/297 | ADIRONDACK PARK AGENCY | CAROGA |
| 1 FRED A PAUL D | GARGER FRANK S | 10/09/1990 | 675/314 | DEED | CAROGA |
| 1 FRED A PAUL D | FRED A PAUL D | 04/07/1992 | 3/55 | ADIRONDACK PARK AGENCY | CAROGA |
| 2 FRED A PAUL D | ADIRONDACK PARK AGENCY | 04/07/1992 | 3/55 | ADIRONDACK PARK AGENCY | CAROGA |
| 1 FRED A PAUL D | FULTON COUNTY | 07/09/1997 | 791/110 | TAX DEED | VARIOUS TO |
| 2 FRED A PAUL D | FRED A PAUL D | 08/21/1997 | 793/302 | TAX DEED | CAROGA |
| 1 FRED A PAUL D | FRED A PAUL D | 08/21/1997 | 793/302 | TAX DEED | CAROGA |
| 1 FRED A PAUL D | BLOWERS JERRY L | 09/03/1997 | 794/178 | TAX DEED | CAROGA |
| 1 FRED A PAUL D | MILLER RICHARD | 01/09/1998 | 801/87 | DEED | CAROGA |
| 1 FRED A PAUL D | FULTON COUNTY | 05/27/1999 | 832/229 | TAX DEED | VARIOUS TO |
| 1 FRED A PAUL D | BOWMAN LISA M | 08/16/1999 | 839/23 | TAX DEED | CAROGA |
| 1 FRED A PAUL D | STAUTZENBACH BEVERLY | 09/07/1999 | 840/287 | TAX DEED | CAROGA |
| 1 FRED A PAUL D | CONNORS WILLIAM F | 09/07/1999 | 840/298 | TAX DEED | CAROGA |
| 1 FRED A PAUL D | MILLER RICHARD H | 09/10/1999 | 841/62 | TAX DEED | CAROGA |
| 1 FRED A PAUL D | MILLER RICHARD H | 09/10/1999 | 841/66 | TAX DEED | CAROGA |
| 1 FRED A PAUL D | PLAC LARRY L | 10/15/1999 | 843/309 | TAX DEED | CAROGA |
| 1 FRED A PAUL D | DUESLER STEPHEN W | 08/30/2000 | 868/1 | DEED | CAROGA |
| 1 FRED A PAUL D | WILSON LISA D | 06/16/2017 | 2017-44633 | DEED | CAROGA |

20 name(s) found in 17 document(s)

Loretta Hoover
PO Box 1010
New Loudon, PA 19360
SBL# 24.6-1-1

Loretta Hoover
PO Box 1010
New Loudon, PA 19360
SBL# 24.6-1-2

Teresa Catucci
257 Watermelon Hill Road
Mahopag, NY 10541
SBL# 24.6-1-3

Teresa Catucci
257 Watermelon Hill Road
Mahopag, NY 10541
SBL# 24.6-1-4

Lisa Bowman & Tyrone Yacobucci
150 Otsego Street
Canajoharie, NY 13317
SBL# 24.6-1-5

Michael T Oles
3839 Dakota Road
Hampstead, MD 21074
SBL# 24.6-1-6

Michael T Oles and Kathleen C Oles
3839 Dakota Road
Hampstead, MD 21074
SBL# 24.6-1-7

Michael T Oles and Kathleen C Oles
3839 Dakota Road
Hampstead, MD 21074
SBL# 24.6-1-8

Michael T Oles and Kathleen C Oles
3839 Dakota Road
Hampstead, MD 21074
SBL# 24.6-1-9

Michael T Oles and Kathleen C Oles
3839 Dakota Road
Hampstead, MD 21074
SBL# 24.6-1-10

Cathy A Ellis
27 Second Street
Gloversville, NY 12078
SBL# 24.6-1-12

Jesse R. Ellis and Sarah C. Ellis
180 Rhinebeck Road
Cobleskill, NY 12043
SBL# 24.6-1-12

David M. Slingerland and Sarah J. Slingerland
8 Union Place
Johnstown, NY 12095
SBL# 24.6-1-13

David M. Slingerland and Sarah J. Slingerland
8 Union Place
Johnstown, NY 12095
SBL# 24.6-1-14

