


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 2022-0300</p>
<p>In the Matter of the Application of</p> <p>GERALD A. REED, SHAWN H. STONE, E. RAYMOND WHALEN AND MISTY DAWN N. WHALEN Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: February 15, 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. Gerald A. Reed2. Shawn H. Stone

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Parishville, St. Lawrence County.

This authorization shall expire unless recorded in the St. Lawrence 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 County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed.

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 174.2-acre parcel of land located on Picketville Road in the Town of Parishville, St. Lawrence County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 106.001, Block 4, Parcel 1.1, and is described in a deed from Randy J. Spencer to Gerald A. Reed and Shawn H. Stone, dated June 14, 2022, and recorded June 16, 2022 in the St. Lawrence County Clerk's Office under Instrument Number 2022-00008457.

The project site is improved by a pre-existing single family dwelling and barn. The northern portion of the project site contains wetlands associated with Dead Creek. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of the 174.2-acre project site to create a 9.64-acre vacant parcel (Parcel A) and a 164.56-acre parcel improved by the existing single family dwelling.

The project is shown on a map entitled "Map of Survey Prepared for Ray Whalen Picketville Road" prepared by WCT Surveyors, P.C., and dated July 13, 2022 (Site Plan).

A reduced-scale copy of the Site Plan for the project 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.

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 St. Lawrence 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. 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 2022-0300, issued February 15, 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 Site Plan. Any subdivision of the project site not depicted on the Site Plan shall require prior written Agency authorization.
6. The construction of any dwelling or other principal building on Parcel A shall require prior written Agency authorization. The undertaking of any activity involving wetlands on the project site shall require a new or amended permit.
7. Prior to construction of any on-site wastewater treatment systems on the project site, written authorization shall be obtained from the Agency for plans prepared by a New York State design professional (licensed engineer or registered architect) that comply with New York State Department of Health's "Wastewater Treatment Standards for Individual Household Systems" (10 NYCRR Appendix 75 A) and the Agency's Project Guidelines for Residential On-Site Wastewater Treatment, and with Agency standards in 9 NYCRR Appendix Q-4.

Installation of the approved plans shall be under the supervision of a licensed design professional. Within 30 days of complete system installation and prior to utilization, the design professional shall provide the Agency with written certification that the system was installed in compliance with the Agency authorized plan set.
8. 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 Picketville Road or adjoining property
9. 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. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
10. There shall be no more than one principal building located on Parcel A.
11. There shall be no more than 18 principal buildings located on 164.56-acre parcel, in addition to the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations. 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 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 15th day of February, 2023.

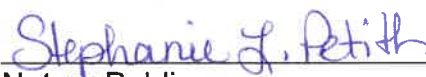
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 15th day of February in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, 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.

