


THIS IS A TWO-SIDED DOCUMENT

 <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 2015-0039RA</p>
<p>In the Matter of the Application of</p> <p>ANTHONY S. PROKOPOWICZ DONNA K. STRIGLER Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: February 29, 2024</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. Anthony S. Prokopowicz2. Donna K. Strigler

SUMMARY AND AUTHORIZATION

This amended permit authorizes construction of a single family dwelling in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Minerva, 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 dwelling foundation has been constructed.

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 180± acre parcel of land located on NYS Route 28N in the Town of Minerva, Essex County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The project site contains shoreline on Moxham Pond. The site is identified on Town of Minerva Tax Map Section 163.2, Block 1 as Parcel 34 (Lot 34), and is described in a deed from Eagle Lumber Terminal, Inc. to Anthony S. Prokopowicz and Donna K. Strigler, dated December 19, 2001, and recorded March 29, 2002 in the Essex County Clerk's Office under Instrument Number 001932.

PROJECT DESCRIPTION

The project as originally proposed and authorized has not been undertaken to date.

The project as conditionally approved herein involves the construction of a three-story, three-bedroom single family dwelling with an attached garage. It is shown on the following maps and plans, all prepared by Winchip Engineering, PC:

- A location map identified as Project No. 15-006, ST-001 and dated March 11, 2015, depicting the location of the proposed single family dwelling, driveway and other features of the entire property.
- A site plan identified as Project No. 15-006, ST-002, with a final revision date of January 12, 2016 (Site Plan). The Site Plan shows the locations of the proposed single family dwelling, attached garage, 120 square foot accessory structure, and on-site wastewater treatment system. The Site Plan also shows the proposed planting plan which includes 12 (4-8' tall) evergreen trees and 11 (10-12' tall) deciduous trees and numerous shrubs.
- A septic plan identified as Project No. 15-006, ST-003, with a final revision date of January 12, 2016 (Septic Plan).
- Six sheets of plans identified as Project 14-107, A-000, A-002, A-003, A-004, A-005 and A-006; all dated February 4, 2015, depicting floor plans for each level of the dwelling and external features including siding and roofing and elevation of the dwelling (House Plans).
- An enlarged and hand annotated copy of the original Site Plan "P2015-0039R - Site Plan Excerpt Showing Amendment" (Amendment Plan) depicting the 240 square foot accessory structure.

A reduced-scale copy of the Site Plan, the Septic Plan, House Plan A-005 and Amendment Plan for the project are 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 the construction of any single family dwelling on Resource Management lands in the Adirondack Park.

This permit amends Condition 4 of Permit 2015-0039R.

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. 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 2015-0039R. The terms and conditions of Permit 2015-0039R shall no longer apply.
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 2015-0039RA, issued February 29, 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 the construction of one single family dwelling with an attached garage and one accessory structure on Lot 34 in the location, footprint, and height shown on the Site Plan, House Plan A-005 and Amendment Plan. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
7. The undertaking of any new land use or development not authorized herein on Lot 34 within 300 feet of the right of way of NYS Route 28N shall require a new or amended permit. The undertaking of any activity involving wetlands shall also require a new or amended permit.
8. The construction of any additional dwelling or other principal building on Lot 34 shall require a new or amended permit. The construction of any accessory structure on Lot 34 outside the building envelope shall require prior written Agency authorization.
9. Construction of any guest cottage on Lot 34 shall require prior written Agency approval.
10. Prior to undertaking construction of any boathouse on Lot 34, written authorization of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.

