


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 and Project Order 2022-0288</p>
<p>In the Matter of the Application of</p> <p>NIAGARA MOHAWK POWER CORPORATION (d/b/a) NATIONAL GRID, GEORGE T. MOORE, and JOHN E. MOORE Permittees</p> <p>Subject to Sections 809 and 814 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: June 22, 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. Niagara Mohawk Power Corporation (d/b/a) National Grid2. George T. Moore3. John E. Moore

SUMMARY AND AUTHORIZATION

This permit and order authorizes a two-lot subdivision and electric utility infrastructure in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the Town of Long Lake, Hamilton County.

This authorization shall expire unless recorded in the Hamilton 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.

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 Hamilton 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 the portion of Tax Map Section 52.006, Block 2, Parcel 2.11 located on the south side of NYS Route 28 in the Town of Long Lake, Hamilton County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is described in a deed from Phyllis L. Margrey to John E. Moore and George T. Moore, dated July 17, 1989, and recorded July 17, 1989 in the Hamilton County Clerk's Office at Book 198, Page 9. The project site includes adjacent land within the New York State Department of Transportation (NYSDOT) highway right-of-way of NYS Route 28.

The project site contains wetlands. Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision to create a 0.334-acre parcel to be developed by underground and ground-mounted electric utility infrastructure and five new or replacement utility poles greater than 40 feet in height above grade to be located within the highway right of way.

The project is shown on a plan titled "Transmission System, Old Forge – Raquette Lake #22, Raquette Lake Sub Taps Plan," prepared by National Grid and received by the Agency on April 6, 2023. A reduced scale copy 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.

The proposal involves new land use and development on NYS Department of Transportation lands within the Adirondack Park pursuant to § 814 of the Adirondack Park Agency Act, 9 NYCRR § 579.1 and 9 NYCRR § 4.150 (Executive Order 150).

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 Hamilton 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. 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 2022-0288, issued June 22, 2023, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. Subject to the conditions stated herein, this permit authorizes a two-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.
6. Subject to the conditions stated herein, this permit authorizes the construction of electric utility infrastructure and related site development on the 0.53-acre parcel in the location and footprint as shown on the Project Plans. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
7. Installation of any poles or other structure greater than 40 feet in overall height above grade not authorized herein, or any activity involving wetlands shall require a new or amended Agency permit.
8. Any new free-standing or building-mounted outdoor lights associated with the electrical utility infrastructure shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward NYS Route 28 or adjoining property.
9. Within 50 feet of the edge of right-of-way of NYS Route 28 no trees, shrubs or other woody-stemmed vegetation may be cut or otherwise removed on the 0.53-acre parcel without prior written Agency authorization, except for the removal of 1) an area up to 50 feet in width for driveway construction and utility installations, and 2) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
10. 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.

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 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 Hamlet land use area;
- c. will be consistent with the overall intensity guidelines for the Hamlet 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 22nd day
of June, 2023.

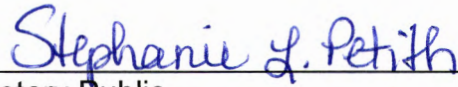
ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