David M. Slingerland and Sarah J. Slingerland
8 Union Place
Johnstown, NY 12095
SBL# 24.6-1-15

David M. Slingerland and Sarah J. Slingerland
8 Union Place
Johnstown, NY 12095
SBL# 24.6-1-16

Donald Curtis, Gerd Curtis and Ingrid Curtis
105 W First Street
Johnstown, NY 12095
SBL# 24.6-1-17

Donald Curtis and Gerd Curtis
105 W First Street
Johnstown, NY 12095
SBL# 24.6-1-18

Donald Curtis and Gerd Curtis
105 W First Street
Johnstown, NY 12095
SBL# 24.6-1-19

Donald Curtis and Gerd Curtis
105 W First Street
Johnstown, NY 12095
SBL# 24.6-1-20



5161®

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Kathryn McGrath
800 Norgate Drive
Ridgewood, NJ 07450
SBL# 24.6-1-21

Catherine Colitsas
PO Box 27
Glenmont, NY 12077
SBL# 24.6-1-22.5

Catherine Colitsas
PO Box 27
Glenmont, NY 12077
SBL# 24.6-1-25

Catherine Matier and Tracey Rupp
3154 Gomer Street
Yorktown Heights, NY 10598
SBL# 24.6-1-26

Stephen W Duesler
8119 State Hwy 5
St. Johnsville, NY 13452
SBL# 24.6-1-27

Stephen W Duesler
8119 State Hwy 5
St. Johnsville, NY 13452
SBL# 24.6-1-28

Stephen W Duesler
8119 State Hwy 5
St. Johnsville, NY 13452
SBL# 24.6-1-29

Stephen W Duesler
8119 State Hwy 5
St. Johnsville, NY 13452
SBL# 24.6-1-30

Stephen W Duesler
8119 State Hwy 5
St. Johnsville, NY 13452
SBL# 24.6-1-31

Stephen W Duesler
8119 State Hwy 5
St. Johnsville, NY 13452
SBL# 24.6-1-32



Image Mate Online

Navigation Tools GIS Map Tax Maps | DTF Links

Help Log In

Tips

- Click on a parcel's Tax ID to see its information.
- Click on a column title to sort on that column.
- Rows with a line through them are historic or deleted parcels.

| SWIS - Municipality | Tax ID | Owner | Street # | Street Name |
|---------------------------|----------|--------------------|----------|---------------------|
| ✓ 172400 - Town of Caroga | 24.6-1-1 | Hoover Loretta W | | N Shore Rd W Stoner |
| ✓ 172400 - Town of Caroga | 24.6-1-2 | Hoover Loretta W | 189 | N Shore Rd W Stoner |
| ✓ 172400 - Town of Caroga | 24.6-1-3 | Catucci Teresa | 187 | N Shore Rd W Stoner |
| ✓ 172400 - Town of Caroga | 24.6-1-4 | Catucci Teresa | | N Shore Rd W Stoner |
| 172400 - Town of Caroga | 24.6-1-5 | Bowman Lisa M & | | N Shore Rd W Stoner |
| ✓ 172400 - Town of Caroga | 24.6-1-5 | Yacobucci Tyrone J | | N Shore Rd W Stoner |
| 172400 - Town of Caroga | 24.6-1-6 | Oles Michael T | | N Shore Rd W Stoner |
| ✓ 172400 - Town of Caroga | 24.6-1-6 | Oles Kathleen C | | N Shore Rd W Stoner |
| 172400 - Town of Caroga | 24.6-1-7 | Oles Michael T | | N Shore Rd W Stoner |
| ✓ 172400 - Town of Caroga | 24.6-1-7 | Oles Kathleen C | | N Shore Rd W Stoner |
| 172400 - Town of Caroga | 24.6-1-8 | Oles Michael T | | N Shore Rd W Stoner |
| ✓ 172400 - Town of Caroga | 24.6-1-8 | Oles Kathleen C | | N Shore Rd W Stoner |
| 172400 - Town of Caroga | 24.6-1-9 | Oles Michael T | 181 | N Shore Rd W Stoner |
| ✓ 172400 - Town of Caroga | 24.6-1-9 | Oles Kathleen C | 181 | N Shore Rd W Stoner |