11. Prior to undertaking construction of any dock on Lot 34, written authorization of plans for the dock, including all attached upland structures, shall be obtained from the Agency.
12. Any on-site wastewater treatment system on Lot 24 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 Site Plan and 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.
13. 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.
14. 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 Moxham Pond, NYS Route 28N or adjoining properties.
15. All exterior building materials, including roof, siding and trim, of the dwelling, garage and associated shed shall be a dark shade of green, grey, or brown.
16. Outside of the limits of clearing shown on the Site Plan, no trees greater than 4 inches in diameter at breast height shall be cut, culled, trimmed, pruned or otherwise removed or disturbed on Lot 34 between the area of development and Moxham Pond or between the area of development and NYS Route 28N 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.
17. All trees and shrubs depicted on the Site Plan shall be planted no later than the first spring or fall planting season after final grading related to the construction of the single family dwelling. Trees and shrubs that do not survive shall be replaced annually until established in a healthy growing condition.
18. The undertaking of any activity involving wetlands shall require a new or amended permit.

- 19. There shall be no more than four principal buildings located on Lot 34, the single family dwelling authorized herein constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

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/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 Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management 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 29th day of February, 2024.

ADIRONDACK PARK AGENCY

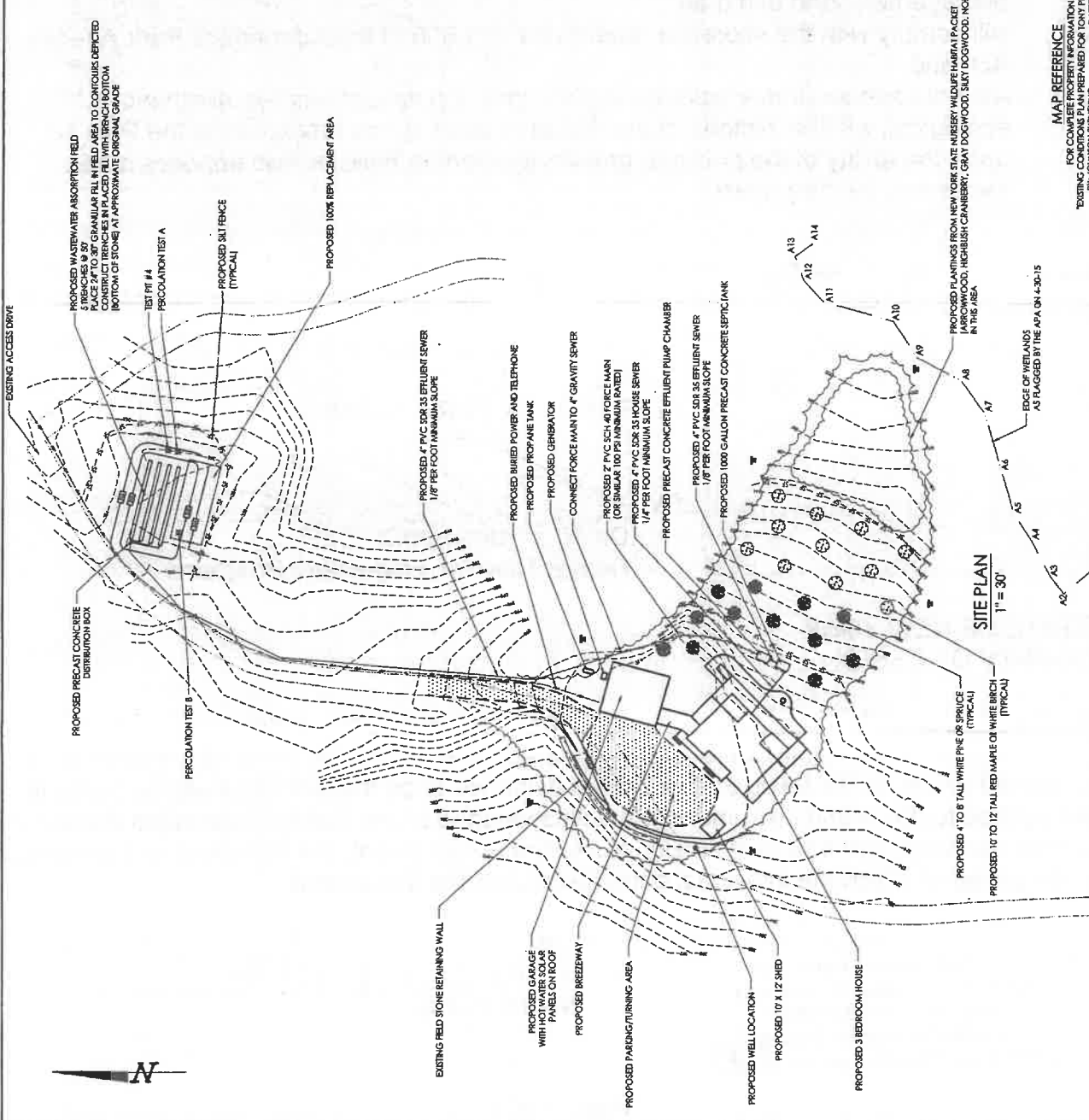
BY: 
David J. Plante, AICP CEP
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 29th day of February 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



