


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 2021-0186</p>
<p>In the Matter of the Application of</p> <p>THOMAS and ANNE REED Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: July 18, 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. Thomas Reed2. Anne Marie Reed

SUMMARY AND AUTHORIZATION

This permit authorizes a four-lot subdivision and construction of three single family dwellings in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Lake Luzerne, Warren County.

This authorization shall expire unless recorded in the Warren 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 Warren County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed to an outside party or an authorized 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 95.45-acre parcel of land located on Hidden Valley Road in the Town of Lake Luzerne, Warren County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. Additional access to the project site is from Hall Hill Road. The site is identified as Tax Map Section 286, Block 1, Parcel 18 (93.3 Ac.), and is described in a deed from Thomas Reed to Thomas Reed and Anne Marie Reed, dated May 20, 2021, and recorded May 20, 2021 in the Warren County Clerk's Office under Instrument Number 2021-4513. The project site also includes Tax Map Section 286, Block 1, Parcel 36, a 2.15-acre parcel that will be merged with the project area for purposes of the subdivision.

The project site includes existing access from Hidden Valley Road consisting of an unimproved road extending from Hidden Valley Road north into the project site as well as an existing overhead electrical utility line. To the west of the existing access there are wetlands associated with a perennial stream that bisects the property and flows from north to south. There is an un-connected wetland in the northeast portion of the project site that extends onto the adjacent parcel. Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site.

Tax Map Section 286, Block 1, Parcel 36 is subject to Agency Settlement Agreement E2004-276.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a four-lot subdivision of the project site resulting in three building lots accessed from Hidden Valley Road and one vacant lot. The three building lots will each be approximately 1.5-acres in size and be developed by one single family dwelling, on-site wastewater treatment system, and individual water supply well. The fourth lot is the remaining 90.81-acres with no new land use or development proposed or authorized herein.

The project is shown on an eight-sheet set of plans titled "Snowgreen Valley Subdivision," prepared by Studio A, and dated May 13, 2024 (Project Plans).

A reduced-scale copy of the Layout, Grading & Utilities Plan for the project, shown on Drawing No. C-1.10 of the Project Plans, is attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands in the Adirondack Park.

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 Rural Use lands that results in the creation of a non-shoreline lot smaller than 7.35 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 Warren 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 Project 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 Agency Settlement Agreement E2004-276 in relation to tax parcel 286-1-36. The terms and conditions of Settlement Agreement E2004-276 shall no longer apply to any portion of 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 2021-0186, issued July 18, 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 four-lot subdivision as depicted on the Project Plans. Any subdivision of the project site not depicted on the Project Plans shall require prior written Agency authorization.
7. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling on each of Lots 1, 2 and A 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.
8. The construction of any additional dwelling or other principal building(s) on the project site shall require prior written Agency authorization. The construction of any accessory structure on any of the lots authorized herein outside the outside the limits of disturbance shown on Drawing No. C-0.30 of the Project Plans shall require prior written Agency authorization.
9. Construction of any guest cottage on Lot 1, 2 or A shall require prior written Agency approval.

10. Any on-site wastewater treatment system(s) on Lots 1, 2 or A 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.

11. The project shall be undertaken in compliance with the Erosion and Sediment Control Plan shown on Drawing No. C-0.30 of the Project Plans.
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, Hidden Valley Road or adjoining property.
14. All exterior building materials, including roof, siding and trim, of the dwellings authorized herein shall be a dark shade of green, grey, or brown.
15. Outside of the limits of disturbance shown on Drawing No. C – 0.30 of the Project Plans, no trees, shrubs or other woody-stemmed vegetation may be cut or otherwise removed on Lot 1, Lot 2, and Lot A 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 more than one principal building located on Lot 1, Lot 2 or Lot A at any time. The single family dwellings authorized herein each constitute a principal building.
17. There shall be no more than eight principal buildings located on Lot 3. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

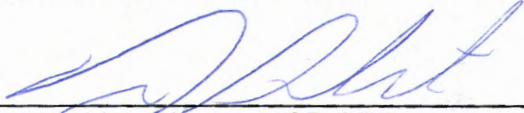
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, 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 Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural 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 18th day of July, 2024.