| | | | | | |
|---|-------------------------|-----------|---------------------|-----|---------------------|
| ✓ | 172400 - Town of Caroga | 24.6-1-10 | Oles Michael T | | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-10 | Oles Kathleen C | | N Shore Rd W Stoner |
| | 172400 - Town of Caroga | 24.6-1-12 | Ellis Cathy A | 175 | N Shore Rd W Stoner |
| | 172400 - Town of Caroga | 24.6-1-12 | Ellis Jesse R | 175 | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-12 | Ellis Sarah C | 175 | N Shore Rd W Stoner |
| | 172400 - Town of Caroga | 24.6-1-13 | Slingerland David M | | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-13 | Slingerland Sarah J | | N Shore Rd W Stoner |
| | 172400 - Town of Caroga | 24.6-1-14 | Slingerland David M | | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-14 | Slingerland Sarah J | | N Shore Rd W Stoner |
| | 172400 - Town of Caroga | 24.6-1-15 | Slingerland David M | 169 | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-15 | Slingerland Sarah J | 169 | N Shore Rd W Stoner |
| | 172400 - Town of Caroga | 24.6-1-16 | Slingerland David M | | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-16 | Slingerland Sarah J | | N Shore Rd W Stoner |
| | 172400 - Town of Caroga | 24.6-1-17 | Curtis Donald A | | N Shore Rd W Stoner |
| | 172400 - Town of Caroga | 24.6-1-17 | Curtis Gerd | | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-17 | Curtis Ingrid L | | N Shore Rd W Stoner |
| | 172400 - Town of Caroga | 24.6-1-18 | Curtis Donald A | 163 | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-18 | Curtis Gerd | 163 | N Shore Rd W Stoner |
| | 172400 - Town of Caroga | 24.6-1-19 | Curtis Donald A | | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-19 | Curtis Gerd | | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-20 | Curtis Donald A | | N Shore Rd W Stoner |
| | 172400 - Town of | | | | |

| | | | | | |
|---|------------------------------------|----------------------|---------------------------|----------------|--------------------------------------|
| | Caroga | 24.6-1-20 | Curtis Gerd | | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-21 | Mcgrath Kathryn L | 157 | N Shore Rd W Stoner |
| | 172400 - Town of Caroga | 24.6-1-22 | Thomas Richard | | N Shore W Stoner Lk Rd |
| ✓ | 172400 - Town of Caroga | 24.6-1-22.5 | Colitsas Catherine | 151 | N Shore Rd W Stoner Lk Rd |
| | 172400 - Town of Caroga | 24.6-1-23 | Thomas Richard | 151 | N Shore Rd W Stoner Lk Rd |
| | 172400 - Town of Caroga | 24.6-1-24 | Thomas Richard | | N Shore W Stoner Lk Rd |
| ✓ | 172400 - Town of Caroga | 24.6-1-25 | Colitsas Catherine | | N Shore Rd W Stoner |
| | 172400 - Town of Caroga | 24.6-1-26 | Matier Catherine M | | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-26 | Rupp Tracey A | | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-27 | Duesler Stephen W | | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-28 | Duesler Stephen W | | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-29 | Duesler Stephen W | | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-30 | Duesler Stephen W | | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-31 | Duesler Stephen W | | N Shore Rd W Stoner |
| ✓ | 172400 - Town of Caroga | 24.6-1-32 | Duesler Stephen W | | N Shore Rd W Stoner |

Showing results 1-50 of 50



Property Description Report For: N Shore Rd W Stoner, Municipality of Town of Caroga

No Photo
Available

| | |
|-----------------------------|----------------------------------|
| Status: | Active |
| Roll Section: | Taxable |
| Swis: | 172400 |
| Tax Map ID #: | 24.6-1-1 |
| Property Class: | 314 - Rural vac<10 |
| Site: | RES 1 |
| In Ag. District: | No |
| Site Property Class: | 314 - Rural vac<10 |
| Zoning Code: | LF-1 |
| Neighborhood Code: | 24114 - Dolgeville Pt |
| School District: | Caroga-Wheelerville |
| Total Assessment: | 2017 - \$4,500 2016 - \$4,500 |
| Total Acreage/Size: | 0.42 |
| Land Assessment: | 2017 - \$4,500 2016 - \$4,500 |
| Full Market Value: | 2017 - \$7,143 2016 - \$4,500 |
| Equalization Rate: | ---- |
| Deed Book: | 702 |
| Grid East: | 483780 |
| Property Desc: | Old Parcel =16-01-2211.01 |
| Deed Page: | 95 |
| Grid North: | 1600880 |

