

ADK Riverside



Cabin

Sandy Maine, your host

Welcome to our
private riverside cabin
in the Adirondacks

the
House Manual



Property Overview

Our property was fully renovated in the summer of 2018. It is very clean and supplied with electric power from a solar and battery storage system with automatic generator back up. The cabin's running water comes from an artesian spring located several hundred feet behind the camp. Hot spring water for bathing and washing is supplied by an energy efficient on demand hot water heater. Refrigeration and heat are supplied by modern propane appliances. Step back in time with a cup of coffee made on our 1930's vintage propane stove that works as beautifully as the day it was made!

The cabin interior is decorated with a flair for Adirondack Style and all the comforts of home. There is a bathroom, kitchen, dining and living room, large deck open to the forest and a riverside screened in porch. The deck offers ample seating and a gas grill. The living room has a very comfortable futon couch which sleeps two people. A screened riverside porch just a few feet from the meandering river is equipped with a cedar love seat that can easily be transformed into a double bed for those who would enjoy sleeping on a private screened porch close to nature. There is also a loft with a double cedar log bed with a new comfy mattress that sleeps two.

Please note that the stairs to the loft are steep and not suitable for young children or those with mobility problems! You will be able to access WiFi at the cabin.

Setting: The cabin is located in the Northwest corner of the Adirondack Park. We are next to the St Lawrence County recreational trail system down a ¼ mile long woods road passable by car until snow fall. After snowfall, XC skis, snow shoes or a snow mobile are the favored mode of transportation to reach the property.

Enjoy our 80 acre parcel in a perfectly private setting with many interesting birds, huge trees, mosses, ferns, mushrooms and river creatures like beaver, trout and otter. There are over three miles of marked private trails for hiking, skiing, or snow- shoeing along the river and with loops into the woods. We also offer you a lovely firepit near the cabin stocked with firewood and surrounded by comfortable Adirondack gliding chairs. With Potsdam only 15 miles away you have the best of both the civilized and the natural world when staying at our cabin. Though we are avid pet lovers we have chosen to not allow pets. We look forward to hosting guests who will enjoy the natural solitude, privacy and esthetic comforts of the cabin, river and beautiful forest trails on our tranquil 80 acre property.



Though you are assured complete privacy during your stay, your hosts Sandy and Lou Maine are only a call or text away should you need any assistance. (315) 212 7143 cell (315) 328 4129 land line



A Little History

The original A FRAME camp was built by Randy Mearkley grandson of the depression era farm owners Leon & Lena. Randy and a few friends built the camp on a couple of fall weekends in the late 60's for \$2,000 and a keg of beer. After a few years of enjoyment in the tranquil setting by the river Randy sold the property. Eventual new owners were a retired couple from Long Island... Ed and Alva Jones. Ed and Alva visited every summer for more than two decades and made significant improvements to the property while still keeping it very rustic with gas lamps and no plumbing. Ed and Alva became great friends of ours over the many years.

In 2018 Sandy Maine purchased the property and 12 acres from Alva after Ed passed away. The property is surrounded by Sandy and husband Lou's 68 acre parcel of woods, river frontage, fields, farm house and barn. The original farm house dwelling on the front of the property was built in the 1860's by Otis Cudworth who left for the civil war after the house was completed. Sadly he died as a POW in Virginia and never returned to enjoy his country life on the edge of the wilderness.



Your hosts: Sandy Maine began her career as an Adirondack Wilderness guide in the 1990's and worked for private individuals as well as SUNY Potsdam Wilderness Workshop. She also developed and ran the wilderness Outdoor Recreation with Education (ORWE) program for youth in Massena in the 80's. As a compliment to her guide services she developed a body care manufacturing business and has since become a prominent influence not only in soapmaking as a craft, but also in inspiring those who shared her passion to turn their craft into thriving entrepreneurial ventures. Sandy is currently the founder and owner of Adirondack Fragrance & Flavor Farm - where innovative "farm-to-body care" products are happening in her boutique factory just down the road!!

Lou Maine has been trapesing around the Adirondacks and the St Lawrence Valley as a Land Surveyor for many years. Lou is well versed in local history, carpentry, alternative energy, star gazing, and rehabbing his antique canoe collection.

Lou and Sandys latest project was the complete Adirondack Style renovation of their vintage, off grid, private wilderness cabin on the West Branch of the St. Regis River located on the back forty of the Adirondack Fragrance & Flavor farm. It is there they look forward to hosting guests who will enjoy the natural solitude, privacy and esthetic comforts of the cabin, river and beautiful forest trails on their unique 80 acre property.



Living Off Grid and Other Things to Know

- The 8 solar panels will charge 8 deep cycle batteries and will provide for your electrical needs. If we have a lack of sun and the batteries need to be charged there is a generator in the power shed behind the cabin and it can be started by pressing the red button on the white remote control device located in the wooden holder on wall in living room. Run generator for 1 hour and then power off using the remote. Your batteries will then be fully charged.
- Please avoid using hairdryers, curling irons, irons, toasters or any devices that generate heat which will run the batteries low. If you need to use these items it's best to turn the generator on while they are in use and then off as soon as you are finished.
- The gas fireplace in the living room can be turned on and off with the black remote wand stored in the remote box on wall in living room. Feel free to keep the cabin as warm as you like.
- Please return the remotes to the holder when not in use. The fee for lost remotes are \$100.00 each.
- You will enjoy the perfect silence of the gas refrigerator!
Don't worry it's working!!
- **Remember to be careful with the gas range knobs.** Being a vintage kind of gal, she does not have auto shut off. If you allow unlit propane gas to escape into the air you will be putting yourself and the property at serious risk. (The burners and oven must be lit manually.)
- There is a smoke and carbon monoxide alert system above the pantry door. If it triggers a warning you will hear a loud sound and you should proceed to investigate the problem. Call your hosts if you feel the warning is beyond your ability to solve.
- Handling food and other waste: Do not leave food outside the cabin even if it's in a cooler. Clean the grill before retiring for the night.
- Raccoons are very sly and will maraud for food at night.
- We haven't had a bear visit our property since 2001. Please help us be **very uninteresting** to wildlife by not leaving food outside!!

