


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 2009-0246D</p>
<p>In the Matter of the Application of</p> <p>COLD SPRING GRANITE COMPANY Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 577</p>	<p>Date Issued: May 9, 2024</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. Cold Spring Granite Company</p>

SUMMARY AND AUTHORIZATION

This permit authorizes continued mineral extraction activities in an area classified Industrial Use, Rural Use, and Low Intensity Use on the Official Adirondack Park Land Use and Development Plan Map in the Town of Jay, Essex County.

This authorization shall expire unless recorded in the Essex 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 Essex County Clerk's Office. The Agency will consider the project in existence when the permit has been recorded.

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 consists of two mineral extractions located on the east and west sides of NYS Route 9N and the AuSable River in the Town of Jay, Essex County. The extraction east of NYS Route 9N and the river is a 66±-acre parcel of land in an area classified Industrial Use and Rural Use on the Adirondack Park Land Use and Development Plan Map (Blue Quarry). The Blue Quarry is identified on Town of Jay Tax Map Section 17.2, Block 1, as Parcel 26, and Section 17.4, Block 1, as Parcels 17, 18, 19, and 20. The lands comprising the Blue Quarry are described in the following deeds:

- A deed from Bertel T. Perry, Jr. to Lake Placid Granite Co., Inc., dated November 7, 1966, recorded in the Essex County Clerk's Office at Book 477, Page 368;
- A deed to Lake Placid Granite Co., Inc., dated December 14, 1988, recorded in the Essex County Clerk's Office at Book 933, Page 72;
- A deed from John C. and Rose M. Alexander to Lake Placid Granite Co., Inc., dated May 16, 1958, recorded in the Essex County Clerk's Office at Book 359, Page 96; and
- A deed from Roderick P. Carey and Margaret W. Carey to Lake Placid Granite Co., Inc., dated May 14, 1970, recorded in the Essex County Clerk's Office at Book 488, Page 24.

The extraction west of NYS Route 9N is a 382±-acre parcel of land in an area classified Industrial Use and Low Intensity Use on the Adirondack Park Land Use and Development Plan Map (Green Quarry). The Green Quarry is identified as the Industrial Use and Low Intensity Use portions of Town of Jay Tax Map Section 17.2, Block 1, Parcels 22.1, 34, and 35 and Section 17.4, Block 1, Parcel 14.

The lands comprising the Green Quarry are described in the following deeds:

- A deed from Edward Boynton to the Lake Placid Granite Co., Inc., dated December 4, 1988, recorded in the Essex County Clerk's Office at Book 933, Page 90;
- A deed from Edward Boynton to the Lake Placid Granite Co., Inc., dated July 17, 1987, recorded in the Essex County Clerk's Office at Book 889, Page 54;
- A deed from Thomas D. and Lucy I. Gorman to Lake Placid Granite Co., Inc., dated March 12, 1960, recorded in the Essex County Clerk's Office at Book 379, Page 596; and
- A deed from Betty Hess to Cold Spring Granite Company, dated February 5, 1993, and recorded in the Essex County Clerk's Office at Book 1037, Page 135.

PROJECT DESCRIPTION

The project as originally proposed consisted of greater than 25% expansions of the Blue and Green Quarry mineral extractions, the sale of granite slabs and aggregate at the Green Quarry, and new land use and development within the designated East Branch of the AuSable River Recreational River Area for a portion of the Blue Quarry. The project as conditionally approved herein involves the continued operation of the two previously authorized mineral extractions.

A mining permit from NYS DEC is required for this project.

The project is shown and described on the following plans and reports:

- A map titled “Cold Spring Granite Company, Lake Placid Green Quarry, Mining Plan,” prepared by the L.A. Group and dated March 9, 2010. The map shows details of the existing uses at the Green Quarry and the Life of Mine boundary (Green Quarry Site Plan).
- A map titled “Cold Spring Granite Company, Lake Placid Blue Quarry, Quarry and Grout Pile Plan, (1 of 3),” drawing number P-0140, prepared by M. Doll, dated November 7, 2008, and revised November 3, 2008. The map shows the quarry and grout piles (Blue Quarry Site Plan).
- Mining operations at the Blue Quarry are described in “Mining Plan, Cold Spring Granite Company, Lake Placid Blue Quarry” (Blue Quarry Mining Plan), dated April 17, 2024.
- Reclamation at the Blue Quarry is described in “Reclamation Plan, Cold Spring Company, Lake Placid Blue Quarry”, (Blue Quarry Reclamation Plan), dated April 17, 2024.
- Mining operations at the Green Quarry are described in “Mining Plan, Cold Spring Granite Company, Lake Placid Green Quarry” (Green Quarry Mining Plan), dated April 17, 2024.
- Reclamation at the Green Quarry is described in “Reclamation Plan, Cold Spring Company, Lake Placid Green Quarry”, (Green Quarry Reclamation Plan), dated April 17, 2024.

