


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 2023-0202</p>
<p>In the Matter of the Application of</p> <p>JILL MYERS & KEITH MYERS Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: February 15, 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. Jill Myers2. Keith Myers

SUMMARY AND AUTHORIZATION

This permit authorizes construction of a multi-family dwelling in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Saranac, 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 the multi-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 29-acre parcel of land located on Hardscrabble Road in the Town of Saranac, Clinton County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as the Low Intensity Use portion of Tax Map Section 227, Block 2, Parcel 2.41, and is described in a deed from Stephen B. White and Elizabeth C. White to Keith J. Myers and Jill C. Myers, dated October 20, 1988, and recorded November 28, 1988 in the Clinton County Clerk's Office at Book 747, Page 320.

The project site is improved by an existing single family dwelling and associated on-site wastewater treatment system and water supply well. The project site is also improved by two barns and several sheds supporting agricultural use.

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of a two-unit multi-family dwelling with attached garages and the installation of an individual on-site wastewater treatment system and water supply well for each unit.

The project is shown on a three-sheet set of Project Plans titled "Myers Residence Sewage Treatment System," prepared by Moser Engineering, dated January 3, 2024.

A reduced-scale copy of Sheet C1 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. Pursuant to § 570.3(al) of Agency regulations, subdivision includes the construction of a single family dwelling on a lot already containing an existing single family dwelling.

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 a multi-family dwelling on Low Intensity Use 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 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 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 2023-0202, issued February 15, 2024, 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 two-unit multi-family dwelling on the project site in the location and footprint as shown and as described on the Project Plans, and shall not exceed 40 feet in height. Any change to the location or dimensions of the multi-family dwelling shall require prior written Agency authorization.
6. The construction of any additional dwelling, other principal building, or guest cottage on the project site shall require prior written Agency authorization.
7. Any on-site wastewater treatment system(s) 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 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.
8. 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.
9. 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 Hardscrabble Road or adjoining property.
10. All exterior building materials, including roof, siding and trim, of the multi-family dwelling shall be a dark shade of green, grey, or brown.

11. The undertaking of any activity involving wetlands shall require a new or amended permit.
12. There shall be no more than nine principal buildings located on the project site (the LIU portion of Tax Map #227.-2-2.41) at any time. The single family dwelling constructed on the property in 1990 and the two-unit multi-family dwelling authorized herein constitute three principal buildings. 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/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 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 15th day
of February, 2024.

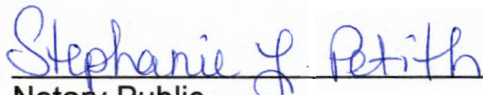
ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

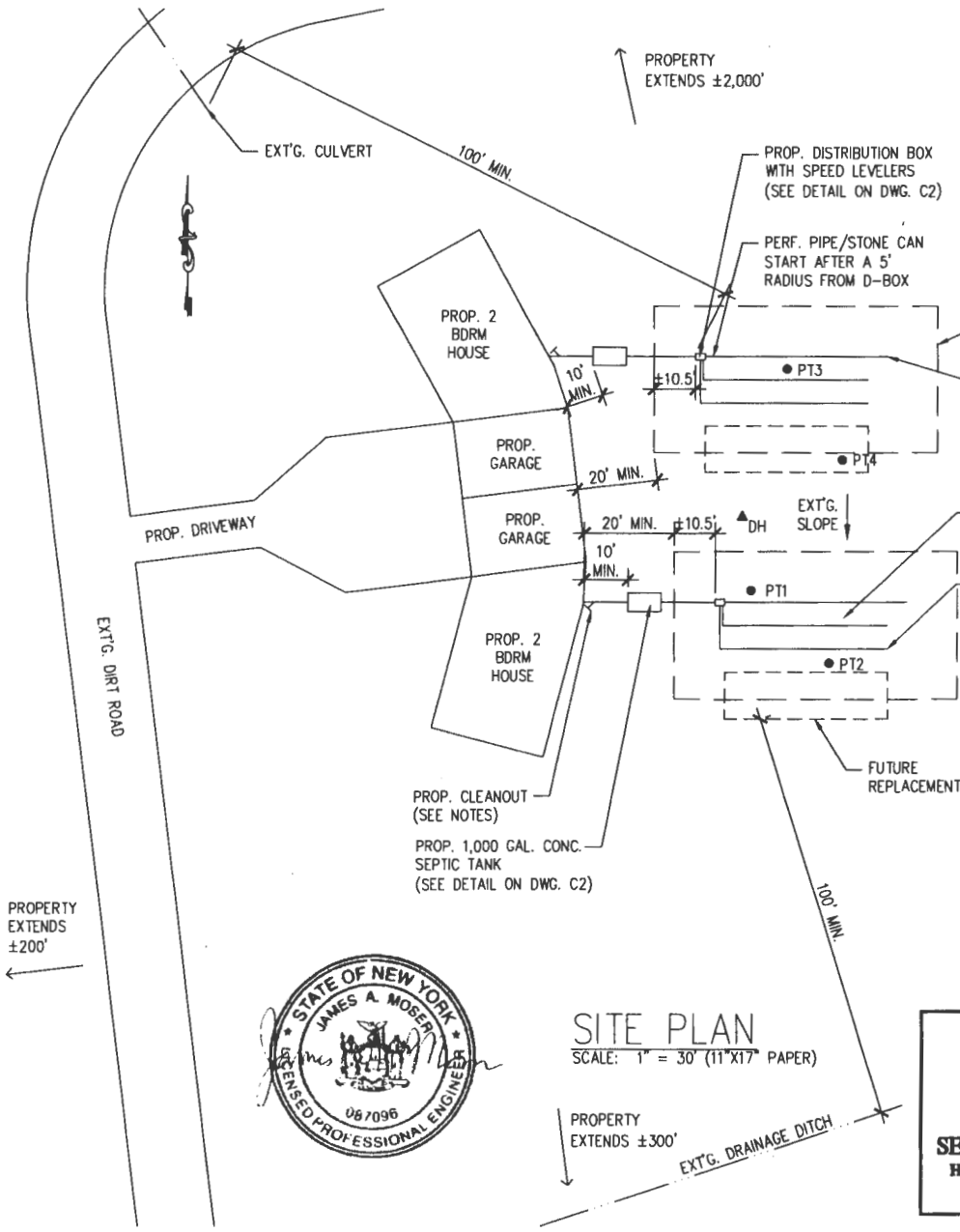
On the 15th day of February in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared David J. Plante, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and 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

