


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 2023-0074</p>
<p>In the Matter of the Application of CHIP BLAIR AND STEPHANIE BLAIR Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: June 1, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. Chip Blair 2. Stephanie Blair</p>

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Peru, Clinton County.

This authorization shall expire unless recorded in the Clinton 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 Clinton 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 includes a 50.1-acre parcel of land located on Mannix and Patent Roads in the Town of Peru, Clinton 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 278, Block 1, Parcel 3.4 (Parcel 3.4), and is described in a deed from Your Housing Solution, LLC to Chip Blair and Stephanie Blair, dated March 13, 2023, and recorded March 15, 2023 in the Clinton County Clerk's Office under Instrument Number 2023-00330397.

The project site also includes a 14-acre parcel of land located on the Patent Road in the Town of Peru, Clinton 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 278, Block 1, Parcel 2.7 (Parcel 2.7), and is described in a deed from Chip William Blair and Stephanie L. Blair to Chip William Blair and Stephanie L. Blair dated February 14, 2020, and recorded February 14, 2020 in the Clinton County Clerk's Office under Instrument Number 2020-00306193.

The project site contains wetlands. Additional wetlands not described herein or depicted on the Site Plan are located on or adjacent to the project site.

Parcel 3.4 was created as Lot 3 and Lot 4 of a four-lot subdivision as authorized by Agency Permit 92-302. Parcel 3.4 is improved by a single family dwelling constructed pursuant to Permit 92-302. Parcel 2.7 is improved by a single family dwelling and accessory garage.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of the Parcel 3.4 to create a 4.3 acre lot (Lot 1) improved by the existing single-family dwelling and a 45.8 acre vacant lot (Lot 2) to be merged with Parcel 2.7 to create a single, 59.8-acre property. No new land use is proposed or authorized.

The project is shown on the following map:

- "Sketch Showing Proposed Subdivision of Certain Lands of Chip Blair & Stephanie Blair", prepared by Pawlowski Land Surveying and dated May 1, 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 any subdivision that results in the creation of ten or more lots, parcels, or sites since May 22, 1973, in a Low Intensity Use land use area 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 Clinton 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. This permit amends and supersedes Permit 92-302 in relation to the project site. The terms and conditions of Permit P92-302 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 2023-0074, issued June 1, 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 a two-lot subdivision as depicted on the Site Plan. Any subdivision of Parcel 3.4 not depicted on the Site Plan shall require a new or amended permit.
7. Within 30 days of conveyance of Lot 1, a new deed shall be filed in the Clinton County Clerk's office describing Lot 2 and Lot 2.7 as a single, un-divided lot. Any future subdivision of this un-divided lot shall require a new or amended permit.
8. The construction of any dwelling or other principal building on the project site shall require a new or amended permit. The construction of any accessory structure on the project site shall require prior written Agency authorization. The undertaking of any activity involving wetlands shall require a new or amended permit.
9. No new on-site wastewater treatment systems may be located on the portion of Lot 2 located within 1,000 feet of the intersection of the Mannix and Patent Roads.
10. Within 100 feet of the centerline of the Mannix or Patent Roads, no vegetation may be cut, culled or otherwise removed from the project site. This condition shall not be deemed to prevent the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

11. Construction of any guest cottage on Lot 1 shall require prior written Agency approval.
12. There shall be no more than one principal building located on Lot 1 at any time. The single family dwelling constructed on the property in 1999 constitutes a principal building.
13. There shall be no more than 19 principal buildings located on the merged property comprised of Lot 2 and Parcel 2.7. The single family dwelling constructed on the property in 1990 constitutes a principal building. 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 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;

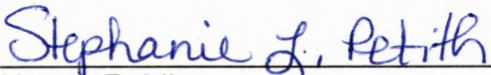
PERMIT issued this 1st day
of June, 2023.

ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

On the 1st 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.


Notary Public

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

PATENT ROAD

NEW YORK STATE
Adirondack
Park Agency

RECEIVED
Date: May 1, 2023

NEW YORK STATE
Adirondack
Park Agency

FINAL
P2023-0074



LOT 2
REMAINING LANDS OF BLAIR
TO BE MERGED WITH TMP 278.-1-2.7
46± Acres

LOT 1
4.3± Acres

MANNIX ROAD

LEGEND

- TMP Two map parcel number
- Adirondack boundary line
- Approximate location of Regulatory Wetlands (RWA 10% map)
- Approximate location of Adirondack (Clinton County GIS)
- Land Mark (Parcel to be merged)

NOTES

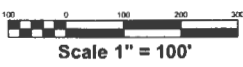
1. Unauthorised alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2406, subdivision 2 of the New York State Education Law.
2. Reproduction or copying of this document may be a violation of copyright law unless permission of the author or their copyright holder is obtained.
3. Parcel lines within the following Town of Pine Landing District: "APA" Adirondack Park District.
4. Building setback requirements: Map: Front Yard 80' from setback line of road; Side Yard 25' 00"; Map: Side Yard 35'
5. Adirondack Park Agency Land Use Classification Low Intensity
6. Property lines shown are approximate and based on the best reference available; see map information.
7. Wetlands shown are based on online sources. See legend for additional details.

REFERENCE MAPS

1. "SURVEY MAP SHOWING TWO PARCELS OF LAND PARCELS TO BE CONVEYED & PARCELS TO BE RETAINED BY MERTON A. WAY..." dated February 2, 1966. Prepared by James C. Blake, L.S., Filed at the Clinton County Clerk's office in Map Book 11 Page 115.
2. "MAP SHOWING SURVEY OF PROPERTY FOR WAYNE & HEIDI ROWE..." dated July 24, 1992. Last revised 12-15-92. Prepared by Rudolph A. Colaneri, L.S., Filed in the Clinton County Clerk's office in Map Book 22 Page 57.
3. "SURVEY MAP SHOWING PROPOSED SUBDIVISION OF CERTAIN LANDS OF CHIP WILLIAM BLAIR..." dated 06/22/2018. Prepared by Gregg M. Pawlowski, L.S., Filed in the Clinton County Clerk's office as Map Instrument #2018-301896.

REFERENCE DEED

Your Housing Solution, LLC
to
Chip Blair & Stephanie Blair
Made 03/13/2023 Rec. 03/15/2023
Deed Instrument #2023-330397



DATE OF DRAWING:
05/01/2023

PROJECT NUMBER:
2312

DRAGO H. PAWLOWSKI, L.S.
LICENSE NO. 80662

SKETCH
SHOWING PROPOSED SUBDIVISION OF
CERTAIN LANDS OF
**CHIP BLAIR &
STEPHANIE BLAIR**
EAST SIDE OF PATENT ROAD,
SOUTH SIDE OF MANNIX ROAD
TOWN OF PERU, CLINTON COUNTY, NEW YORK

PAWLOWSKI
LAND SURVEYING

P.O. Box 271, Keeseville, New York, 12844
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