SOIL TEST DATA
 JAMES C. PARK AGENCY - ARON ZEMANN
 TEST PIT #4
 DATE: DECEMBER 1, 2015
 MAPPED SOIL SERIES: SHERBROOKE
 DISTANCE TO NEAREST EXISTING OR PROPOSED WELL > 100'
 DISTANCE TO NEAREST WATER BODY > 100'
 DEPTH TO SEASONAL HIGH GROUNDWATER TABLE = 39"
 DEPTH TO PERMANENT GROUNDWATER TABLE = 46"
 DEPTH TO TEST PIT = 48"
 SLOPE < 3%

ACCEPTABLE SYSTEM TYPE: CONVENTIONAL SHALLOW ABSORPTION

HORIZON	DEPTH (INCHES)	USDA TEXTURE	MUNSELL COLOR	REDOXYMORPHIC FEATURES
A	D-4	FINE SANDY LOAM	10YR 2/1, BLACK	NO
Bh	4-3	FINE SANDY LOAM	7.5YR 3/4, DARK BROWN	NO
Bc	8-29	FINE SANDY LOAM	10YR 4/6, DARK BROWN	NO
C	29-48+	SANDY LOAM	10YR 5/2, GRAYISH BROWN	YES @ 39" 10YR 5/1, GRAY DEPLETION; STR 5/6, YELLOWISH RED CONCENTRATIONS

PERCOLATION TEST DATA
 WILBUR ENGINEERING
 DECEMBER 9, 2015
 PERCOLATION TEST A
 PERCOLATION RATE = 17.9 MINUTES
 PERCOLATION TEST B
 PERCOLATION RATE = 17.6 MINUTES

FINAL APPROVAL
 JAMES C. PARK AGENCY
 FILE # 2015-0033

PRELIMINARY
 FOR REVIEW AND APPROVAL ONLY

NO.	DATE	BY	REVISIONS
1	1-13-14	JM	ISSUE FOR PERMITS
2	12-15-15	JM	REVISED PER AIA COMMENTS AND EDUCATED WAREWOLF
3	3-11-16	JM	REVISED PER AIA COMMENTS TO AIA
4	2-25-16	JM	REVISED PER AIA COMMENTS TO AIA

SCALE: 1" = 30'
 DRAWN BY: JMA
 CHECKED BY: JMA
 DATE: 2/25/15
 SHEET NO. 2 OF 3

NOTE:
 1. A 10' x 10' x 12' precast concrete septic tank is shown in the plan view. The tank is to be installed in the location shown on the plan view. The tank is to be installed in the location shown on the plan view. The tank is to be installed in the location shown on the plan view.

PROJECT: PROKOPWICZ & STRIGLER
 SITE PLAN
 TOWN OF MINERVA, ESSEX COUNTY, NY
 P.O. Box 116, 6272 State Route 9
 Cheateau, New York 12817
 Phone: (518) 494-2555
 Fax: (518) 494-2565