On the 22nd day of June 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

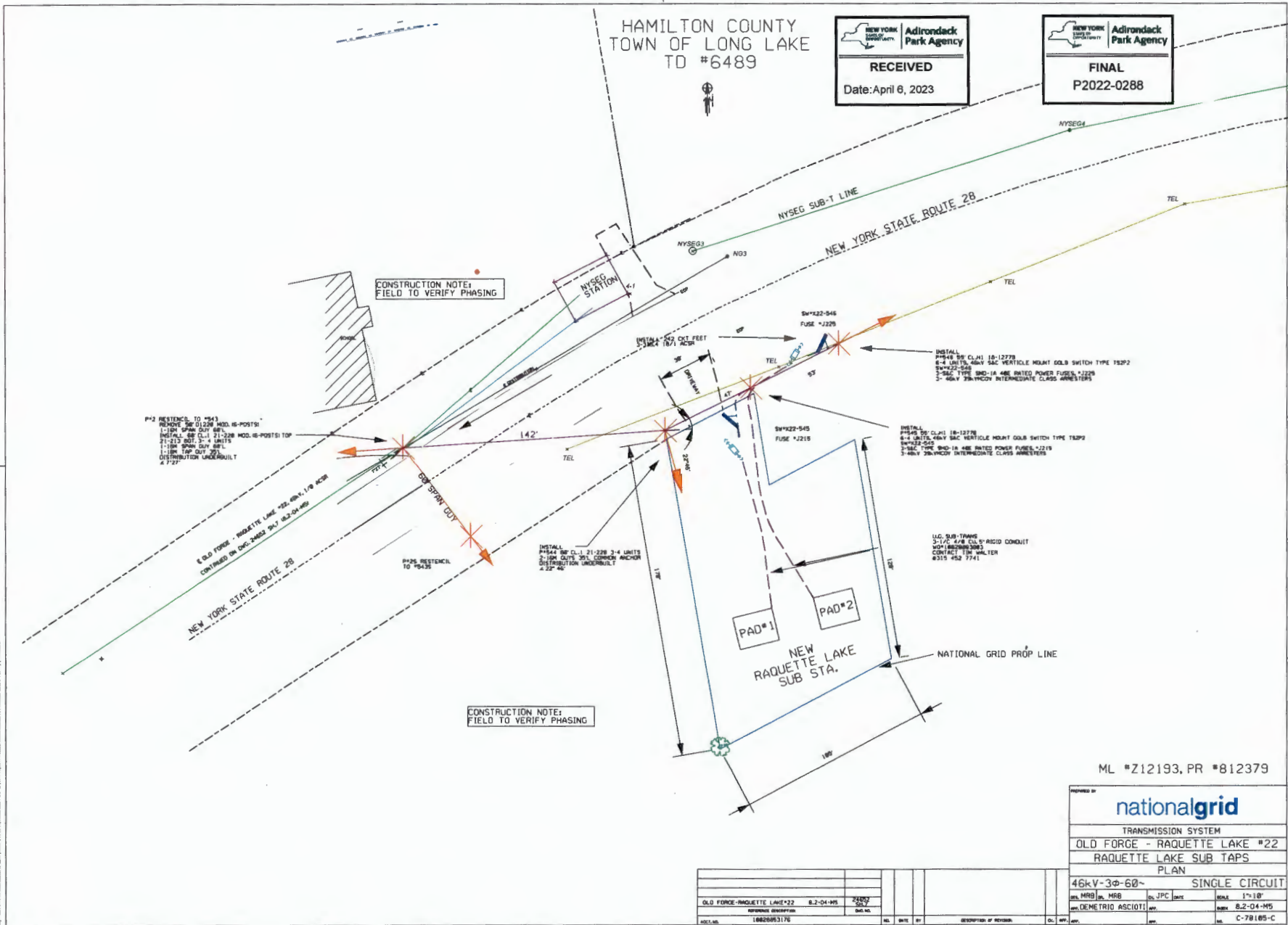
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HAMILTON COUNTY
TOWN OF LONG LAKE
TD #6489

 Adirondack
Park Agency
RECEIVED
Date: April 6, 2023

 Adirondack
Park Agency
FINAL
P2022-0288



ML #Z12193, PR #812379

PROVIDED BY
nationalgrid
 TRANSMISSION SYSTEM
 OLD FORGE - RAQUETTE LAKE #22
 RAQUETTE LAKE SUB TAPS
 PLAN
 46kV-3Φ-60~ SINGLE CIRCUIT
 DRN: MRB | IN: MRB | DC: JPC | DATE: 05/11/18 | SCALE: 1"=18'
 APP: DEMETRIO ASCIOTTI | APP: 05/11/18 | DATE: 05/11/18 | REV: 02-04-M5
 NO. C-78105-C
 SH.1

NO.	DATE	BY	DESCRIPTION OF REVISION	DC	APP.
001	05/11/18	MRB	ISSUED FOR PERMIT		