


THIS IS A TWO-SIDED DOCUMENT

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|  Adirondack Park Agency P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov | APA Permit 2006-0209F |
| In the Matter of the Application of SOUTHSHORE EAST LLC SOUTHSHORE SOUTH LLC SOUTHSHORE NORTHWEST LLC ACROSS SOUTHSHORE WEST LLC Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act | Date Issued: December 5, 2024 To the County Clerk: Please index this permit in the grantor index under the following names: 1. Southshore East LLC 2. Southshore South LLC 3. Southshore Northwest LLC 4. Across Southshore West LLC |

SUMMARY AND AUTHORIZATION

This permit authorizes a boundary line adjustment and two-lot subdivision and construction of four single family dwellings in an area classified Moderate Intensity Use and Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Webb, Herkimer County.

This authorization shall expire unless recorded in the Herkimer County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the Herkimer County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed to an outside party.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local.

PROJECT SITE

The project site is an 18.4-acre parcel of land located on both sides of South Shore Road in the Town of Webb, Herkimer County, in an area classified Moderate Intensity Use and Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 039.57, Block 2, Parcels 6.1, 7, 10 and 11, and is described in the following deeds: a deed from Across Southshore West LLC to Across Southshore West LLC, dated April 19, 2021, and recorded May 6, 2021 in the Herkimer County Clerk's Office under Instrument Number RP2021-2382; a deed from Southshore Northwest LLC to Southshore East LLC, dated April 19, 2021, and recorded May 6, 2021 in the Herkimer County Clerk's Office under Instrument Number RP2021-2383; a deed from Southshore West LLC to Southshore East LLC, dated April 19, 2021, and recorded May 6, 2021 in the Herkimer County Clerk's Office under Instrument Number RP2021-2381; a deed from 1960 LLC to Southshore Northwest LLC, dated August 19, 2022, and recorded August 29, 2022 in the Herkimer County Clerk's Office under Instrument Number RP2022-4837.

The project site was created as "Lot 5," "Lot 6," "Lot 7," "Lot 10" and "Lot 11" in a 12-lot subdivision as authorized by Agency Permit 2006-0209. Lot 6 is improved by a single family dwelling constructed in 2010 and related development as authorized by Agency Permit 2006-0209A and Settlement Agreement 2019-0012. Agency Permit 2006-0209E authorized a boundary line adjustment between Lots 5 and 6 (to create tax parcel 039.57-1-6.1); followed by the merger of Lots 5 and 7 to create "Lot 5A" (tax parcel 039.57-1-7); construction of a five-bedroom single family dwelling greater than 40 feet in height, detached garage with one-bedroom guest cottage above, and related development on Lot 5A; restriction of development on Lot 10 to a maximum of one accessory structure storage building; and restriction of development on Lot 11 to permanently remain as un-developed vacant land. One mathematically available principal building right on each of Lots 5A, Lot 10 and Lot 11 was removed.

PROJECT DESCRIPTION

The project as conditionally approved herein involves:

- A boundary line adjustment to transfer 0.04±-acre from tax map parcel 039.57-1-6.1 to tax map parcel 039.57-1-7 followed by a two-lot subdivision of tax parcel 039.57-2-7 creating "Lot 5," a 1.27-acre vacant lot to be improved by a new single family dwelling with related development, and "Lot 6," a 0.93-acre vacant lot to be improved by a single family dwelling with related development;
- Amend Condition 23 of Agency Permit 2009-0209E with respect to subdivision Lot 5A (tax parcel 039.57-2-7) to allow for construction of two single family dwellings with related development;
- Amend Condition 25 of Agency Permit 2009-0209E with respect to subdivision Lot 10 (tax parcel 039.57-2-10) to allow for construction of a single family dwelling with related development; and
- Amend Condition 26 of Agency Permit 2009-0209E with respect to subdivision Lot 11 (tax parcel 039.57-2-11) to allow for construction of a single family dwelling with related development.