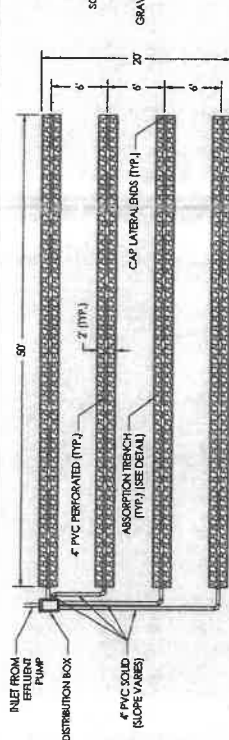
WINCHIP
 ENGINEERING, PC

MAP REFERENCE
 FOR COMPLETE PROPERTY INFORMATION SEE
 EXISTING CONDITIONS PLAN PREPARED FOR TONY PROKOPWICZ
 BY J. JOHNSON SURVEYING
 DATED: 12-28-14

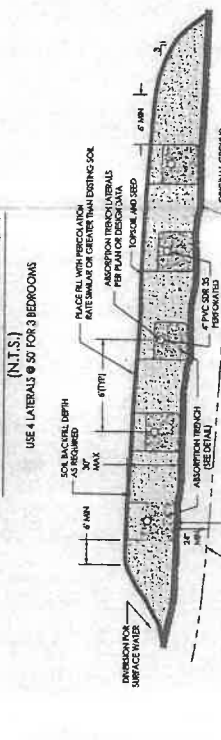
DATE:

ABSORPTION FIELD DESIGN DATA

- ASSUME 3 BEDROOMS (BR) AND A DESIGN PERCOLATION RATE OF 17.9 MINUTES
- ASSUME 14 GALLON/FLUSH TONES AND 2.5 GALLON/MINUTE FAUCETS/SHOWERS/HEADS
- DESIGN FLOW = 3 BK X 1.10 GPD/BR
- DESIGN FLOW = 330 GPD
- ABSORPTION RATE = 0.50 GPD/SF
- ABSORPTION AREA = 330 GPD / 0.50 GPD/SF
- ABSORPTION AREA = 330 SF
- USE ABSORPTION TRENCH DESIGN (N.T.S.)
- TRENCH LENGTH = 184 LF
- USE 4 TRENCHES @ 22'
- THE WASTEWATER TREATMENT SYSTEMS DESIGNED AND CONSTRUCTED HEREON SHALL BE DESIGNED TO ACCOMMODATE THE PEAK FLOW AND A DESIGN FLOW OF 1000 GPD PER BEDROOM. THE SYSTEM IS NOT DESIGNED TO ACCOMMODATE EXTREME WATER USE PATTERNS, SUCH AS JACUZZI-TYPE SPA TUBS OR WATER WASTING EQUIPMENT. THE INSTALLATION OF NON-CONSERVING WATER FIXTURES IS NOT PERMITTED. THE APPROVAL OF THIS WASTEWATER TREATMENT SYSTEM

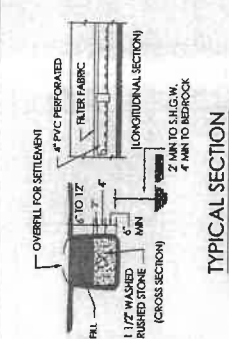


ABSORPTION FIELD PLAN VIEW
(N.T.S.)



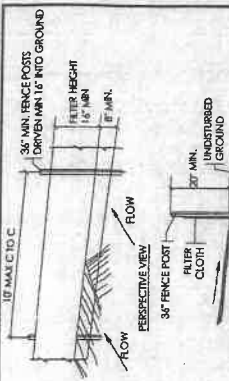
SHALLOW ABSORPTION TRENCH
FIELD SECTION
(N.T.S.)