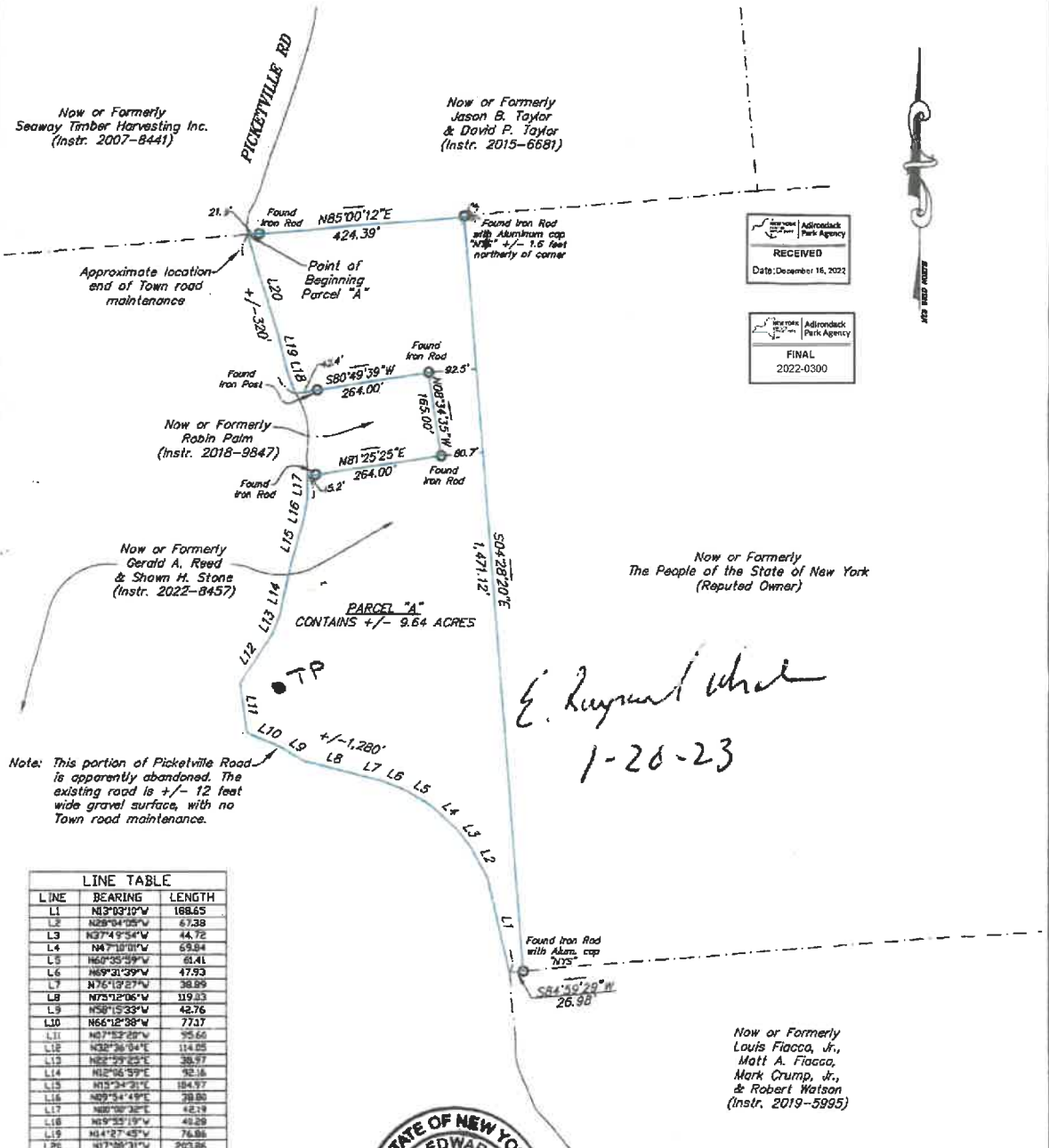
Stephanie L. Petith
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025


Notary Public

NOTES

- 1) This map is based on a field survey completed in July 2022 by Ronald E. Towne, L.S. of WCT Surveyors, P.C.
- 2) North arrow and bearings shown hereon are based on NYS Grid North.
- 3) This survey was prepared without benefit of an abstract of title and is subject to the facts such may disclose.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
Only signed copies from the original of this survey marked with an original of the land surveyor's inked or embossed seal shall be considered to be valid true copies.



Note: This portion of Picketville Road is apparently abandoned. The existing road is +/- 12 feet wide gravel surface, with no Town road maintenance.

LINE	BEARING	LENGTH
L1	N83°03'10"W	168.55
L2	N28°04'05"W	67.38
L3	N37°49'54"W	44.72
L4	N47°18'01"W	69.04
L5	N60°25'59"W	61.41
L6	N69°01'59"W	47.93
L7	N76°13'27"W	38.89
L8	N78°12'06"W	119.83
L9	N56°15'33"W	42.76
L10	N66°12'38"W	77.17
L11	N37°53'29"W	95.66
L12	N38°26'04"E	114.05
L13	N62°29'25"E	36.97
L14	N52°56'59"E	52.16
L15	N19°24'21"E	194.17
L16	N69°54'49"E	98.80
L17	N80°08'32"E	42.19
L18	N19°25'19"W	49.29
L19	N14°27'45"W	76.86
L20	N17°08'31"W	203.86

LEGEND
 ROAD BOUNDS
 EDGE OF GRAVEL ROAD
 PARCEL BOUNDARY LINES
 ADJOINER PARCEL LINES
 FOUND IRON PIPE OR ROD



PREPARED BY
WCT Surveyors, P. C.
 Wilkonia, Chatelle, and Towne
 971 Jackson Street Road, Canton, New York 13517
 Voice 315/379-7630 Fax 315/379-7631 Email wct@wct.com

MAP OF SURVEY PREPARED FOR:
RAY WHALEN
 PICKETVILLE ROAD

SITUATE IN: TOWN OF PARISHVILLE
 COUNTY OF ST. LAWRENCE
 STATE OF NEW YORK

DATE: 07/13/2022 SCALE: 1 inch = 200 feet
 TAX MAP PARCEL: 106.001-4-1.1 (PART) WCT FILE # 122-072

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