


THIS IS A TWO-SIDED DOCUMENT

 <p>NEW YORK STATE OF OPPORTUNITY.</p> <p>Adirondack Park Agency</p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit 2007-0261B</p>
<p>In the Matter of the Application of</p> <p>MICHAEL L. METCALFE BARBARA METCALFE Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: October 19, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names:</p> <ol style="list-style-type: none">1. Michael L. Metcalfe2. Barbara Metcalfe

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision and construction of two single family dwellings in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Mayfield, Fulton County.

This authorization shall expire unless recorded in the Fulton 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 Fulton 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 a 14.37-acre parcel of land located on Perique Road in the Town of Mayfield, Fulton County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified on Town of Mayfield Tax Map Section 121, Block 2 as Parcel 2.112, and is described in a deed from Edward Butkiewicz, Jr. and Krystl Call to Michael L. Metcalfe and Barbara Metcalfe, dated April 5, 2021, and recorded April 22, 2021 in the Fulton County Clerk's Office under Instrument Number 2021-66952.

The project site was created as "Lot 4" in a four-lot subdivision as authorized by Agency Permit 2007-0261.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision creating:

- Lot 1, a 13.17-acre parcel to be improved by a single family dwelling with related development, and
- Lot 2, a 1.20-acre parcel to be improved by a single family dwelling with related development.

The project authorized herein is shown on the following map and plan:

- A map titled "Proposed Subdivision for Michael and Barbara Metcalfe," prepared by Charles Ackerbauer, PELS, dated August 15, 2023 (Site Plan); and
- A plan titled "Plan of Sewage Disposal Systems for Michael & Barbara Metcalfe," prepared by Charles Ackerbauer, PELS, dated August 15, 2023 (Septic Plan).

A reduced-scale copy of the Site Plan for the project is attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to any subdivision of Low Intensity Use lands that results in the creation of a non-shoreline lot smaller than 2.75 acres in size in the Adirondack Park.

CONDITIONS

THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The project shall not be undertaken until this permit has been recorded in the Fulton 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 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 2007-0261 in relation to the project site. The terms and conditions of Permit 2007-0261 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 2007-0261B, issued October 19, 2023, 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 two-lot subdivision as depicted on the Site Plan. Any subdivision not depicted on the Site Plan shall require prior written Agency authorization.
7. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling and accessory structures on Lot 1 and one single family dwelling and accessory structures Lot 2 in the locations and footprints shown on the Site Plan. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.

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.
8. The undertaking of any activity involving wetlands shall also require a new or amended permit.
9. The construction of any additional dwelling or other principal building on Lot 1 shall require a new or amended permit. The construction of any additional accessory structure on either of the lots authorized herein outside the limits of clearing shall require prior written Agency authorization.
10. Construction of any guest cottage on the project site shall require prior written Agency approval.
11. 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 Septic Plan. 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.

12. 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.
13. 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 Perique Road or adjoining property.
14. Within 100 feet of wetlands depicted on the Site Plan 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 dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
15. There shall be no more than three principal buildings located on Lot 1 at any time. The single family dwelling authorized herein on Lot 1 constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
16. There shall be no more than one principal building located on Lot 2 at any time. The single family dwelling authorized herein constitutes a principal building.

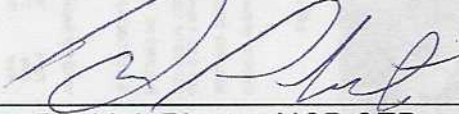
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the subdivision 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 Low Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Low Intensity Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act;
- 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;
- f. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- g. will be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values.

PERMIT issued this 19th day
of October, 2023.

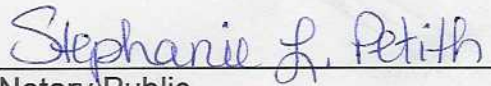
ADIRONDACK PARK AGENCY

BY: 
David J. Plante, AICP CEP
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 19th day of October in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared David J. Plante, 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.

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


Notary Public



LOCATION MAP

OWNER: Michael & Barbara Metcalfe
 BUILDING ZONE: Lake Area 1
 LOT SIZE: 1 Acre min.
 LOT WIDTH: 150 ft. min.
 BUILDING HT: 40 ft. max.
 % of LOT OCCUPIED: 30%

YARD SET BACK:
 Front 15'
 Side 15'
 Rear 15'

CONSTRUCTION SCHEDULE
 Commence OCTOBER 2023
 Complete MAY 2024

Proposed Subdivision by
MICHAEL & BARBARA METCALFE
 The Map No. 121-2-2-112
 Instr. No. 2021-09882

1 MAYFIELD HILTON COUNTY
 AUGUST 15, 2023 Scale: 1" = 60'
 APA PERMIT NO. 2007-281



CHANCELLER J. JOHNSON, PLS
 7th Floor
 10000 N. 1st Avenue
 DENVER, CO 80231



APR 11 2023
 P2007-0281B

MAP REFERENCE:
 Subdivision Plat - Lands of CLIFFORD O. & SHIRLEY GRIDLEY
 prepared by R. Scott Land Surveying, dated November 7, 2007
 and approved by APA as Permit No. 2007-261 on Nov. 17, 2008

Lands of
 CLIFFORD O. GRIDLEY, JR.
 & SHIRLEY GRIDLEY
 Plat No. 117-Page 44

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TOWN OF MAYFIELD PLANNING BOARD APPROVAL DATE

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP
 SHALL BE VALID. THIS COPY IS A REPRODUCTION OF THE ORIGINAL AND IS NOT VALID.
 ANY CHANGES AFTER PRINTING OR ADDITION TO A SURVEY MAP
 WITHOUT THE SIGNATURE OF THE SURVEYOR OR THE
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 YORK STATE EDUCATION LAW