The project is shown on the following maps and plans:

- A map titled, "Sheet One Compiled Boundary Line Adjustment Of Lots 5-7 To Agree With The 2009 Eagle Cove Sub-Division," prepared by William D. Hollister, PLS and dated June 20, 2024, and a map titled, "Sheet Two Duplicate Map Showing Lots 10 & 11 As Approved In 2009 Eagle Cove Subdivision," prepared by William D. Hollister, PLS and dated June 20, 2024 (together Subdivision Plan); and
- A 15-sheet plan set titled, "Eagle Cove Subdivision," prepared by Donald D. Ehre, PE, PLLC, dated last revised January 19, 2009 (Project Plans).

A reduced-scale copy of the Subdivision Plan and Sheets 3 and 4 of the Project Plans (Site Plan) are attached as a part of this permit for reference.

AGENCY JURISDICTION

Condition 6 of Permit 2006-0209E states that "Any subdivision of Lot 6 not depicted on the Site Plan shall require a new or amended permit".

Condition 10 of Permit 2006-0209E states that "Subject to the conditions stated herein, this permit authorizes the construction of a five-bedroom single family dwelling, detached garage with one-bedroom guest cottage above, and related development on Lot 5A in the location, footprint, and height shown and as described on the Project Plans. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization".

Condition 23 of Permit 2006-0209E states that "There shall be no more than one principal building located on Lot 5A at any time. The single-family dwelling authorized herein constitutes a principal building.

Condition 25 of Permit 2006-0209E states that "There shall be no principal buildings located on Lot 10".

Condition 26 of Permit 2006-0209E states that "There shall be no principal buildings located on Lot 11".

CONDITIONS

1. The project shall not be undertaken until this permit has been recorded in the Herkimer County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project. Copies of this permit, Subdivision Map and Site Plan shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.

3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. This permit amends and supersedes Permit 2006-0209E. The terms and conditions of Permit 2006-0209E shall no longer apply to the project site.
5. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2006-0209F, issued December 5, 2024, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. Subject to the conditions stated herein, this permit authorizes a boundary line adjustment and two-lot subdivision as depicted on the Subdivision Plan. Any subdivision not depicted on the Subdivision Plan shall require prior written Agency authorization.
7. Any deed of conveyance for Lot 5 as depicted on the Site Plan shall contain an easement providing access to Lot 4 over the easement area shown and described on the Site Plan.
8. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling and accessory structures on each of Lots 5, 7, 10, and 11 within the building envelopes shown on the Site Plan.

The single family dwellings and accessory structures shall be no more than 40 feet in height, as measured from the highest point on the structure, to the lower of either existing or finished grade.

On Lot 5, the maximum building footprint of all structures (not including boathouses or docks) is 5,900 square feet and the maximum number of bedrooms including all structures is six.

On each of Lots 7, 10 and 11, the maximum building footprint of all structures (not including boathouses or docks) is 4,900 square feet and the maximum number of bedrooms including all structures is four.
9. Any expansion beyond these dimensions shall require prior written Agency authorization.
10. Any expansion of the existing single-family dwelling or any other structure on Lot 6.1 shall require prior written Agency authorization.
11. The construction of any accessory structure on any of the lots authorized herein outside the building envelopes shall require prior written Agency authorization.

12. Construction of any guest cottage on the project site shall require prior written Agency approval.
13. Prior to undertaking construction of any dock on Lot 6.1, written authorization of plans for the dock, including all attached upland structures, shall be obtained from the Agency.
14. No structures greater than 100 square feet in size shall be constructed within 80 feet, measured horizontally, of the mean high water mark of Fourth Lake on Lot 6.1. Boathouses and docks, as defined under 9 NYCRR § 570.3 are excepted from this requirement.
15. Any on-site wastewater treatment system(s) on the project site installed within five years of the date of issuance of this permit shall be constructed in conformance with the location and design shown on the Project Plans. Construction of the system shall be supervised by a New York State design professional (licensed engineer or registered architect). Within 30 days of complete system installation and prior to its utilization, the design professional shall provide written certification to the Agency that the system was built in compliance with the approved plans.

No on-site wastewater treatment system shall be installed on the project site more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.