Area

| | | | |
|-------------------------------|-----------|----------------------------------|-----------|
| Living Area: | 0 sq. ft. | First Story Area: | 0 sq. ft. |
| Second Story Area: | 0 sq. ft. | Half Story Area: | 0 sq. ft. |
| Additional Story Area: | 0 sq. ft. | 3/4 Story Area: | 0 sq. ft. |
| Finished Basement: | 0 sq. ft. | Number of Stories: | 0 |
| Finished Rec Room | 0 sq. ft. | Finished Area Over Garage | 0 sq. ft. |

Structure

| | | | |
|-----------------------------|---|---------------------------------|--------------|
| Building Style: | 0 | Bathrooms (Full - Half): | 0 - 0 |
| Bedrooms: | 0 | Kitchens: | 0 |
| Fireplaces: | 0 | Basement Type: | 0 |
| Porch Type: | 0 | Porch Area: | 0.00 |
| Basement Garage Cap: | 0 | Attached Garage Cap: | 0.00 sq. ft. |
| Overall Condition: | 0 | Overall Grade: | |
| Year Built: | | | |

Owners

Loretta W Hoover
P.O. Box 1010

New Loudon PA 19360

Sales

| Sale Date | Price | Property Class | Sale Type | Prior Owner | Value Usable | Arms Length | Addl. Parcels | Deed Book and Page |
|------------------|--------------|-----------------------|------------------|--------------------|---------------------|--------------------|----------------------|---------------------------|
| 5/15/2002 | \$1 | 323 - Vacant rural | Land Only | Hoover, Loretta W | No | No | Yes | 920/200 |
| 4/25/2002 | \$1 | 323 - Vacant rural | Land Only | Hoover, Homer H | No | No | Yes | 913/149 |

Utilities

| | | | |
|--------------------|-----------|----------------------|------|
| Sewer Type: | None | Water Supply: | None |
| Utilities: | No Public | Heat Type: | 0 |
| Fuel Type: | 0 | Central Air: | No |

Improvements

| Structure | Size | Grade | Condition | Year |
|------------------|-------------|--------------|------------------|-------------|
|------------------|-------------|--------------|------------------|-------------|

Special Districts for 2017

| Description | Units | Percent | Type | Value |
|---------------------|--------------|----------------|-------------|--------------|
| BF001-Bti treatment | 0 | 0% | | 0 |
| FD021-Fire21 | 0 | 0% | | 0 |

Special Districts for 2016

| Description | Units | Percent | Type | Value |
|---------------------|--------------|----------------|-------------|--------------|
| BF001-Bti treatment | 0 | 0% | | 0 |
| FD021-Fire21 | 0 | 0% | | 0 |

Exemptions

| Year | Description | Amount | Exempt % | Start Yr | End Yr | V Flag | H Code | Own % |
|-------------|--------------------|---------------|-----------------|-----------------|---------------|---------------|---------------|--------------|
|-------------|--------------------|---------------|-----------------|-----------------|---------------|---------------|---------------|--------------|

Taxes

| Year | Description | Amount |
|-------------|--------------------|---------------|
| 2018 | County | \$87.32 |
| 2017 | County | \$84.22 |