A reduced-scale copy of the Green Quarry Site Plan and Blue Quarry Site Plan for the project are attached as a part of this permit for easy reference. The original, full-scale maps and plans described in this paragraph are the official plans for the project, with copies available upon request from Adirondack Park Agency headquarters in Ray Brook, New York.

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 the expansion by more than 25% of any mineral extraction on Low Intensity, Rural Use and Industrial Use lands in the Adirondack Park.

Pursuant to Adirondack Park Agency regulations at 9 NYCRR Part 577, a permit is required from the Adirondack Park Agency prior to any new land use or development on Low Intensity, Rural Use and Industrial Use lands within any designated Recreational River area in the Adirondack Park.

This permit amends Condition 9 of Permit 2009-00246C.

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 Essex 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, for as long as the mineral extraction continues on the site. Copies of this permit and Green Quarry Site Plan and Blue Quarry 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, Wild, Scenic and Recreational Rivers System Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. This permit amends and supersedes Permit 2009-0246C in relation to the project site. The terms and conditions of Permit 2009-0246C 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 2009-0246D, issued May 9, 2024, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. The hours and days of operation of the Blue Quarry are subject to the following limits:
 - No operations shall occur on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, or Christmas Day.
 - From Memorial Day through Labor Day, quarrying/mining, excavating, grading/stockpiling/other reclamation activities, and maintenance shall occur only between 6am and 4:30pm, Monday to Friday. From Labor Day through Memorial Day, quarrying/mining, excavating, grading/stockpiling/other reclamation activities, and maintenance shall occur only between 6am and 4pm, Monday to Friday. Quarrying/mining, excavating, grading/stockpiling/other reclamation activities, and maintenance may also occur on Saturdays year-round, between 7am and 12pm.
 - Rock breaking shall only occur from March through December, Monday to Friday, 8am to 5pm. There shall be a maximum of 40 days of rock breaking per year.
 - Blasting may occur year-round, but only from Monday to Friday, 9am to 3:30pm. There shall be a maximum of 104 days of blasting per year.
 - Operation of the diamond wire saw may occur year-round, on an as-needed basis.
 - Trucking may occur year-round from Monday to Friday, 6am to 4pm. Trucking may also occur on Saturdays year-round, between 7am and 12pm. There shall be a maximum of 35 loaded truck trips per day.
7. The hours and days of operation of the Green Quarry are subject to the following limits:
 - No operations shall occur on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, or Christmas Day.
 - From Memorial Day through Labor Day, quarrying/mining, excavating, grading/stockpiling/other reclamation activities, and maintenance shall occur

only between 6am and 4:30pm, Monday to Friday. From Labor Day through Memorial Day, quarrying/mining, excavating, grading/stockpiling/other reclamation activities, and maintenance shall occur only between 6am and 4pm, Monday to Friday. Quarrying/mining, excavating, grading/stockpiling/other reclamation activities, and maintenance may also occur on Saturdays year-round, between 7am and 12pm.

- Rock breaking shall only occur from March through December, Monday to Friday, 8am to 5pm. There shall be a maximum of 60 days of rock breaking per year.
 - Crushing shall only occur from March through May and September through December, Monday to Friday, 8am to 5pm. There shall be a maximum of 80 days of crushing per year.
 - Blasting may occur year-round from Monday to Friday, 9am to 3:30pm. There shall be a maximum of 104 days of blasting per year.
 - Operation of the diamond wire saw may occur year-round as-needed.
 - Trucking may occur year-round, but only from Monday to Friday, 6am to 4:30pm. Trucking may also occur on Saturdays year-round, between 7am and 12pm. There shall be a maximum of 45 loaded truck trips per day.
8. To control dust, stockpiles, haul roads, and other exposed soil areas shall be watered or calcium chloride shall be applied on an as needed basis.
 9. Any new free-standing or building-mounted outdoor lights on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward NYS Route 9N or adjoining property.
 10. All signs associated with the quarry on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
 11. A 100-foot undisturbed vegetated buffer shall be maintained between the extraction and all streams.
 12. Between April 1 and October 31, no trees shall be removed or disturbed on the project site without prior written Agency authorization.
 13. The undertaking of any new land use or development not authorized herein on the project site will require a new or amended permit. The undertaking of any activity involving wetlands also requires a new or amended permit.
 14. This permit shall expire on May 9, 2029 unless an application for renewal is received by the Agency at least one month prior to that date.
 15. Reclamation shall be an on-going process whereby areas no longer needed for extraction purposes shall be promptly and successfully reclaimed and shall occur according to the Blue Quarry and Green Quarry Reclamation Plans.
 16. The permittee shall maintain blasting reports which include the scale distance analysis, date, time, weather/atmospheric conditions and a description of any