16. The project shall be undertaken in compliance with the erosion and sediment controls shown on the Project Plans.
17. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.
18. Any new free-standing or building-mounted outdoor lights shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Fourth Lake, South Shore Road or adjoining property.
19. All exterior building materials, including roof, siding and trim, of any structure on the project site shall be a dark shade of green, grey, or brown.
20. Within 100 feet of the centerline of South Shore Road or within 100 feet of the mean high water mark of Fourth Lake, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of 1) an area up to 25 feet in width for driveway construction and utility installations and 2) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

21. There shall be no more than one principal building located on Lot 5 at any time. The single family dwelling authorized herein constitutes a principal building.
22. There shall be no more than one principal building located on Lot 6 at any time. The single family dwelling constructed on the property in 2010 constitutes a principal building.
23. There shall be no more than one principal building located on Lot 7 at any time. The single family dwelling authorized herein constitutes a principal building.
24. There shall be no more than one principal building located on Lot 10 at any time. The single family dwelling authorized herein constitutes a principal building.
25. There shall be no more than one principal building located on Lot 11 at any time. The single family dwelling authorized herein constitutes a principal building.

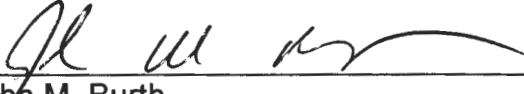
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578 and 9 NYCRR Part 574. The Agency hereby finds that the subdivision/single family dwelling authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Moderate Intensity Use and Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Moderate Intensity Use and Rural Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- e. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project.

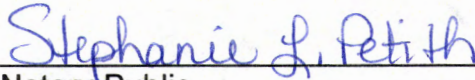
PERMIT issued this 5th day
of December, 2024.

ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 5th day of December in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, 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 they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

Stephanie L. Petith
Notary Public, State of New York
Reg. No 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 20²⁵

MAP REF: "Compiled Map Of Camp Eagle Cove, Inc."
 by D. G. Hollister dtd. June 16, 2005.
 "Map Of Sub-Division of Former Camp Eagle Cove, Inc."
 by William D. Hollister dtd. April 1, 2009.
 DEED REF: Southshore South, LLC.

Adirondack
 Park Agency
 FINAL
 P2006-0208F

True North per 1998
 County Line survey

Approximate Underground Power Per Developer ***Call Before You Dig***
 = Per 132' State

Reproduction or copying of this document may be a violation of copyright law
 unless permission of the author and / or copyright holder is obtained.
 Beyond the boundaries of subject parcel, high water mark is approximate.

Consult appropriate governmental agency for setbacks.

No underground improvements shown.

O.T.L. - Overhead transmission lines.

Subject to all easements, reservations, restrictions,
 and covenants of record.

() denotes data taken from record.

Subject to any title a current abstract of title may disclose.

Wetlands, if any, are not delineated.

Only objects visible at the time of the survey are shown.

All improvements may not be shown.

TOWN OF WEBB ZONING
CLASSIFICATION FOR LOTS 1-9: R3
MINIMUM SHORELINE LOT SIZE: 25,000 SQ. FT.
MINIMUM ISLAND LOT SIZE: 40,000 SQ. FT.
ZONING SETBACKS:

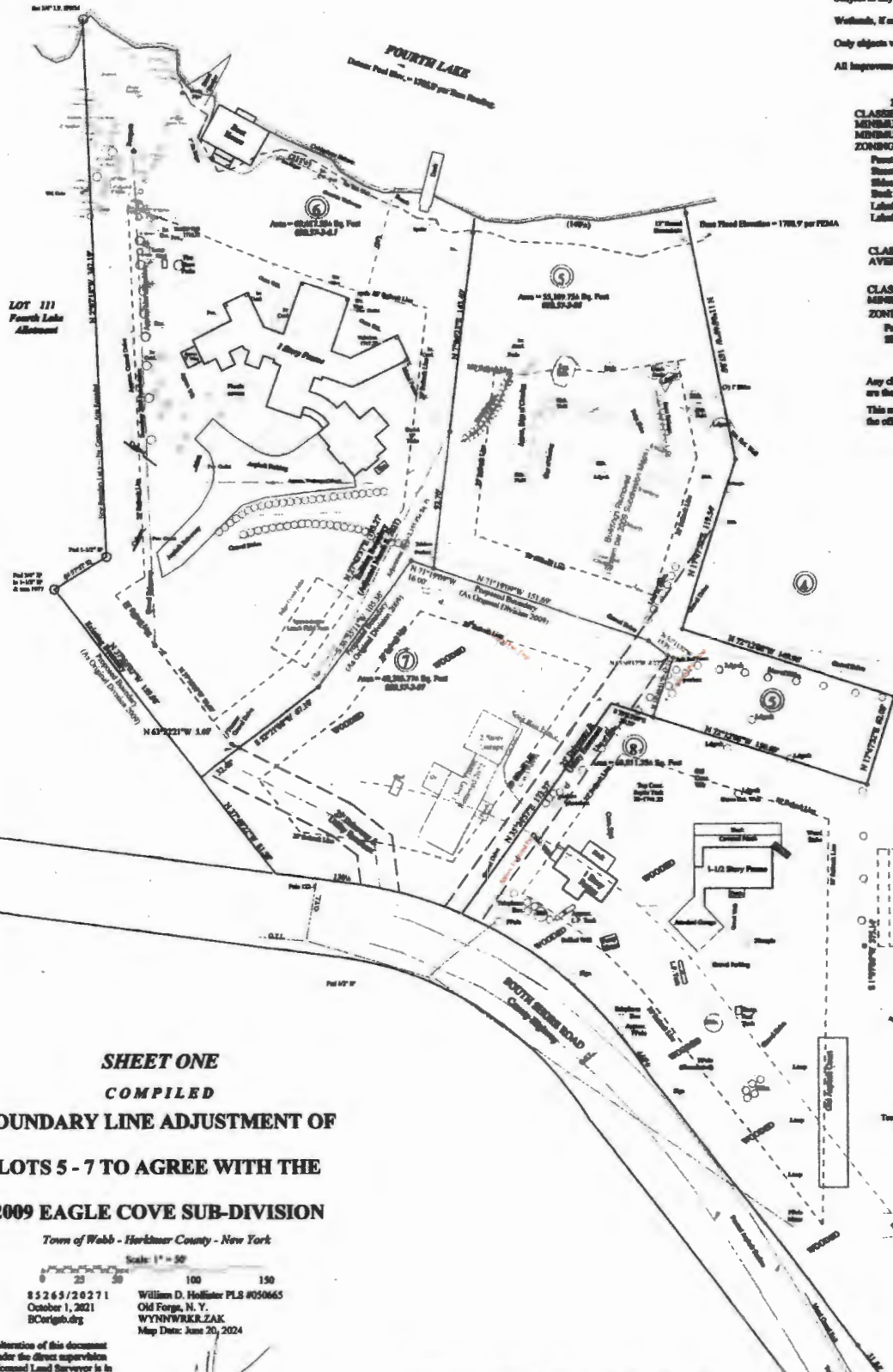
Front = 50'
 Street = 30'
 Sides = 25'
 Back = 30'
 Lakeshore = 100' (Lots 1-5)
 Lakeshore = 50' (Lot 6)

APA ZONING
CLASSIFICATION FOR LOTS 1-6: MODERATE INTENSITY
AVERAGE LOT SIZE: 1.3 ACRES

TOWN OF EAGLE ZONING
CLASSIFICATION FOR LOT 1: COMMERCIAL C-2
MINIMUM LOT SIZE: 13,200 SQ. FT.
ZONING SETBACKS:

Front = 25'
 Sides = 10'

Any changes or additions to original map
 are the sole responsibility of the design engineer.
 This map is compiled from surveys and records in
 the office of Hollister Associates from 1964 to 2012.



SHEET ONE
COMPILED
BOUNDARY LINE ADJUSTMENT OF
LOTS 5 - 7 TO AGREE WITH THE
2009 EAGLE COVE SUB-DIVISION

Town of Webb - Herkimer County - New York

Scale: 1" = 50'

85265/20271
 October 1, 2021
 BCright.org
 William D. Hollister PLS #050665
 Old Forge, N. Y.
 WYNNWKKRZAK
 Map Date: June 20, 2024

Any alteration of this document
 not under the direct supervision
 of a Licensed Land Surveyor is in
 violation of par. 7209 chapter 987
 of the New York State Education Law.

