


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 2017-0097B</p>
<p>In the Matter of the Application of</p> <p>JOAN O'BRIEN THOMAS O'BRIEN Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: September 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. Joan O'Brien2. Thomas O'Brien

SUMMARY AND AUTHORIZATION

This permit authorizes the construction of a single family dwelling in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of North Elba, 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 foundation for the single family dwelling 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 11.5±-acre parcel of land located on Amanda Drive in the Town of North Elba, Essex County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 33.79, Block 1, Parcel 14.100, and is described in a deed from Christopher I. McGrew to Joan O'Brien and Thomas O'Brien, dated August 22, 2022, and recorded September 7, 2022 in the Essex County Clerk's Office at Book 2096, Page 194.

The project site is located within one-eighth mile of the McKenzie Mountain Wilderness Area.

The project site was created as "Lot 1" in a two-lot subdivision as authorized by Agency Permit 2017-0097.

PROJECT DESCRIPTION

Project 2017-0108 authorized a two-lot subdivision and the construction of two single family dwellings to be served by on-site wastewater treatment and water supply facilities.

This permit amends Condition 6 of Permit 2017-0097 to change the authorized location and height of the single family dwelling and location of the on-site wastewater treatment system on Lot 1.

The project is shown on the following maps, plans, and reports prepared by Architectural & Engineering Design Associates, P.C., received by the Agency September 8, 2023.

- The location of the single family dwelling and on-site wastewater are depicted on "C 100, Overview Site Plan" (Site Plan).
- Limits of clearing and viewshed improvements are depicted on "C 101, Detailed Site Clear Plan" (Clearing Plan).
- Erosion and sediment control measures are depicted on "C 102, Site Clearing and Grading Plan (Erosion & Sediment Control Plan).
- Details of the on-site wastewater treatment system are depicted on "C 201, Site Sewage System Plan" (Septic Plan).
- Erosion control details are depicted on "C 501, Site Details" (Site Details).
- Stormwater control is addressed in a 59 page report titled "Stormwater Pollution Prevention Plan" (Stormwater Pollution Prevention Plan).

The height of the single family dwelling is depicted on "A2, Front Elevation" (Elevation Plan), prepared by Camens Architectural Group, LLC, received by the Agency September 8, 2023.

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

AGENCY JURISDICTION

The project authorized by Permit 2017-0097 requires an Agency permit pursuant to §§ 809(2)(a), 810(1)(c)(1)(d) and 810(1)(c)(3) of the Adirondack Park Agency Act.

This permit amends Condition 6 of Permit 2017-0097.

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 all plans 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 2017-0097 in relation to the project site. The terms and conditions of Permit 2017-0097 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 2017-0097B, issued September 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 the construction of one single family dwelling with attached garage on Lot 2 in the location, footprint, and height shown on the Site Plan and Elevation Plan. Any change to the location or dimensions or other aspects of any authorized structure shall require prior written Agency authorization.
7. The undertaking of any new land use or development not authorized herein on the project site within one-eighth mile of the McKenzie Mountain Wilderness Area shall require a new or amended permit.
8. Construction of any guest cottage on Lot 1 shall require prior written Agency approval.
9. Any on-site wastewater treatment system(s) on Lot 1 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.

10. The project shall be undertaken in compliance with the Stormwater Pollution Prevention Plan.
11. The project shall be undertaken in compliance with the Erosion and Sediment Control Plan.
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 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 Amanda Drive or any adjoining property.
14. 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.
15. Outside of the limits of clearing shown on the Clearing Plan, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed on Lot 1 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.
16. There shall be no principal buildings located on Lot 1 other than the dwelling authorized herein.


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; 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 19th day
of September, 2023.

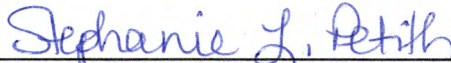
ADIRONDACK PARK AGENCY

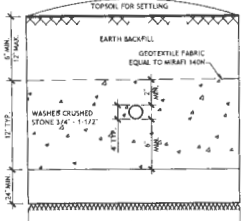
BY: 
David J. Plante, AICP CEP
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 19th day of September in the year 2023, 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.

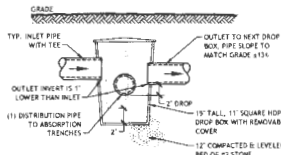
Stephanie L. Petith
Notary Public, State of New York
Reg. No 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025


Notary Public



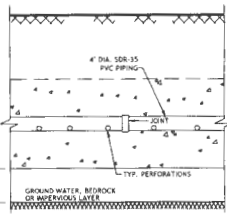
TYP. ABSORPTION TRENCH SECTION

NOTES:
 1. SEE LATERAL INVERT SCHEDULE FOR ELEVATION DATA ON INDIVIDUAL TRENCHES INCLUDING FINISH GRADE CROSS SLOPES ACROSS ABSORPTION TRENCH SYSTEM.



