


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 2024-0095</p>
<p>In the Matter of the Application of</p> <p>GREGORY FURNIA & MARY JO FURNIA Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: January 10, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <ol style="list-style-type: none">1. Gregory Furnia2. Mary Jo Furnia

SUMMARY AND AUTHORIZATION

This permit authorizes a 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 Waverly, Franklin County.

This authorization shall expire unless recorded in the Franklin 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 Franklin County Clerk's Office. The Agency will consider the project in existence when the authorized single 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 1-acre parcel of land located on Brown Tract Road in the Town of Waverly, Franklin 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 283, Block 1, Parcel 9, and is described in a deed from Douglas A. Ferris and Mary Elizabeth Ferris to Gregory Furnia and Mary Jo Furnia, dated May 1, 2019, and recorded May 29, 2019 in the Franklin County Clerk's Office under Instrument Number 2019-2469.

The project site contains wetlands adjacent to the toe-of-slope in the eastern portion of the project site. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site is improved by an existing camp structure constituting a single family dwelling for Agency purposes, on-site wastewater treatment system, potable water well, and shed.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a 1,500 square-foot one-bedroom single family dwelling and on-site wastewater treatment system. The existing camp structure will be converted to an accessory bunkhouse and maintained for seasonal use.

The project is shown on a two-page set of plans titled "Prepared For: Greg Furnia, 1120 Brown Tract Road, Waverly, NY," prepared by David R. Blevins, P.E., and dated December 6, 2024 (Site Plan).

A reduced-scale copy of sheet A-1 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 Franklin 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 2024-0095, issued January 10, 2025, 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 and footprint shown and as described on the Site Plan. The single family dwelling shall be no more than 25 feet in height, as measured from the highest point on the structure to the lower of either existing or finished grade. Any change to the location or dimensions of the authorized single family dwelling shall require prior written Agency authorization.
6. The construction of any accessory structure within 100 feet of wetlands shall require prior written Agency authorization.
7. Construction of any guest cottage on the project site shall require prior written Agency authorization.
8. 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 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.
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.
10. 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 Brown Tract Road or adjoining property.
11. All exterior building materials, including roof, siding and trim, of the dwelling authorized herein shall be a dark shade of green, grey, or brown.

12. Within 100 feet of the wetlands depicted on the Site Plan, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
13. The undertaking of any activity involving wetlands shall require a new or amended permit.
14. The kitchen range in the existing camp structure shall be removed from the structure within 90 days of receipt of a Certificate of Occupancy for the single family dwelling authorized herein. A kitchen range may not be replaced in this structure without prior Agency authorization.
15. There shall be no more than one principal building located on the project site at any time. The single family dwelling authorized herein constitutes 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, the Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the 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 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 10th day
of January, 2025.

ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

On the 10th day of January in the year 2025, 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

ABSORPTION TRENCH MATERIALS AND CONSTRUCTION INFORMATION:

MATERIALS:

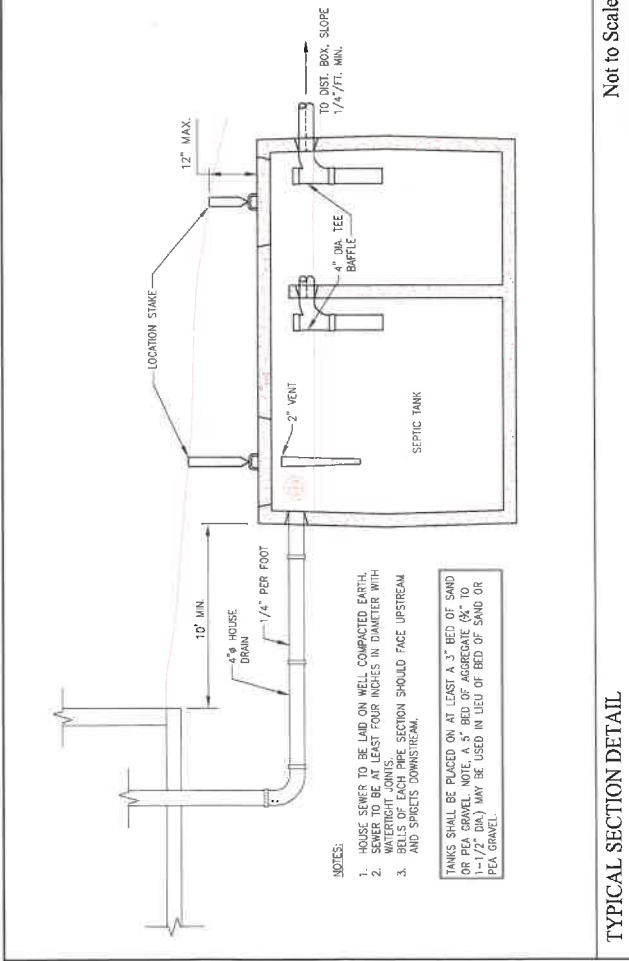
- PERFORATED DISTRIBUTION PIPE SHALL BE USED IN TRENCHES. SOLID (NON-PERFORATED) PIPE SHALL BE USED BETWEEN THE DISTRIBUTION BOX AND THE TRENCHES.
- PERFORATED PIPE SHALL BE MADE OF RIBBED OR CORRUGATED PLASTIC AND BE LABELED AS FULLY MEETING ASTM STANDARDS FOR USE IN SEPTIC SYSTEMS. CORRUGATED PLASTIC PIPE DELIVERED IN COILS IS NOT TO BE USED UNLESS PROVISION IS MADE TO PREVENT THE RECOILING OR MOVEMENT OF THE PIPE AFTER INSTALLATION.
- AGGREGATE SHALL MEAN WASHED GRAVEL OR CRUSHED STONE 3/4 TO 1-1/2 INCHES IN DIAMETER. LARGER DIAMETER MATERIAL OR FINER SUBSTANCES AND RUN-OF-BANK GRAVEL ARE UNACCEPTABLE.
- AGGREGATE SHALL BE COVERED WITH A MATERIAL THAT PREVENTS SOIL FROM ENTERING THE AGGREGATE AFTER BACKFILLING. YET MUST PERMIT AIR AND MOISTURE TO PASS THROUGH. THE PREFERRED MATERIAL FOR COVERING THE AGGREGATE IS A FERMABLE GEOTEXTILE. UNGRADED BUILDING PAPER OR A FOUR INCH LAYER OF HAY OR STRAW IS ACCEPTABLE. POLYETHYLENE AND TREATED BUILDING PAPER ARE RELATIVELY IMPERVIOUS AND SHALL NOT BE USED.
- ALTERNATE AGGREGATE MATERIALS MAY BE USED AS A SUBSTITUTE FOR CONVENTIONAL GRAVEL OR STONE AGGREGATE WHEN IT CAN BE DEMONSTRATED THAT THE ALTERNATE AGGREGATE WILL PERFORM AS WELL AS THE CONVENTIONAL AGGREGATE. THE ALTERNATE AGGREGATE SHALL BE APPROVED BY THE TDA. THE ALTERNATE AGGREGATE SHALL MAINTAIN STRUCTURAL INTEGRITY AND BE NON-DEGRADABLE BY WASTEWATER EFFLUENT.
- THE DERIVED AGGREGATE (TDA) PROPERLY CHARACTERIZED THE CHIPS HAVE PHYSICAL CHARACTERISTICS SIMILAR TO CONVENTIONAL GRAVEL OR STONE AGGREGATE. TDA MAY BE USED AS A SUBSTITUTE FOR GRAVEL OR STONE AGGREGATE ON A ONE-TO-ONE BASIS, VOLUMETRICALLY, WHEN:

CONSTRUCTION:

- THE TDA MANUFACTURER SHALL HAVE A WRITTEN CASE-SPECIFIC BENEFICIAL USE DETERMINATION FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DESIGNED FOR USE IN SEPTIC SYSTEMS), AND:
- TDA TWO-INCH NOMINAL SIZE, AND
- MAXIMUM DIMENSION IN ANY DIRECTION SHALL NOT EXCEED FOUR INCHES; MINIMUM DIMENSION IN ANY DIRECTION SHALL NOT BE LESS THAN 3/8 INCH, AND EXPOSED WIRE SHALL NOT PROTRUDE MORE THAN 1/8 INCH FROM THE CHIP, AND
- FINE PARTICLES AND FOREIGN MATERIAL SHALL BE PROHIBITED.
- AT LEAST 95% OF THE TDA SHALL COMPLY WITH THE ABOVE SPECIFICATIONS.

CONSTRUCTION:

- TRENCH LOCATIONS AND DEPTHS BEFORE THE TRENCHES ARE EXCAVATED. THE NATURAL SURFACE SHALL NOT BE SIGNIFICANTLY DISTURBED.
- THE TRENCH DEPTH SHALL BE SHALLOW AS POSSIBLE, BUT NOT LESS THAN 18 INCHES. AT LEAST SIX INCHES OF AGGREGATE IS PLACED BELOW THE DISTRIBUTION LINE AND TWO INCHES ABOVE THE LINE. THE EARTH COVER OVER THE AGGREGATE SHOULD NOT EXCEED 12 INCHES IN ORDER TO ENHANCE NATURAL AERATION AND MITIGATE UPTAKE BY PLANT LIFE. TRENCHES SHALL BE EXCAVATED TO DESIGN DEPTH WITH BOTTOMS PRACTICALLY LEVEL. HEAVY EQUIPMENT SHALL BE KEPT AWAY FROM THE FIELD BECAUSE THE WEIGHT MAY PERMANENTLY ALTER SOIL CHARACTERISTICS DUE TO COMPACTION. CAUSE TRENCH COMP-INS, AND/OR MS-NUM AND BREAK PIPE.
- TRENCH BOTTOMS SHOULD BE LEVELLED AND IMMEDIATELY COVERED WITH AGGREGATE. THE AGGREGATE SHALL BE CAREFULLY PLACED ON THE AGGREGATE TO WITHIN SIX TO 12 INCHES OF THE SURFACE.
- IN GRAVITY DISTRIBUTION SYSTEMS, THE PIPE SHALL BE CAREFULLY SLOPED AT BETWEEN 1/8 INCH AND 3/8 INCH PER FOOT. GRADES SHALL BE DETERMINED BY AN ENGINEER'S LEVEL, TRANSIT, OR CARPENTER'S LEVEL.
- PERFORATED DISTRIBUTION PIPE SHALL NOT BE IMMEDIATELY INSTALLED AND THE TRENCH BACKFILLED WITH NATIVE SOIL. IF THE TRENCHES CANNOT BE IMMEDIATELY BACKFILLED, THEY SHOULD BE TEMPORARILY COVERED WITH AN IMPERVIOUS MATERIAL SUCH AS TREATED BUILDING PAPER TO PREVENT THE SIDEWALL COLLAPSE AND SILTATION INTO THE AGGREGATE.
- THE EARTH BACKFILL IS TO BE MOUNDING SLIGHTLY ABOVE THE ORIGINAL GROUND LEVEL TO ALLOW FOR SETTLEMENT AND AFTER SETTLEMENT THE ENTIRE AREA SHOULD BE GRADED WITHOUT THE USE OF HEAVY EQUIPMENT AND SEEDING WITH GRASS.



NOTES:

- PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
- INVERT ELEVATIONS OF ALL OUTLET PIPES MUST BE EQUAL. USE OF SPEED LEVELING DEVICES IS RECOMMENDED.
- THE DISTANCE BETWEEN THE DISTRIBUTION BOX AND DISTRIBUTOR LATERALS SHOULD BE AT LEAST 1/32" PER FOOT.

12" MAX.

12" MIN.

2" MIN.

2" MIN.

2" MIN.

REMOVABLE COVER

INVERT ELEVATION

BATFLE

OUTLET

INLET

CLEAN SAND, PEA GRAVEL OR AGGREGATE (3/4"-1-1/2")

RECEIVED
Date: December 6, 2024

Adirondack Park Agency
FINAL
P-2024-0095

Adirondack Park Agency
RECEIVED
Date: December 6, 2024

3	Rev. Number	12/06/24
2	Issued For: P.D. Comments	11/27/24
1	Issued For: Contract	10/27/24
0	Issued For: Design	08/27/24
0	Issued For: Other	

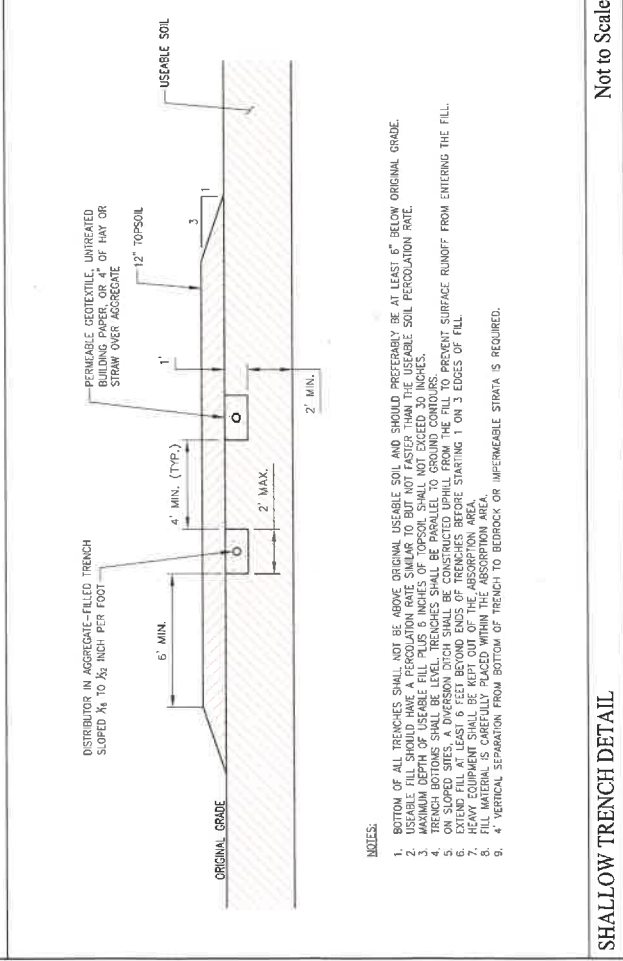
Prepared By:
David R. Blevins, P.E.
1136 US Highway 11
Gouverneur, NY 13642

Prepared For:
Greg Fumia

1200 Ulmer Street Road
Ulster, NY

Drawing Title:
Details & Notes

Drawing Number:
A-2



NOTES

Not to Scale

TYPICAL SECTION DETAIL

Not to Scale

DISTRIBUTION BOX DETAILS

Not to Scale

SHALLOW TRENCH DETAIL