complaints related to blasting received and measures taken to address such complaints. These reports shall be made available to the Agency upon request.

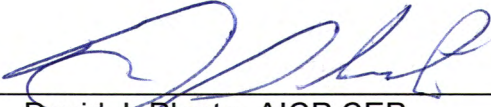
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Wild, Scenic and Recreational Rivers System Act and 9 NYCRR Part 577, and 9 NYCRR Part 574. The Agency hereby finds that the project 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, Rural Use and Industrial Use land use areas;
- c. will be consistent with the overall intensity guidelines for the Low Intensity, Rural Use and Industrial Use land use areas;
- 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;
- h. will be consistent with the purposes and policies of the Wild, Scenic and Recreational Rivers System Act;
- i. will comply with the restrictions and standards of 9 NYCRR § 577.6; and
- j. will not cause an undue adverse impact upon the natural, scenic, aesthetic, ecological, botanical, fish and wildlife, historic, cultural, archeological, scientific, recreational or open space resources of the river area, taking into account the commercial, industrial, residential, recreational or other benefits that might be derived therefrom.

PERMIT issued this 9th day of May, 2024.

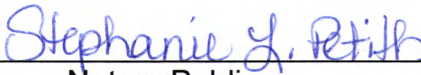
ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

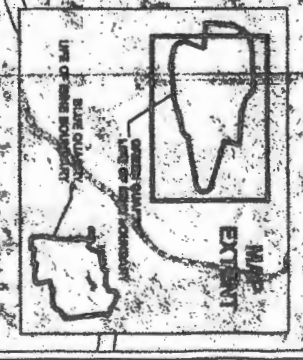
On the 9th day of May in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared David J. Plante, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged 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



- Legend**
- ▬ Life of Mine Boundary
 - ▬ Addition of Life of Mine Area Purchased January, 2009
 - ▬ Active Quarry Area
 - ▬ Area of Gravel Pits Created in 2009
 - ▬ Area of Reclamation
 - ▬ Gravel Pits
 - ▬ Approximate Area of Trees Removed
 - ▬ 2009 boundary provided by USGS NEDS
 - ▬ Building Area to Be Built
 - ▬ Buildings and Roads
 - ▬ 6' Contour Lines (Existing)
 - ▬ 7' Contour Lines (Proposed)
 - ▬ Road
 - ▬ Means Water Line
 - ▬ Electrical Line

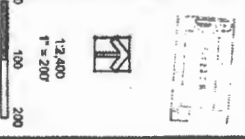


MAP DATA SOURCES

- SURVEY DATA FROM SURVEY BY NORMAN BRIGGS, 7/11/79 AND 8/13/75
- TOPOGRAPHIC DATA FROM SURVEY BY DON BRIGGS, 11/11/79
- MEAN SEA LEVEL ELEVATIONS - 5 FOOT CONTOUR INTERVAL.
- USGS AVAILABLE FORS 7.5' BY 15' QUADRANGLE BY: MIKE DOLL 6/92
- FORMALLY DRAWING NUMBER LDC-G1

COLD SPRING GRANITE COMPANY
 Lake Placid Green Quarry
 13791 NYS Route 9N
 Ausable Forks, NY 12912

Project: 08101
 Date: 03/09/2010



Cold Spring Granite
 Town of Jay, Essex County, NY

Title
Mining Plan

The LA Group
 Landscape Architecture
 and Engineering, PC
 40 Long Alley
 Storage Garage
 New York, NY 10003
 P 616-961-4100
 F 616-961-4100
 www.la-group.com

Prepared in accordance with the provisions of Section 2209 of the Environmental Conservation Law of the State of New York.