NOTE: THIS DESIGN UTILIZES SHALLOW ABSORPTION TRENCHES. PLACE 2" TO 3" MAXIMUM GRANULAR FILL. CONSTRUCT TRENCHES IN FILL WITH TRENCH BOTTOM AT APPROXIMATE ORIGINAL GRADE. CUT ALL TREES, STUMPS AND OTHER VEGETATION AT GRADE AND REMOVE. GRUB OUT STUMP ROOT MASS. REMOVE ALL LEAVES, LIMBS AND BODIES ABOVE GRADE. DO NOT SCARP, ROTORILL OR REMOVE ROOT STRUCTURE BELOW GRADE. ALL EXISTING AND PROPOSED ABSORPTION FIELDS ARE TO BE CONSTRUCTED IN A FIELD AREA. CONSTRUCT DRAINAGE DITCH OR BERM UPGRADE OF FIELD TO ROUTE SURFACE WATER AWAY FROM THE FIELDS. PLACE FILL WITH PERCOLATION RATE EQUAL TO OR GREATER THAN IN SITU USABLE SOIL IN THE ABSORPTION FIELD AREA.



TYPICAL SECTION
ABSORPTION TRENCH
(N.T.S.)

- NOTES:
- SPACE ABSORPTION TRENCHES 6" MIN. O.C. OR AS NOTED
- SLOPE PERFORATED PIPE 1/16" TO 1/32" PER FT.
- DO NOT INSTALL IN FRET ROCK
- RATE SIZES AND BOTTOM OF TRENCH BEFORE PLACING GRAVEL
- CAP LATERAL ENDS



WELL DETAIL
(N.T.S.)

- NOTE: IF ACQUIRES WATER BENEATH WATER WELL AT A DEPTH LESS THAN 50' - WELL SEPARATION DISTANCES TO CONTAMINATION SOURCES MUST BE INCREASED BY 50%.



DOSING COMPUTATION

REQUIRED DOSE = 130 GAL X 0.75
PIPE VOLUME = 87 GAL
REQUIRED DOSE = 14 GAL
FORCE MAIN VOLUME = 87 X 0.16 GAL
TOTAL REQUIRED DOSE = 97.5 GAL
TOTAL REQUIRED DOSE = 98 GAL + 14 GAL = 112 GAL
DOSE PROVIDED = 112 GAL X 1.2 = 134.4 GPD
DOSE PROVIDED = 21 GAL X 1.2 = 25.2 GPD
DOSE PROVIDED = 11.6 GAL X 1.2 = 13.92 GPD
DOSE PROVIDED = 11.6 GAL X 1.2 = 13.92 GPD



EFFLUENT PUMP DETAIL
(N.T.S.)

- NOTES:
- SEAL ALL OPENINGS WATER TIGHT
- INSTALL POWER AND CONTROL WIRES TO CONTROLLER LOCATED IN HOUSE
- USE 1000 GALLON SEPTIC TANK FOR PUMP CHAMBER (IF WATER DEPTH) TO PUMP 30 GPM @ 30 TPI
- INSTALL COLLARS 31015 CONTROL WITH ALARM LIGHT AND FLOAT SWITCHES AS REQUIRED - USE NEMA 1 FOR INSIDE MOUNT
- CONTRACTOR SHALL VERIFY LEAVING ELECTRICALS PRIOR TO PURCHASING PUMP(S)
- USE THE FOLLOWING FLOAT SETTINGS FOR A 1000 GALLON PUMP CHAMBER WITH 1000 GALLON SEPTIC TANK, CONSULT ENGINEER:
PUMP ON - 11.5' ABOVE BASE (242 GALLONS IN TANK)
PUMP OFF - 6' ABOVE BASE (104 GALLONS IN TANK)
DOSE = 11.6 GALLONS - 14 GALLONS (FMV) = 1022 GALLONS
ALARM = 1000 GALLONS (978 GALLONS IN TANK)
STORAGE ABOVE PUMP = 1000 - 300 = 682 GALLONS OK

CONCRETE SEPTIC TANK
N.T.S.



- NOTE:
- USE 1000 GALLONS FOR 3 BEDROOMS OR LESS
- INSTALL POLYLOCK P-122 RESIDENTIAL WASTEWATER EFFLUENT FILTER IN OUTLET TEE
- GARAGE GRINDER SHALL BE CONSIDERED EQUIVALENT TO 1/2 BATHROOM FOR SEPTIC TANK
- AN OUTLET GAS DETECTION IN FLEET AND A TWO COMPARTMENT SEPTIC TANK IS REQUIRED WHEN A GARAGE GRINDER IS INSTALLED
- IF YOU TAKE INLET AND OUTLET 16" AND 18" BELOW GROUND LEVEL RESPECTIVELY

DISTRIBUTION BOX
(N.T.S.)