(C) Copyright 2024
 William D. Hollister
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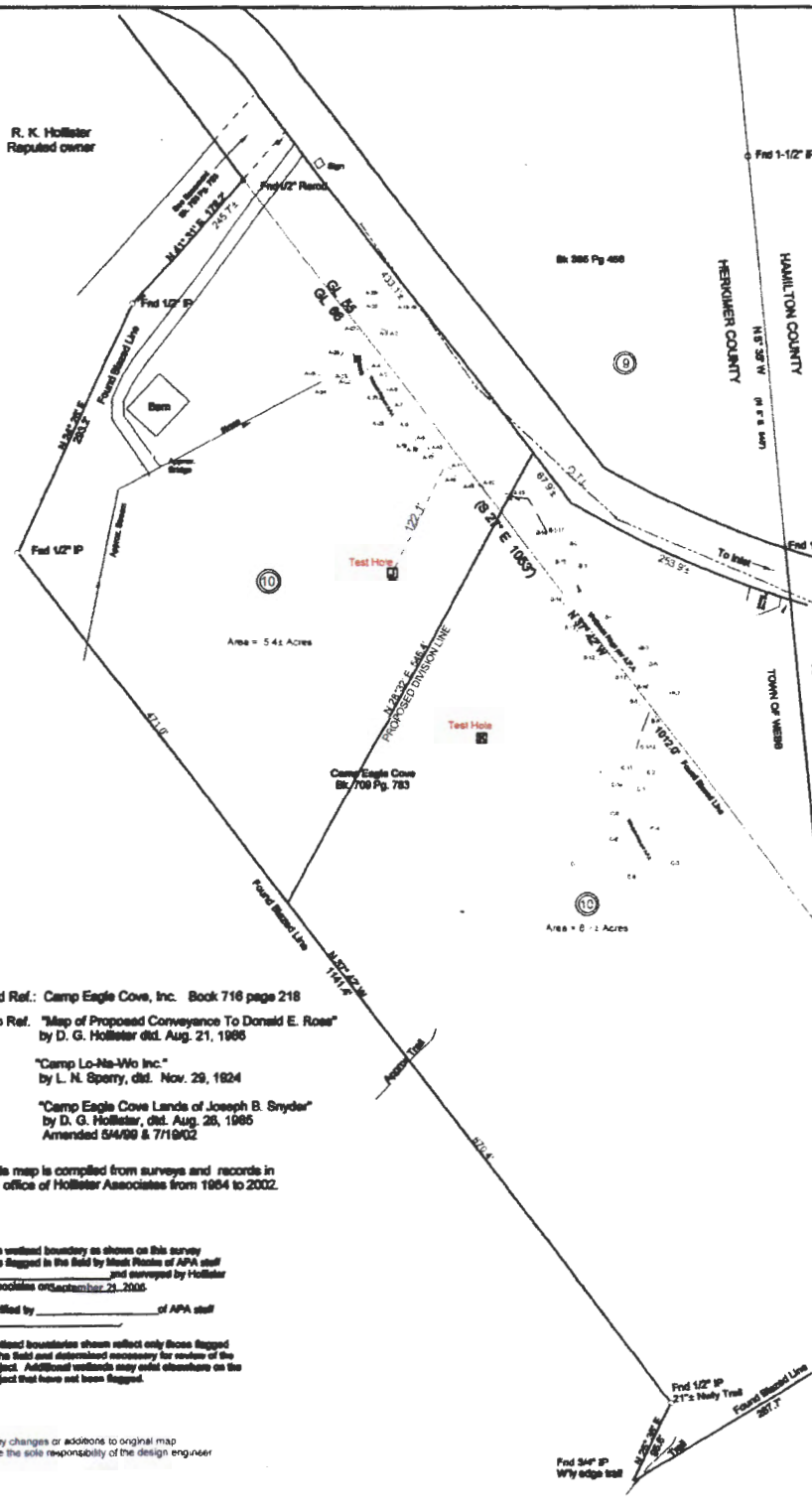
Only surveys bearing the sealers embossed seal should be relied upon
 since other than embossed-seal copies may contain unauthorized and
 undetectable modifications, deletions, additions, and changes.
 Only survey maps bearing the surveyors embossed seal
 or stamp are true copies of the surveyors original work.
 A copy of this document without a proper application of the surveyor's
 embossed seal should be assumed to be an unauthorized copy.