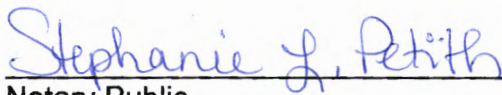
ADIRONDACK PARK AGENCY

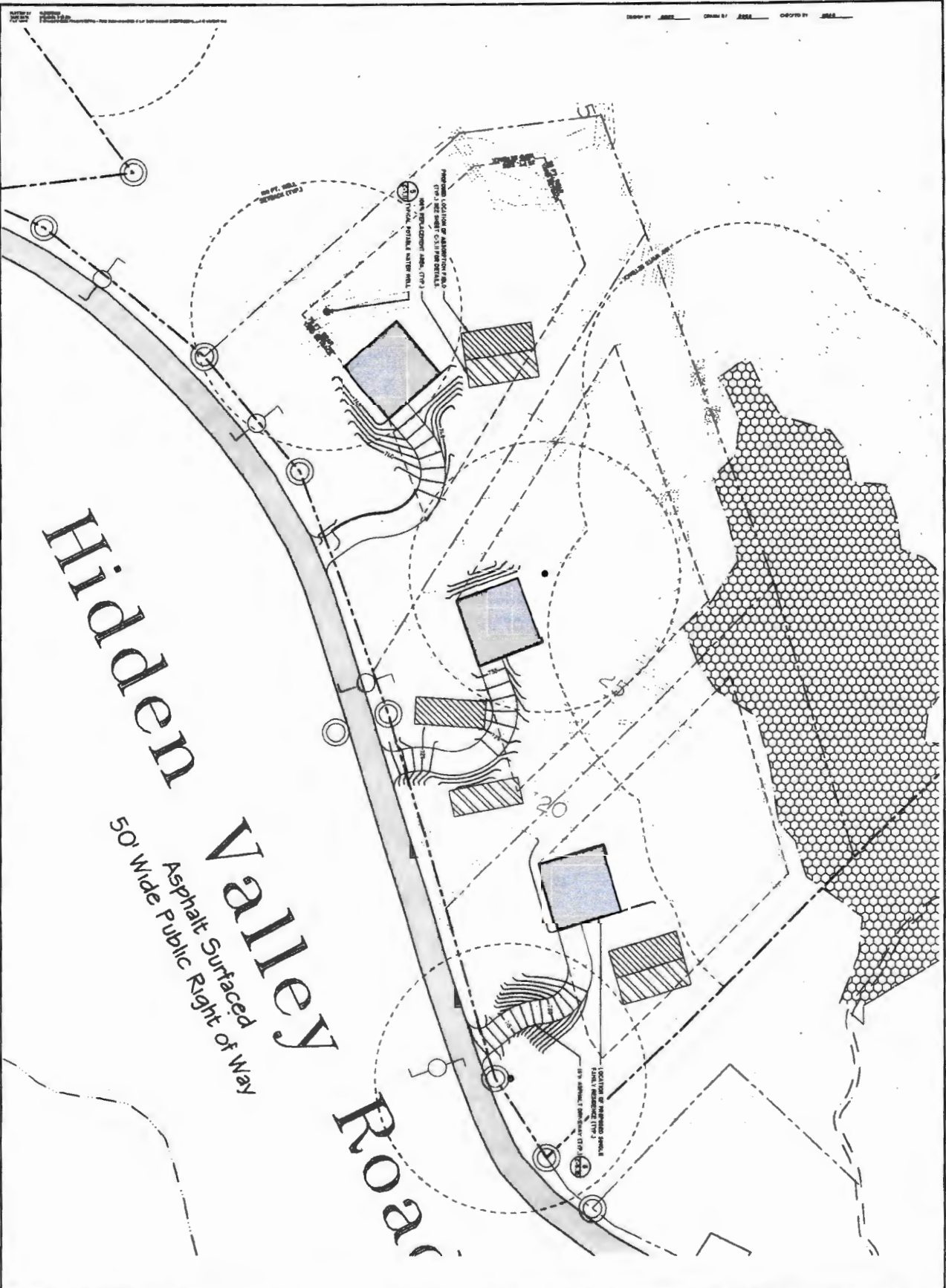
BY: 
David J. Plante, AICP CEP
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 18th day of July 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



Hidden Valley Road

Asphalt Surfaced
50' Wide Public Right of Way

74 Western Branch, Salem PO Box 272 Sandiego Springs, NT 1344 518.608.0222	
TRUST QUALITY <small>TRUST QUALITY IS A REGISTERED TRADEMARK OF TRUST QUALITY, INC.</small>	
LEGEND EXISTING PROPERTY LINE EXISTING PROPERTY LINE EXISTING MAJOR CONDUITS EXISTING MAJOR CONDUITS PROPOSED MAJOR CONDUITS PROPOSED MAJOR CONDUITS	
GRAPHIC SCALE 1" = 30' HORIZONTAL 1" = 10' VERTICAL NORTH	
DATE / DESCRIPTION 05/12/2025 LAYOUT, GRADING, & UTILITIES PLAN	
PROJECT SNOWGREEN VALLEY SUBDIVISION	
DRAWING TITLE LAYOUT, GRADING, & UTILITIES PLAN	
PROJECT NO. 25044	
DATE: 05/12/2025	
DRAWING NO.: C-1.10	
DWG. OF 8	