*** Taxes reflect exemptions, but may not include recent changes in assessment.**



Property Description Report For: 189 N Shore Rd W Stoner, Municipality of Town of Caroga



| | | | |
|-----------------------------|--------------------------------------|--------------------------|--------------------------------------|
| Status: | Active | School District: | Caroga-Wheelerville |
| Roll Section: | Taxable | Total Assessment: | 2017 - \$131,900 2016 - \$131,900 |
| Swis: | 172400 | | |
| Tax Map ID #: | 24.6-1-2 | | |
| Property Class: | 260 - Seasonal res | | |
| Site: | RES 1 | | |
| In Ag. District: | No | | |
| Site Property Class: | 260 - Seasonal res | | |
| Zoning Code: | 02 | | |
| Neighborhood Code: | 24102 - LF W Stone & Mud | | |
| Total Acreage/Size: | 1.30 | | |
| Land Assessment: | 2017 - \$69,100 2016 - \$69,100 | | |
| Full Market Value: | 2017 - \$209,365 2016 - \$131,900 | | |
| Equalization Rate: | ---- | | |
| Deed Book: | 702 | Property Desc: | Old Parcel =16-01-2241.00 |
| Grid East: | 483684 | Deed Page: | 95 |
| | | Grid North: | 1600740 |

Area

| | | | |
|-------------------------------|---------------|----------------------------------|-------------|
| Living Area: | 1,432 sq. ft. | First Story Area: | 760 sq. ft. |
| Second Story Area: | 672 sq. ft. | Half Story Area: | 0 sq. ft. |
| Additional Story Area: | 0 sq. ft. | 3/4 Story Area: | 0 sq. ft. |
| Finished Basement: | 0 sq. ft. | Number of Stories: | 2 |
| Finished Rec Room | 0 sq. ft. | Finished Area Over Garage | 0 sq. ft. |

Structure

| | | | |
|-----------------------------|-----------------|---------------------------------|--------------|
| Building Style: | Old style | Bathrooms (Full - Half): | 2 - 0 |
| Bedrooms: | 3 | Kitchens: | 1 |
| Fireplaces: | 0 | Basement Type: | Crawl |
| Porch Type: | Porch-open/deck | Porch Area: | 192.00 |
| Basement Garage Cap: | 0 | Attached Garage Cap: | 0.00 sq. ft. |
| Overall Condition: | Normal | Overall Grade: | Average |
| Year Built: | 1938 | | |

Owners

Loretta W Hoover

P.O. Box 1010
New London PA 19360

Sales

| Sale Date | Price | Property Class | Sale Type | Prior Owner | Value Usable | Arms Length | Addl. Parcels | Deed Book and Page |
|-----------|-------|--------------------|-----------|-------------------|--------------|-------------|---------------|--------------------|
| 5/15/2002 | \$1 | 260 - Seasonal res | Land Only | Hoover, Loretta W | No | No | Yes | 920/200 |
| 4/25/2002 | \$1 | 260 - Seasonal res | Land Only | Hoover, Homer H | No | No | Yes | 913/149 |

Utilities

| | | | |
|--------------------|----------|----------------------|---------|
| Sewer Type: | Private | Water Supply: | Private |
| Utilities: | Electric | Heat Type: | Hot air |
| Fuel Type: | Oil | Central Air: | No |

Improvements

| Structure | Size | Grade | Condition | Year |
|-----------------|--------------|---------|-----------|------|
| Porch-open/deck | 192.00 sq ft | Average | Normal | 1938 |

Special Districts for 2017

| Description | Units | Percent | Type | Value |
|---------------------|-------|---------|------|-------|
| BF001-Bti treatment | 0 | 0% | | 0 |
| FD021-Fire21 | 0 | 0% | | 0 |

Special Districts for 2016

| Description | Units | Percent | Type | Value |
|---------------------|-------|---------|------|-------|
| BF001-Bti treatment | 0 | 0% | | 0 |
| FD021-Fire21 | 0 | 0% | | 0 |

Exemptions

| Year | Description | Amount | Exempt % | Start Yr | End Yr | V Flag | H Code | Own % |
|------|-------------|--------|----------|----------|--------|--------|--------|-------|
|------|-------------|--------|----------|----------|--------|--------|--------|-------|

Taxes

| Year | Description | Amount |
|------|-------------|------------|
| 2018 | County | \$2,558.87 |
| 2017 | County | \$2,467.85 |

*** Taxes reflect exemptions, but may not include recent changes in**

assessment.