NOTES:

1. SEPTIC SYSTEM TO COMPLY WITH ALL CCHD REQUIREMENTS, THE INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS DESIGN HANDBOOK & ANY MANUFACTURE'S REQUIREMENTS AND BE INSTALLED AS PER THEIR RECOMMENDATIONS.
2. SYSTEM INSTALLER SHALL ENSURE REQ'D. SEPARATION DISTANCES ARE MET PRIOR TO AND DURING INSTALL.
3. SEE DRAWING C2 FOR DETAILS
4. FILL TO BE PLACED PRIOR TO EXCAVATING TRENCHES AND TO HAVE PERC RATE SIMILAR TO THE USABLE SOIL PERC RATE.
5. THE ENGINEER RECOMMENDS INSTALLING AN EFFLUENT FILTER IN THE SEPTIC TANK. CONTRACTOR TO VERIFY W/ OWNER IF FILTER SHALL BE INSTALLED AND IF SO CONTRACTOR SHALL PROVIDE HOMEOWNER WITH NECESSARY INFORMATION TO MAINTAIN ROUTINE EFFLUENT FILTER CLEANING.
6. A GARBAGE DISPOSAL SHALL NOT BE USED WITH THIS SYSTEM. IF OWNER INSISTS ON A GARBAGE DISPOSAL, A DUAL COMPARTMENT SEPTIC TANK SHALL BE INSTALLED AND THE SIZE OF THE TANK SHALL BE INCREASED BY 250 GALLONS.
7. ANY TREE WITHIN 10' OF ANY SEPTIC SYSTEM COMPONENT SHALL BE REMOVED.
8. IF, AT ANY POINT DURING INSTALLATION, SOIL CONDITIONS ARE ENCOUNTERED THAT VARY FROM THE DEEP HOLE TEST DATA, STOP WORK AND CONTACT ENGINEER.
9. SEE THE CLINTON COUNTY HEALTH DEPT PERMIT/APPROVED PLANS FOR ADDITIONAL REQUIREMENTS.
10. THE ENGINEER RECOMMENDS INSTALLING A CLEANOUT JUST OUTSIDE THE HOUSE. THE CONTRACTOR SHALL CONFIRM LOCATION W/ OWNER PRIOR TO INSTALL.
11. THE SEPTIC TANK SHALL BE PUMPED OUT EVERY 3-5 YEARS.
12. SUMP PUMPS, WATER SOFTENERS, AND ANY OTHER WATER TREATMENT SYSTEMS SHALL NOT DISCHARGE INTO THE SEPTIC TANK.
13. ALL PIPING BETWEEN HOUSE, SEPTIC TANK AND D-BOX SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE AND ANY BEND SHALL NOT EXCEED 45 DEGREES.
14. PRIOR TO EXCAVATING CONTACT DIG SAFELY NEW YORK AT 1-800-962-7962 OR 811.
15. SNOW SHALL NOT BE STOCKPILED ON ABSORPTION FIELD OR SEPTIC TANK.



DEEP HOLE TEST DATA				
DEPTH (IN.)	SOIL HORIZON	COLOR	TEXTURE	MOTTLING
0-4	LOAM	BLACK	FINE	NO
4-16	SAND	REDDISH BROWN	FINE	NO
16-38	SAND/GRAVEL	LIGHT BROWN	COARSE	YES (24")
38-72	SAND/GRAVEL	BROWN	COARSE	YES
TOTAL DEPTH OF USABLE SOIL: 24" (MOTTLING AT 24")				
STABILIZED PERC RATE AT 12" DEEP: 9 MINUTES				

FLOW/SCARIFY EXT'G. SOIL AND THEN PLACE 20" OF FILL PRIOR TO EXCAVATING TRENCHES

BOTTOM OF TRENCH TO BE AT EXT'G. GRADE

4" OF TOPSOIL & SEED TO BE PLACED OVER ENTIRE ABSORPTION FIELD AFTER INSPECTION

DO NOT INSTALL ANY PART OF THE SEPTIC SYSTEM UNTIL THE HEALTH DEPARTMENT HAS ISSUED A PERMIT

ANY CHANGE FROM THE PLAN NEEDS TO HAVE APPROVAL FROM THE ENGINEER AND CCHD PRIOR TO INSTALLATION



SITE PLAN
SCALE: 1" = 30' (11"X17" PAPER)

	Adirondack Park Agency
FINAL	
P2023-0202	
	Adirondack Park Agency
RECEIVED	
Date: January 3, 2024	

<p>SITE PLAN</p> <p>MYERS RESIDENCE</p> <p>SEWAGE TREATMENT SYSTEM</p> <p>HARDSCRABBLE ROAD, SARANAC, NY 12918</p> <p>DATE: 1-3-24 PROJECT NO: 23-357</p>	<p>MOSER ENGINEERING</p> <p>73 BUGBY ROAD CHAZY, NY 12921 518-846-3160 MOSERENGINEERING@YAHOO.COM WWW.JMOSERENGINEERING.COM</p> <p>C1</p>
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