- NOTE:
- USE SPEED LEVELING DEVICES IN EACH OUTLET.
- USE WATER TO VERIFY EQUAL DISTRIBUTION THROUGH ALL OUTLETS.

PRELIMINARY
FOR REVIEW AND APPROVAL ONLY

REVISED PER AIA COMMENTS
RELAYED FOR SUBMISSION TO AIA

DATE: 11-21-15
12-15-15
1-11-16
2-04-16
2-11-16

SCALE: AS NOTED
DRAWN BY: ZMA
CHECKED BY: BWV
DATE: 11-11-15

PROJECT: PROKOPOWICZ & STRIGLER
SITE PLAN
TOWN OF MINERVA, ESSEX COUNTY, NY

P.O. Box 116, 6272 State Route 9
Chateaufort, New York 12817
Phone: (518) 494-2555
Fax: (518) 494-2565

WINCHIP
ENGINEERING PC

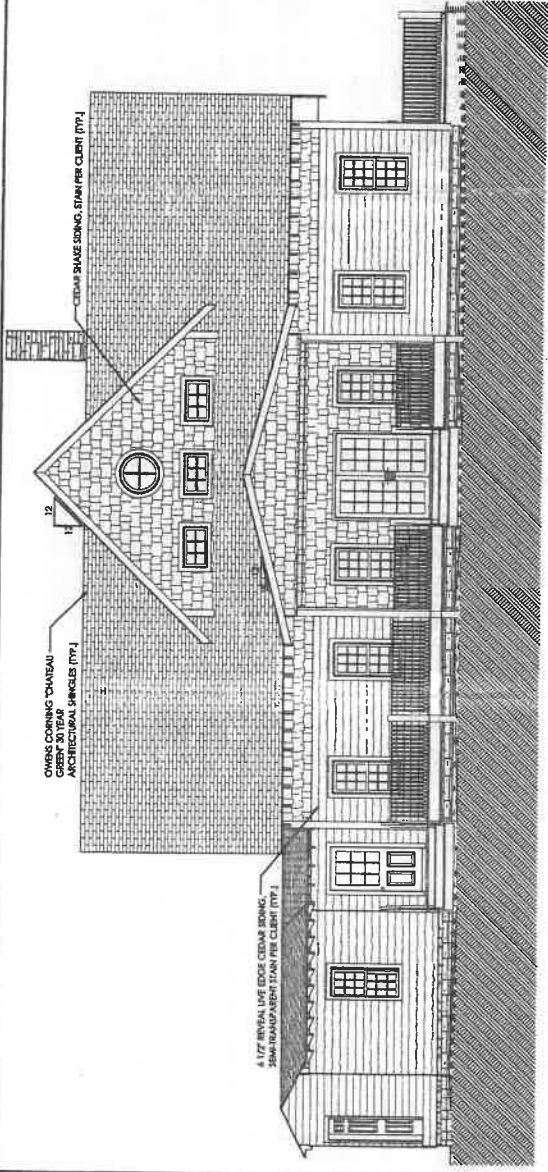
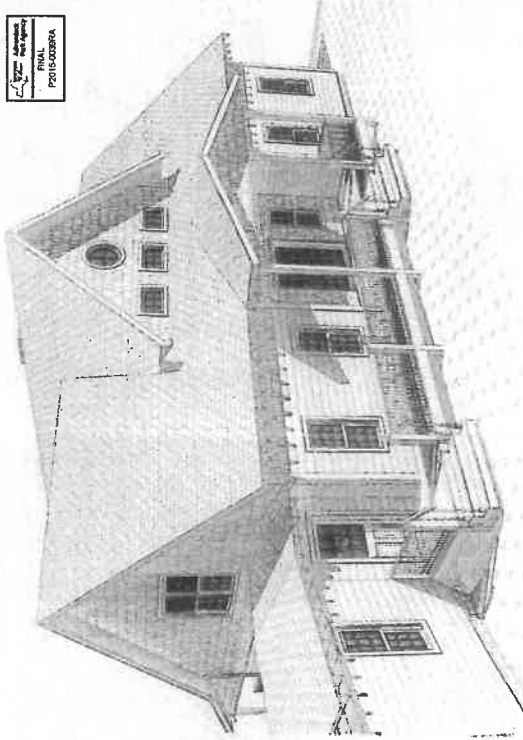
PROJECT NO. 3 OF 3
SHEET NO. 15-006
ST-003