Guarantees or certifications indicated hereon shall
 run only to the person for whom the survey is pro-
 posed, and on his behalf to the title company, govern-
 mental agency, or lending institution listed hereon
 and to the assignees of the lending institution.
 Guarantees or certifications are not transferable to
 additional institutions or subsequent owners.

RECEIVED
 ADIRONDACK PARK AGENCY
 NOV 18 2024



R. K. Hollister
Reputed owner



NOTE: This map is a reprint of the 2009 subdivision of Camp Eagle Cove. To be included in the 2024 permit asking to rebind the permit 2006-0209E.

Consult appropriate governmental agency for setbacks.
All improvements not shown.
Subject to all easements, reservations, restrictions, and covenants of record.
() denotes data taken from record.
Subject to any facts a current abstract of title may disclose.
Wetlands, delineated by Adirondack Park Agency.
O.T.L. = Overhead Transmission Lines.

ZONING RETRACKS: WF

This map was compiled solely for the purpose of obtaining permits from the Adirondack Park Association for the Subdivision shown hereon, and is not intended to be used for any other purposes.

SUBDIVISION APPROVED BY:
Town of Webb Planning Board
Approval Date: _____ Date: _____
Chairman, Town of Webb Planning Board.

Deed Ref.: Camp Eagle Cove, Inc. Book 716 page 218
Map Ref. "Map of Proposed Conveyance To Donald E. Rose" by D. G. Hollister dtd. Aug. 21, 1986
"Camp Lo-Na-Wo Inc." by L. N. Sperry, dtd. Nov. 29, 1924
"Camp Eagle Cove Lands of Joseph B. Snyder" by D. G. Hollister, dtd. Aug. 26, 1985 Amended 5/4/08 & 7/19/02

This map is compiled from surveys and records in the office of Hollister Associates from 1964 to 2002.

The wetland boundary as shown on this survey was flagged in the field by Mark Patten of APA staff on _____ and surveyed by Hollister Associates on December 21, 2006.

Verified by _____ of APA staff on _____

Wetland boundaries shown reflect only those flagged in the field and determined necessary for review of the project. Additional wetlands may exist elsewhere on the project that have not been flagged.

Any changes or additions to original map are the sole responsibility of the design engineer

SHEET TWO
— DUPLICATE MAP SHOWING —
LOTS 10 & 11
AS APPROVED IN 2009 EAGLE COVE SUBDIVISION
AS TITLED BELOW:

03310185265
Order L 2021
SCOVSLY2.dwg
William D. Hollister P.L.S. # 06065
Old Forge, N.Y.
June 26, 2024

RECEIVED
ADIRONDACK PARK AGENCY
NOV 18 2024

— MAP OF —
**PROPOSED DIVISION OF
PORTION OF
CAMP EAGLE COVE, INC.
TWP 3 - MOOSE RIVER TRACT
AND
PART OF GREAT LOTS 66 & 66 - TWP 3 MOOSE RIVER TRACT
TOWN OF WEBB - HERKIMER CO. N. Y.**

Scale: 1" = 100'

0 50 100 200 300

03310185265
April 11, 2026
SCOVSLY2.dwg

William D. Hollister P.L.S. #06065
Old Forge, N.Y.
March 11, 2009

Any alteration of this document not under the direct supervision of a licensed Land Surveyor is in violation of par. 7209 chapter 867 of the New York State Education Law.

Overseas or certificates indicated hereon shall not only be the person for whom the survey is prepared, and on his behalf to the site country, governmental agency, or lending institution listed hereon and to the assignees of the lending institution. Overseas or certificates are not transferable to additional institutions or subsequent owners.

