


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 2024-0008</p>
<p>In the Matter of the Application of</p> <p>GREGORY CASSIDY Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: June 11, 2024</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names:</p> <p>1. Gregory Cassidy</p>

SUMMARY AND AUTHORIZATION

This permit authorizes a new commercial use 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 first storage building authorized herein is 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 two-acre parcel of land located on NYS Route 374 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 Tax Map Section 202., Block 2, Parcel 3, and is described in a deed from Fannie Mae a/k/a Federal National Mortgage Association to Gregory Cassidy, dated December 22, 2023, and recorded December 28, 2023 in the Clinton County Clerk's Office under Instrument Number 2023-00335399.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of three, 3,000 square foot buildings and the establishment of a new commercial use self-storage facility.

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

- The locations of the self-storage buildings and driveways are depicted on an untitled plan (Site Plan), prepared by Gregory Cassidy and received by the Agency on February 12, 2024.
- The area of grading around the buildings is depicted on an untitled plan (Grading Plan), prepared by Gregory Cassidy and received by the Agency March on 5, 2024.

A reduced-scale copy of the Site Plan and Grading Plan for the project are 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 establishment of any commercial use 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, for as long as the commercial use remains on the site. 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 2024-0008, issued June 11, 2024, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. This permit authorizes the construction and operation of a commercial use comprised of three 3,000 square foot self-storage buildings in the location shown and as depicted on the Site Plan. Any change to the location, dimensions, or other aspect of the commercial use shall require prior written Agency authorization.
6. Only one storage unit will be constructed at a time. Disturbed ground around the first unit will be landscaped and reseeded before the second unit is constructed.
7. 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.
8. All exterior building materials, including roof, siding and trim, of the commercial buildings shall be a dark shade of green, grey, tan or brown.
9. Any new free-standing or building-mounted outdoor lights associated with the self-storage buildings on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward NYS Route 374 or adjoining property.
10. All signs associated with the self-storage buildings on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
11. A single row of at least eight native evergreen trees shall be planted between NYS Route 374 and the storage buildings on the project site no later than the first spring or fall planting season after final grading related to the construction of the first self-storage building. Trees shall be at least 4 feet in height at the time of planting and any trees that do not survive shall be replaced annually until established in a healthy growing condition.
12. There shall be no more than one principal building located on the project site at any time. The three self-storage buildings authorized herein constitute a principal building.

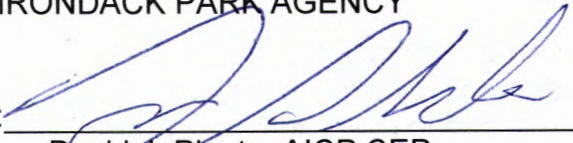
CONCLUSIONS OF LAW

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 project 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 11th day
of June, 2024.

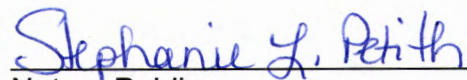
ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

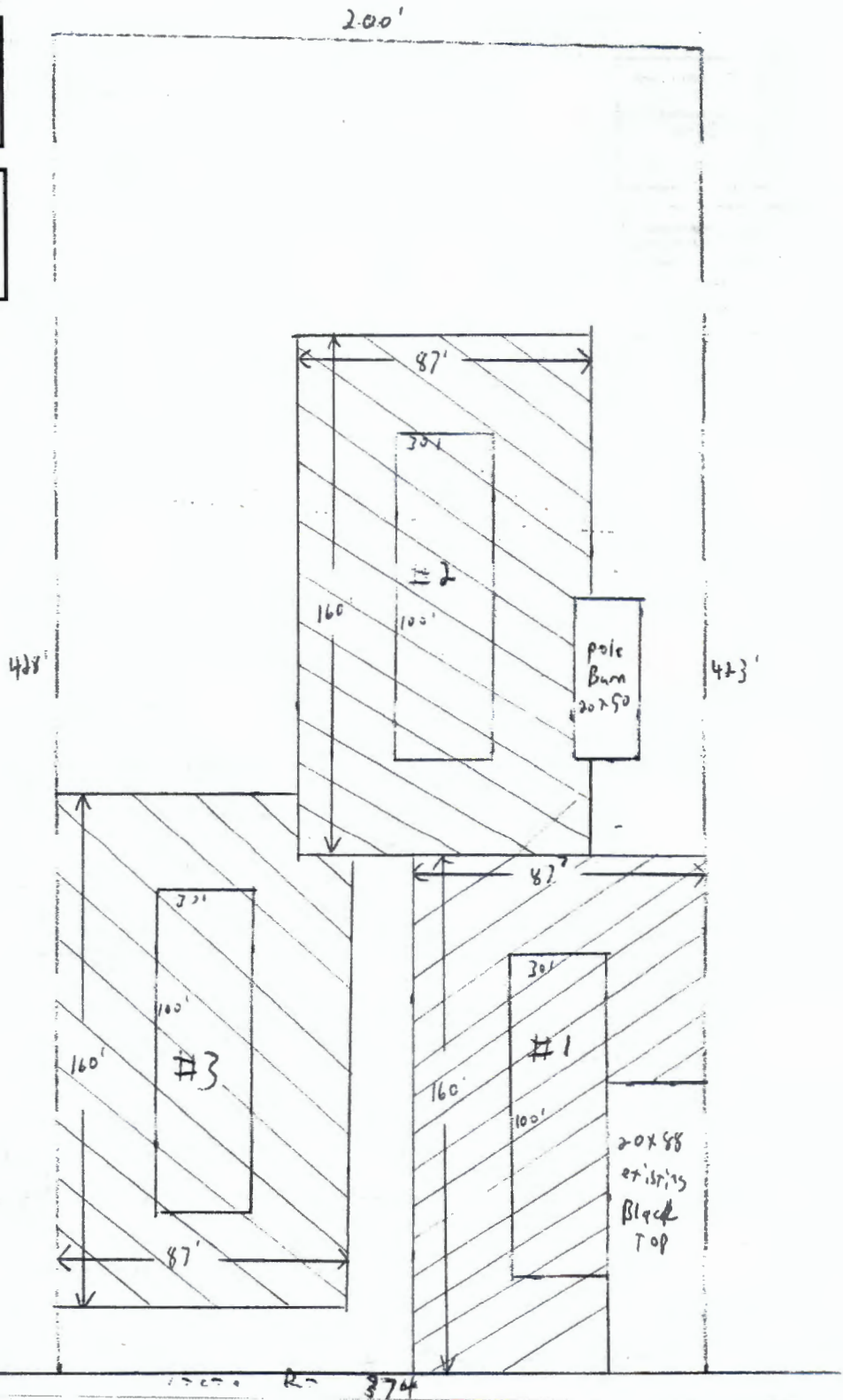
On the 11th day of June in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared David J. Plante, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged 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

NEW YORK STATE OF ENVIRONMENTAL CONSERVATION
Adirondack Park Agency
RECEIVED
Date: March 5, 2024

NEW YORK STATE OF ENVIRONMENTAL CONSERVATION
Adirondack Park Agency
FINAL
P2024-0008



NEW YORK STATE OF CONSERVATION
Adirondack Park Agency
RECEIVED
Date: February 12, 2024

NEW YORK STATE OF CONSERVATION
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200'
Striped area is 25'
ground each Building
Gravel Drive way

