


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 2023-0030</p>
<p>In the Matter of the Application of</p> <p>DAVID EDGELL AND TARA ZUMPANO Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: April 4, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. David Edgell 2. Tara Zumpano</p>

SUMMARY AND AUTHORIZATION

This permit authorizes the 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 Piercefield, 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 the foundation for the 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 10.60±-acre parcel of land located on County Line Island and contains shoreline on Tupper Lake in the Town of Piercefield, St. Lawrence County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 219, Block 2, Parcel 1.112, and is described in a deed from Simmons Family Limited Partnership to Tara Joelle Zumpano and David John Edgell, dated September 4, 2019, and recorded October 7, 2019 in the St. Lawrence County Clerk's Office under Instrument Number 2019-00014474.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a single-family dwelling and on-site wastewater treatment system.

The project is shown on the following maps, plans, and reports:

- A two-page set of plans for the proposed single-family dwelling entitled "Hemlock Hill Camp on Tupper Lake" prepared by David J. Edgell and dated February 21, 2023 (Proposed Structure Plans);
- A 16-page set of plans for the on-site wastewater treatment system entitled "Hemlock Hill Camp on Tupper Lake, New On-Site Wastewater Treatment System" prepared by Vincent M. Kavanagh P.E. and dated April 10, 2020 (Septic Plans); and
- A one-page site plan map entitled "Hemlock Hill Camp on Tupper Lake" prepared by David J. Edgell and dated February 21, 2023 (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, 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.

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, Proposed Structure Plans, Septic Plans 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 2023-0030, issued April 4, 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 the construction of one single family dwelling on the project site in the location, footprint, and height shown and as described on the Proposed Structure Plans and Site Plan. Any change to the location or dimensions of the authorized structure shall require prior written Agency authorization. The undertaking of any activity involving wetlands shall require a new or amended permit.
6. This permit authorizes the establishment of a footpath between the single family dwelling and the shoreline within the Tree & Vegetation Cutting Limits shown on the Site Plan. This footpath shall be no greater than 6 feet in width and shall have a surface comprised of natural vegetation, grass, natural or synthetic mulch, pea stone, or permeable pavers.
7. The construction of any accessory structure on the project site shall require prior written Agency authorization.
8. There shall be no guest cottages on the project site.
9. Prior to undertaking construction of any boathouse on the project site, written authorization of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.
10. Prior to undertaking construction of any new dock on the project site, written authorization of plans for the dock, including all attached upland structures, shall be obtained from the Agency.
11. No structures, including stairs, greater than 100 square feet in size shall be constructed within 100 feet, measured horizontally, of the mean high water mark of Tupper Lake.
12. Any on-site wastewater treatment system on the project site 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 Septic Plans and Site 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. Upon completion of the single-family dwelling and on-site wastewater treatment system, the area used for the movement of equipment and materials shall be mulched and stabilized with vegetation.
14. 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.
15. 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 Tupper Lake or adjoining property.
16. All exterior building materials, including roof, siding and trim, of the dwelling on the project site shall be a dark shade of green, grey, or brown.
17. Outside of the Tree & Vegetation Cutting Limits shown on the Site Plan, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of 1) an area up to 6 feet in width for utility installations, and 2) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
18. There shall be no principal buildings located on the project site other than the dwelling authorized herein.

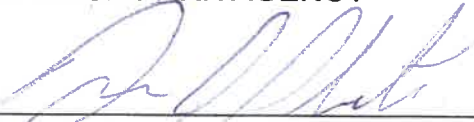
CONCLUSIONS OF LAW

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 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 4th day
of April, 2023.