TYP. DROP BOX DETAIL

NOTES:
 1. DROP BOX TO BE EQUAL TO TYP. TITE MODEL 0802.
 2. PIPE JOINTS TO BE SEALED WATER TIGHT TO DROP BOX.
 3. SET DROP BOX LEVEL ON 12\"/>



TYP. CLEANOUT DETAIL

NOTES:
 1. FOR BUILDING SEWER PIPE SIZES OTHER THAN 4\"/>

ORIGINAL SOIL DATA (07/27/23)
 (SPEE-HOUST TEST PIT 11P1)
 0'-0" TOPSOIL, SANDY/ORGANIC & LEAF LITTER, BLACK #9-37
 SANDY GRAVEL, SOME FINEL BEDDING
 ROOTS OBSERVED TO 24"
 33'-72" STIFF SILT, VERY BONEY, TANNISH GRAY
 NO GROUNDWATER OBSERVED
 TOTAL DEPTH OF USABLE SOIL AT ALL LOCATIONS: 47'
 PERC TESTS WERE CONDUCTED BY AEMA, P.C. ON JULY 7, 2023
 LOCATED AS INDICATED ON PLANS

PERC TEST DATA

TEST HOLE P1-1	TEST HOLE P1-2
RUN 1 - 2 MIN. 45 SEC.	RUN 1 - 1 MIN. 55 SEC.
RUN 2 - 2 MIN. 11 SEC.	RUN 2 - 2 MIN. 01 SEC.
RUN 3 - 2 MIN. 59 SEC.	RUN 3 - 2 MIN. 02 SEC.
RUN 4 - 2 MIN. 55 SEC.	RUN 4 - 1 MIN. 08 SEC.

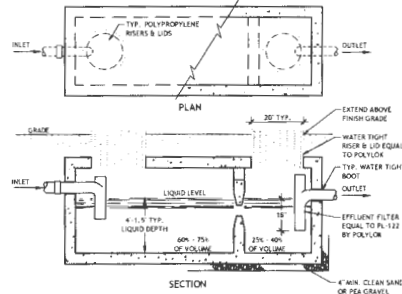
RESULTING PERC. RATE: **RESULTING PERC. RATE:**
 USE 2 MIN. 55 SEC. USE 2 MIN. 04 SEC.

DESIGN PERC. RATE: 1.3 MIN/INCH

LATERAL INVERT ELEVATIONS

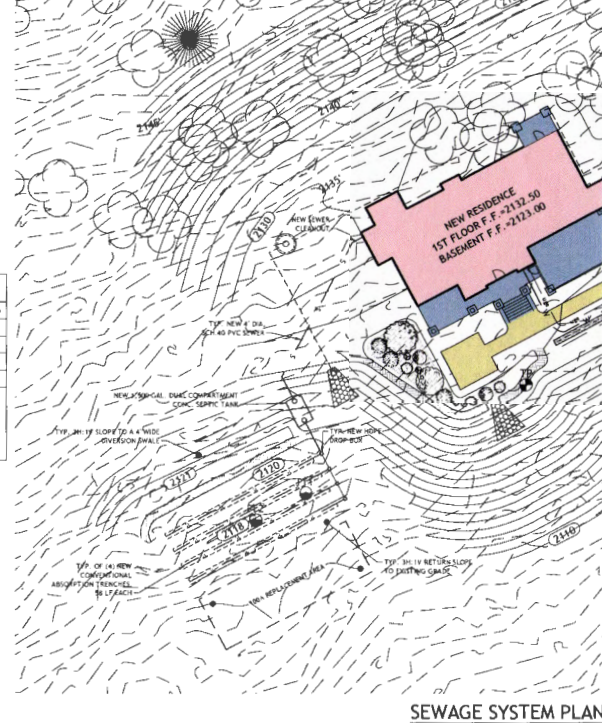
#	HIGH EG.	LOW EG.	BTM. TRENCH	LATERAL INV.	FG @ LOW EG.
1	2130.50	2119.00	2118.00	2118.50	2119.50
2	2119.50	2118.00	2117.00	2117.50	2118.50
3	2118.50	2117.00	2116.00	2116.50	2117.50
4	2118.00	2116.50	2115.50	2116.00	2117.00

NOTES:
 1. LATERALS NUMBERED STARTING WITH #1 CLOSEST TO RESIDENCE AND DESCENDING DOWN SLOPE.
 2. BOTTOM OF TRENCH ESTABLISHED BASED ON A MAX. DEPTH OF 30\"/>



TYP. SEPTIC TANK DETAIL

NOTES:
 1. SEPTIC TANK SHALL BE INSTALLED LEVEL.
 2. USE 120 GALLON DUAL COMPARTMENT WATERPROOF PRECAST CONCRETE TANK BY CWP PRECAST INDUSTRIES, TROBROOK, OR EQUAL.
 3. ALL TANKS MUST CONFORM TO PART 75-A SPECIFICATIONS OF THE NEW YORK STATE SANITARY CODE.
 4. ADJUST RISER HEIGHT AS NECESSARY TO MAINTAIN FINISHED GRADE.
 5. SEPTIC TANK CONTENTS (i.e. SLUDGE, SOLIDS, & OTHER UNDESIRABLE SOLIDS) SHALL BE PUMPED OUT EVERY TWO TO THREE YEARS, OR WHEN THE TOTAL DEPTH OF SLUDGE AND SOLID EXCEEDS ONE-THIRD OF THE TANK'S DEPTH.
 6. SEPTIC TANK AND RENOVATION SYSTEM IS NOT DESIGNED TO RECEIVE SPILLS FROM GARAGE DISPOSALS, WATER SYSTEM BACKFLOWS, SPA TUBS, OR GARAGE FLOOR DRAINS. CONSULT WITH DESIGN ENGINEER SHOULD ANYTHING OTHER THAN SANITARY WASTE BE CONNECTED TO THE HOME'S PLUMBING SYSTEM.



