

## The Village at Sacandaga Station

Sacandaga Station is a 10 acre development project in historic Sacandaga Park. At the center of the project is the restored FJ&G Railroad Station. There are three residential areas: the Station area to the South of the Station (5 lots); the Village to the Northwest (7 lots); and the Lakefront area (3 lots). The Village area is the site of the former Sacandaga Community Theatre – a 1000 seat venue built in the late 50's in an attempt to revive the glory days of the Park. The theatre quickly went bankrupt and left behind a two acre open space around which the Village site plan was designed. The Village is in the Sacandaga Park Water & Sewer district.



The Village has a layout that makes the most of the east-facing slope, a natural swale on the North side and a clump of majestic pines and hemlocks on the West side. The Village site is surrounded by trees. By preserving critical open space and sight lines, the layout provides a partial lake view from all building lots. Designs are custom for each lot and each lot buyer but there are common architectural features that stand out. The proposed designs are “small houses” (1400 – 1600 sqft) with cottage features, rather than “cottages”. Alternate designs proposed by lot owners (or their design professionals) are permitted but are subject to architectural review as specified in the Declaration recorded with each lot deed. Although the Village lots are defined on paper and surveyed, the developer can modify and/or expand unsold lots (within the limits of surrounding Association land) in order to accommodate design requirements. The target buyer for the Village includes: 4-season recreational users that enjoy the wide range of outdoor activities in the Adirondack Park; early retirees looking for a relaxed lifestyle while pursuing a second career; and professional individuals and families that need a home base that is low maintenance and provides hassle-free recreation at the doorstep.

The barn and parking area on the West (Rt30) side of the Village serve to keep unnecessary car traffic and clutter out of the center of the Village. Lot owners can purchase a garage unit in the barn for additional storage, car or boat parking. The barn incorporates a 2<sup>nd</sup> floor community room for rainy-day use, meetings etc. Most lots can have a private attached garage as well. The Adirondack Terrace to the North of the Station is pedestrian use only.

The Sacandaga Station development is organized as an Association. The annual Association fee is \$500 (as of 2013). Association members jointly and equally own approximately 2.5 acres of the property including 253ft of lakefront. The Association also owns and administers the Association docks; this is a 50-slip commercial HRBRRD lake permit. Lot buyers acquire the usage rights of 2 slips as part of their lot purchase. There is a 2-minute walking trail directly from the Village to the docks. Lot owners also have deeded usage rights to the Sacandaga Park beach. The Station and tennis courts are owned by the developer. Lot buyers can join the tennis club for an annual fee. They can rent the Station 2-bedroom apartment for extra guest accommodation.

There is a 1 acre parcel in the southwest corner of the project adjacent to the Village; this parcel is set aside for professional ventures (and/or glorified hobbies) of future residents. At this point in time, the site plan shows only a structure outline and a proposed access road.

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# SACANDAGA STATION

A RESIDENTIAL DEVELOPMENT IN HISTORIC SACANDAGA PARK

## 15 LAKE ACCESS BUILDING LOTS AND COTTAGES

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- DEEDED SACANDAGA BEACH PERMIT
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