Property Description Report For: 187 N Shore Rd W Stoner, Municipality of Town of Caroga



Status: Active
Roll Section: Taxable
Swis: 172400
Tax Map ID #: 24.6-1-3
Property Class: 260 - Seasonal res
Site: RES 1
In Ag. District: No
Site Property Class: 260 - Seasonal res
Zoning Code: LF-1
Neighborhood Code: 24102 - LF W Stone & Mud

Total Acreage/Size: 0.36
Land Assessment: 2017 - \$41,600
 2016 - \$41,600
Full Market Value: 2017 - \$146,984
 2016 - \$92,600
Equalization Rate: ----
Deed Book: 800
Grid East: 483840

School District: Caroga-Wheelerville
Total Assessment: 2017 - \$92,600
 2016 - \$92,600
Property Desc: Old Parcel =16-01-2240.00
Deed Page: 182
Grid North: 1600710

Area

| | | | |
|-------------------------------|---------------|----------------------------------|---------------|
| Living Area: | 1,232 sq. ft. | First Story Area: | 1,232 sq. ft. |
| Second Story Area: | 0 sq. ft. | Half Story Area: | 0 sq. ft. |
| Additional Story Area: | 0 sq. ft. | 3/4 Story Area: | 0 sq. ft. |
| Finished Basement: | 0 sq. ft. | Number of Stories: | 1 |
| Finished Rec Room | 0 sq. ft. | Finished Area Over Garage | 0 sq. ft. |

Structure

| | | | |
|-----------------------------|-----------------|---------------------------------|--------------|
| Building Style: | Old style | Bathrooms (Full - Half): | 1 - 0 |
| Bedrooms: | 3 | Kitchens: | 1 |
| Fireplaces: | 1 | Basement Type: | Slab/pier |
| Porch Type: | Porch-open/deck | Porch Area: | 128.00 |
| Basement Garage Cap: | 0 | Attached Garage Cap: | 0.00 sq. ft. |
| Overall Condition: | Normal | Overall Grade: | Average |
| Year Built: | 1940 | | |

Owners

Teresa Catucci

257 Watermelon Hill Rd
Mahopag NY 10541

Sales

| Sale Date | Price | Property Class | Sale Type | Prior Owner | Value Usable | Arms Length | Addl. Parcels | Deed Book and Page |
|------------|----------|--------------------|-----------------|-------------------|--------------|-------------|---------------|--------------------|
| 12/17/1997 | \$95,000 | 260 - Seasonal res | Land & Building | Picker, Herbert S | No | No | Yes | 800/182 |

Utilities

| | | | |
|--------------------|----------|----------------------|---------|
| Sewer Type: | Private | Water Supply: | Private |
| Utilities: | Electric | Heat Type: | Hot air |
| Fuel Type: | Wood | Central Air: | No |

Improvements

| Structure | Size | Grade | Condition | Year |
|-----------------|--------------|---------|-----------|------|
| Shed-machine | 100.00 sq ft | Average | Normal | 1940 |
| Porch-open/deck | 128.00 sq ft | Average | Normal | 1940 |
| Porch-coverd | 160.00 sq ft | Average | Normal | 1999 |
| Porch-open/deck | 68.00 sq ft | Average | Normal | 2001 |
| Porch-enclsd | 12 x 12 | Average | Normal | 1940 |
| Stake dock | 0 x 0 | Average | Normal | 1940 |

Special Districts for 2017

| Description | Units | Percent | Type | Value |
|---------------------|-------|---------|------|-------|
| BF001-Bti treatment | 0 | 0% | | 0 |
| FD021-Fire21 | 0 | 0% | | 0 |

Special Districts for 2016

| Description | Units | Percent | Type | Value |
|---------------------|-------|---------|------|-------|
| BF001-Bti treatment | 0 | 0% | | 0 |
| FD021-Fire21 | 0 | 0% | | 0 |

Exemptions

| Year | Description | Amount | Exempt % | Start Yr | End Yr | V Flag | H Code | Own % |
|------|-------------|--------|----------|----------|--------|--------|--------|-------|
|------|-------------|--------|----------|----------|--------|--------|--------|-------|

Taxes

| Year | Description | Amount |
|------|-------------|------------|
| 2018 | County | \$1,796.44 |
| 2017 | County | \$1,732.55 |

*** Taxes reflect exemptions, but may not include recent changes in assessment.**