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NEW YORK STATE OF ENVIRONMENTAL CONSERVATION
Adirondack Park Agency

RECEIVED

Date: April 17, 2024

NEW YORK STATE OF ENVIRONMENTAL CONSERVATION
Adirondack Park Agency

FINAL

P2009-0249D

NEW YORK STATE OF PLANNING
Adirondack Park Agency

RECEIVED

Date: April 17, 2024

NEW YORK STATE OF PLANNING
Adirondack Park Agency

FINAL

P2009-0249D



PERMANENT REFERENCE POINTS

LANE PLACID BLUE QUARRY
 BE# 44-08929
 (BN# 73,67933)

MAP KEY

SYMBOL	DESCRIPTION
(Pattern)	EXISTING BENTONITE
(Pattern)	WETLAND
(Pattern)	UNTRIMMED ROAD RIGHT-OF-WAY
(Pattern)	UNTRIMMED QUARRY LOT
(Pattern)	CROSS SECTION LINE
(Pattern)	PROPERTY LINE
(Pattern)	CALCULATED WETLAND

MAP DATA SOURCES

- SURFACE DATA FROM SURVEY BY WINDMILL ENGINEERING, INC. (2009)
- TOPOGRAPHIC DATA FROM SURVEY BY JOHN STUBBS, INC. (2009)
- LAND OWNERSHIP RECORDS: 10/2007 COMPASS INTERVIEW
- ADIRONDACK PARK AGENCY 2.5' BY 1" QUADREGRAPHS: 9111, 9112, 9113, 9114, 9115, 9116, 9117, 9118, 9119, 9120, 9121, 9122, 9123, 9124, 9125, 9126, 9127, 9128, 9129, 9130, 9131, 9132, 9133, 9134, 9135, 9136, 9137, 9138, 9139, 9140, 9141, 9142, 9143, 9144, 9145, 9146, 9147, 9148, 9149, 9150, 9151, 9152, 9153, 9154, 9155, 9156, 9157, 9158, 9159, 9160, 9161, 9162, 9163, 9164, 9165, 9166, 9167, 9168, 9169, 9170, 9171, 9172, 9173, 9174, 9175, 9176, 9177, 9178, 9179, 9180, 9181, 9182, 9183, 9184, 9185, 9186, 9187, 9188, 9189, 9190, 9191, 9192, 9193, 9194, 9195, 9196, 9197, 9198, 9199, 9200, 9201, 9202, 9203, 9204, 9205, 9206, 9207, 9208, 9209, 9210, 9211, 9212, 9213, 9214, 9215, 9216, 9217, 9218, 9219, 9220, 9221, 9222, 9223, 9224, 9225, 9226, 9227, 9228, 9229, 9230, 9231, 9232, 9233, 9234, 9235, 9236, 9237, 9238, 9239, 9240, 9241, 9242, 9243, 9244, 9245, 9246, 9247, 9248, 9249, 9250, 9251, 9252, 9253, 9254, 9255, 9256, 9257, 9258, 9259, 9260, 9261, 9262, 9263, 9264, 9265, 9266, 9267, 9268, 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9933, 9934, 9935, 9936, 9937, 9938, 9939, 9940, 9941, 9942, 9943, 9944, 9945, 9946, 9947, 9948, 9949, 9950, 9951, 9952, 9953, 9954, 9955, 9956, 9957, 9958, 9959, 9960, 9961, 9962, 9963, 9964, 9965, 9966, 9967, 9968, 9969, 9970, 9971, 9972, 9973, 9974, 9975, 9976, 9977, 9978, 9979, 9980, 9981, 9982, 9983, 9984, 9985, 9986, 9987, 9988, 9989, 9990, 9991, 9992, 9993, 9994, 9995, 9996, 9997, 9998, 9999, 10000

SCALE

A	1" = 17.5'
T	1" = 75'
B	1" = 75'

Contour Interval = 10 feet

COLD SPRING GRANITE COMPANY
 LANE PLACID BLUE QUARRY
 17488 Granite West Road
 Cold Spring, NH 55320
 QUARRY AND GROUND PILE PLAN
 P-0140 (1 of 3)

NEW YORK STATE OF PLANNING
 ADIRONDACK PARK AGENCY
 FILE # 2009-0249D
 DATE 2/17/2024