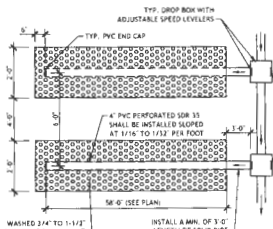
SEWAGE SYSTEM PLAN



ABSORPTION TRENCH SIZING

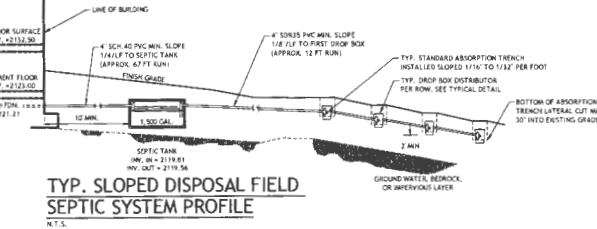
TYPE	PERC. RATE	APPLICATION RATE	DESIGN FLOW	REQUIRED AREA	REQUIRED TRENCH LENGTH	PROPOSED TRENCH CONFIGURATION
CONVENTIONAL ABSORPTION	1.3 MIN.	1.20 gpd/ft	900 gpd	456 sq. ft.	228 ft	4 @ 56 ft EACH @ 232 ft

- STD. ABSORPTION TRENCH REQUIREMENTS:**
- TRENCHES ARE TO BE 24\"/>
 - TRENCH BOTTOMS MUST BE LEVEL, AND AT LEAST 12\"/>
 - SIZES AND BOTTOMS OF TRENCHES MUST BE RAISED PRIOR TO PLACEMENT OF CRUSHED STONE.
 - THE AGGREGATE REQUIRED IS WASHED GRAVEL, OR CRUSHED STONE 3/4\"/>
 - MINIMUM DEPTH OF CRUSHED STONE MUST BE 12\"/>
 - PERFORATED PIPE IS TO BE GRADED BETWEEN 1/16\"/>
 - ALL ABSORPTION TRENCHES ARE TO BE OF EQUAL LENGTH, A MAXIMUM OF 100 FT LONG.
 - ALL LINES MUST ORIGINATE DIRECTLY FROM THE DISTRIBUTION BOX. AT LEAST THE FIRST 10' OF EACH PIPE CONNECTION FROM THE D-BOX TO THE TRENCHES MUST BE SQUARED, AND HAVE THE SAME PITCH. EACH D-BOX OUTLET SHALL BE BALANCED WITH SPEED LEVELERS.
 - TRENCHES MUST BE AT LEAST 4' OF UNDISTURBED SOIL BETWEEN ADJACENT TRENCHES.
 - ALL ABSORPTION TRENCHES MUST BE A MINIMUM OF 100' FROM ANY WELL OR BODY OF WATER.
 - ALL ABSORPTION TRENCHES MUST BE AT LEAST 10' FROM ANY PROPERTY LINE AND 20' FROM ANY BASEMENT FOUNDATION.
 - FINISHED TRENCHES ARE TO BE COVERED WITH PERMEABLE GEOTEXTILE FABRIC EQUAL TO SUBMIT TANK.
 - THE SOIL BACKFILL OVER THE GEOTEXTILE SHOULD BE TYPICAL 6\"/>
 - ENDS OF PIPES MUST BE PROPERLY CAPPED (I.e. STANDARD PVC PLASTIC END CAPS UNLESS SHOWN AS COLOPED).
 - PRIOR TO COMPLETING FINAL SYSTEM BACKFILL, THE ENGINEER OR PERMITTING AUTHORITY SHALL BE CONTACTED FOR PURPOSES OF COMPLETING A FINAL SEPTIC SYSTEM INSPECTION.



TYP. ABSORPTION TRENCH DETAIL

NOTES:
 1. WASHED 3/4\"/>
 2. INSTALL A MIN. OF 3\"/>



TYP. SLOPED DISPOSAL FIELD SEPTIC SYSTEM PROFILE

NOTES:

RECEIVED
 Date December 8, 2023

FINAL
 P2017.0007B



PROJECT NO. 2308
 DATE 04-05-23
 DRAWN BY DMC
 CHECKED BY MCK

**O'BRIEN RESIDENCE
 SITE DEVELOPMENT
 TAX PARCEL: 33.79-1-14.100**

CONSTRUCTION DOCUMENT
 PHASE SERVICES 90%



REVISIONS

#	BY	DATE

SITE SEWAGE SYSTEM PLAN

C201