DATE

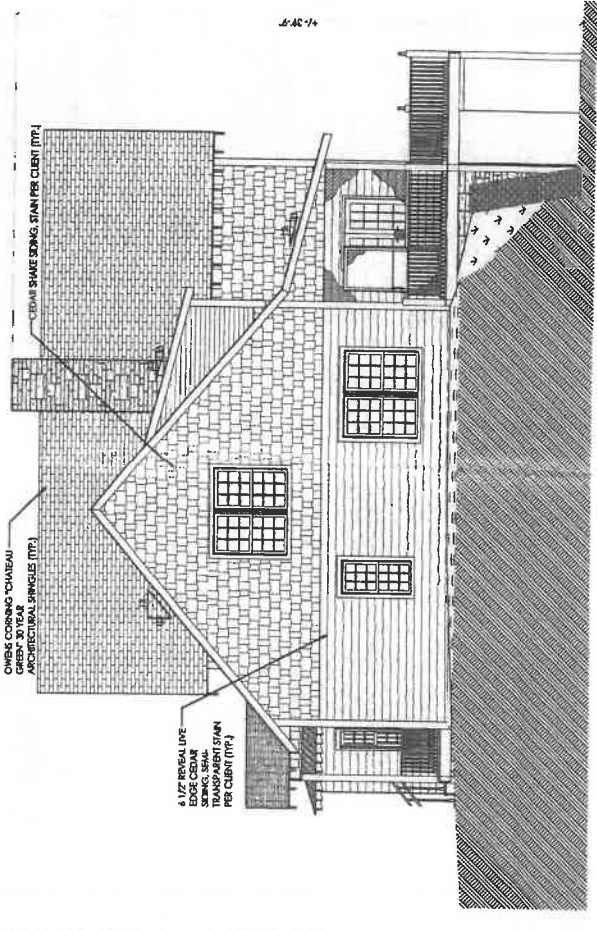
RECEIVED
 APR 30 2015
 TOWN OF PARK AGENCY

TONY PROKOPOWICZ ARCHITECTURE
 FILE # 2014-0039

PROJ. NO. 14-107
 DATE 02/04/15



1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR CONSTRUCTION	02/04/15	T.P.
2	REVISIONS		
3	REMARKS PER CLIENT		
4	RELEASED FOR APPROVAL		

SCALE: AS NOTED
 DWN BY: D.A.G.
 CK'D BY: B.W.W.
 DATE: 11-25-2014
 SHEET NO. 4 OF 18
 TOWN OF MINERVA, ESSEX COUNTY, NEW YORK - TAX ID 143.2-1-34.000
Bret W. Winchip Engineering, P.C.
 P.O. Box 116, 4272 State Route 9
 Chestertown, New York 12817
 Phone: (518) 494-2555 Fax: (518) 494-2564



PROPOSED BREEZEWAY

PROPOSED PARKING/TURNING AREA



RECEIVED

Date: February 14, 2024

PROPOSED WELL LOCATION

PROPOSED 10' x 12' SHED

12' x 20'

PROPOSED 3 BEDROOM HOUSE



FINAL

P2015-0039RA

P2015-0039R
Site Plan
Excerpt
showing
Amendment

PROPOSED 4' TO 8' TALL WHITE PINE G

PROPOSED 10' TO 12' TALL RED MAPLE OF

