

AUSABLE ACRES PROPERTY OWNERS' ASSOCIATION

PLANNING TO BUILD A HOUSE IN THE AUSABLE ACRES AND THE TOWN OF JAY— HERE ARE SOME THINGS THAT YOU NEED TO KNOW

PRIOR TO BUILDING, YOU MUST OBTAIN BUILDING PERMITS FROM BOTH THE AAPOA and the TOWN OF JAY

If you are considering building in the Acres in near future, we hope that this will prove to be a useful document as you navigate the various responsibilities required during the building process. If you are employing a contractor, this person will handle most of these responsibilities. But, as the deed holder, you are still the responsible party.

If you are working as your own subcontractor, you are responsible for these filings/permits.

OVERVIEW:

All property within AuSable Acres have 8 Covenants and Restrictions (C&R's) attached to each deed. The most pertinent C&R when building within the Acres is #2: which states, in part; *"It is understood that the Grantor [since 1997 the grantor has been the AAPOA] shall have wide discretion in the approval of plans so as to avoid construction of undesirable building detracting from the values of adjoining areas."* That C&R specifically requires builders to supply the AAPOA with detailed information regarding size, materials to be used, and architectural design of the structure. With that language in mind the AAPOA developed, decades ago, the supportive document entitled "Architectural Requirements" in order to define how this C&R would be interpreted and to add consistency to our interpretation. The building permit from the AAPOA is free but it is mandatory prior to clearing and building on any lot.

The Town of Jay requires that you to obtain a building permit prior to starting construction. The Town will inspect your construction site to ensure that you are compliant with NYS building codes throughout the building process.

AAPOA BUILDING REQUIREMENTS:

While the AAPOA's building permit is free of charge, it is a required document to obtain. This approval is required prior to the clearing of your building site and driveway.

It is important to understand that if you are going to build within the Acres the C&Rs and the companion document called "Architectural Requirements", do add several additional building restrictions beyond those required by the Town of Jay. You can access both of these AAPOA documents at the below listed websites-- the second website also contains a copy of the AAPOA building permit that can be downloaded:

<https://ausableacres.org/covenants/>

<https://ausableacres.org/architectural-requirements/>

There are a number of significant differences between what the Town of Jay and the AAPOA require:

1. The AAPOA requires that you file and are granted a building permit prior to clearing your land. We are concerned that you keep your property as wooded as possible. The Town of Jay doesn't require a permit until you actually build.
2. The AAPOA has a minimum building square footage requirement of 560 square feet on the main level, exclusive of decks. The Town of Jay has no minimum square footage requirement.
3. Other differences include roofline pitch, overhangs, and types of siding materials that can and cannot be used.

You can email the AAPOA at: building@ausableacres.org or by calling (518) 217-8519

TOWN OF JAY REQUIREMENTS:

Prior to building you will need to secure a Town of Jay building permit. The website is:
townofjayny.gov/buildingcode-enforcement.

This site includes a building permit application, fee schedule, Inspection checklist.

The Code Enforcement Officer is Robbie Baer.

Email: codes@townofjay.gov

Phone: 518-647-2204 ext. 106

You will need to secure that permit prior to starting construction and you need to include your Town of Jay building permit with your application to secure your building permit from the AAPOA-- the AAPOA will give you permission to clear your land prior to obtaining a Town building permit as long as you file a plot plan with the AAPOA first.

FOREVER WILD WATER COMPANY (FFWC) REQUIREMENTS:

The water company that supplies water throughout AuSable Acres is privately owned and operated, and regulated by the State of New York. It is not associated with the Town of Jay or with the AAPOA.

Prior to any excavation you must contact Dig Safely New York at the following website:
<https://www.digsafelynewyork.com/>

Only the FWWC can tell you where it is safe to dig without disturbing their water line infrastructure.

Contact information for the FFWC:

Phone: 518-807-2605

Website: foreverwildwatercompany.com

Email: foreverwildwater@gmail.com