ADIRONDACK PARK AGENCY

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

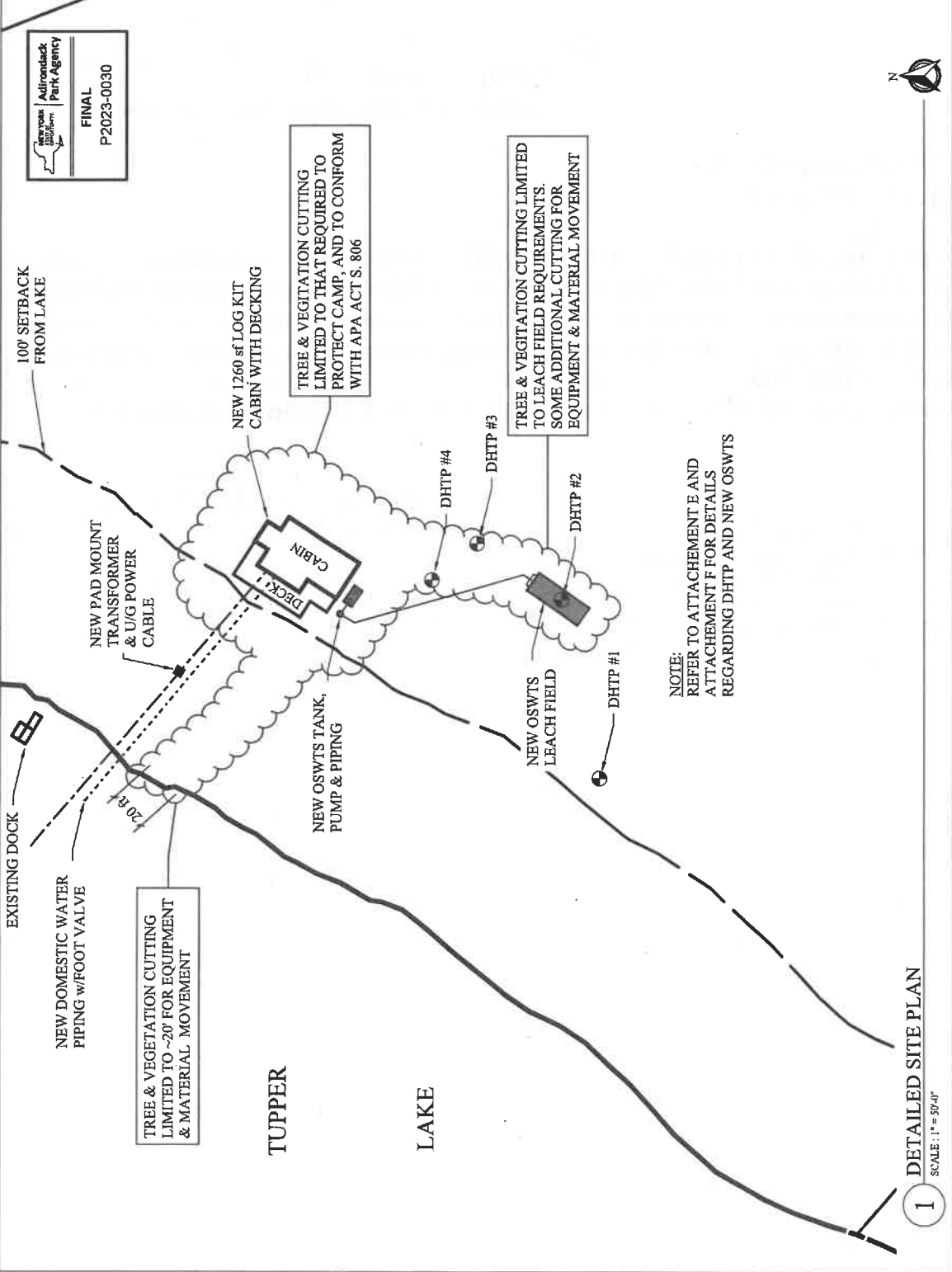
STATE OF NEW YORK
COUNTY OF ESSEX

On the 4th day of April 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.


Notary Public

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

DRAWN BY David J. Edgell C: 315.285.3905 edgell@edgell.com	HEMLOCK HILL CAMP ON TUPPER LAKE	SEASONAL 2-BEDROOM CABIN	SITE ADDRESS 32 COUNTY LINE ISLAND PIERCEFIELD, NY 12973 OWNER ADDRESS 2000 WINDY HILL KINGSTON, ONTARIO EDGELLDJ@GMAIL.COM TARA ZIMPANO 1005 WINDY HILL NEW HURST, NY 13122 TARA.Z@HOTMAIL.COM ISSUE DATE & SCALE: 12/14/2023 SCALE: AS SHOWN	LOCAL ZONING DESIGNATION TOWN OF PIERCEFIELD DOES NOT HAVE ESTABLISHED ZONING SETBACKS RATHER CONTROLS VIA SUBDIVISION AND SITE PLAN REVIEW	TITLE DETAILED SITE PLAN	DRAWING NUMBER ATTACHMENT B-2
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Adirondack
Park Agency
FINAL
P2023-0030

TREE & VEGETATION CUTTING
LIMITED TO ~20' FOR EQUIPMENT
& MATERIAL MOVEMENT

TREE & VEGETATION CUTTING
LIMITED TO THAT REQUIRED TO
PROTECT CAMP, AND TO CONFORM
WITH APA ACT S. 806

TREE & VEGETATION CUTTING LIMITED
TO LEACH FIELD REQUIREMENTS.
SOME ADDITIONAL CUTTING FOR
EQUIPMENT & MATERIAL MOVEMENT

NOTE:
REFER TO ATTACHEMENT E AND
ATTACHEMENT F FOR DETAILS
REGARDING DHTP AND NEW OSWTS

1 DETAILED SITE PLAN
SCALE: 1" = 50'-0"