


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 2024-0127</p>
<p>In the Matter of the Application of</p> <p>BRIAN & AREN CAZA ERIC & JILLIAN CAZA Permittees</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> <ol style="list-style-type: none">1. Brian Caza2. Aren Caza3. Eric Caza4. Jillian Caza

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 North Hudson, Essex County.

This authorization shall expire unless recorded in the Essex 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 Essex County Clerk's Office. The Agency will consider the project in existence when the 1.9-acre vacant lot is created and merged by deed with the parcel currently owned by Eric & Jillian Caza.

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 5.5 acres consisting of two parcels of land as follows:

- A 4.1-acre parcel of land located on US Route 9 in the Town of North Hudson, Essex 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 104.4, Block 2, Parcel 1.000, and is described in a deed from Caza Properties, LLC to Brian J. Caza & Aren G. Caza, dated November 10, 2020, recorded November 13, 2020 at Book 2011, Page 186. This parcel is improved by a single family dwelling and associated water supply well and on-site wastewater treatment system.
- A 1.4-acre parcel of land located on US Route 9 in the Town of North Hudson, Essex 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 104.4, Block 2, Parcel 4.000, and is described in a deed from Caza Properties, LLC to Eric J. Caza & Jillian L. Caza, dated November 10, 2020 and recorded November 13, 2020 at Book 2011, Page 193. This parcel contains a single family dwelling and associated water supply well and on-site wastewater treatment system, a two-family dwelling (in disrepair), a barn and a sawmill building.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of tax map parcel 104.4-2-1.000, to create a 1.9-acre vacant lot and a 2.2-acre developed lot. The 1.9-acre lot will be merged by deed with the adjacent tax map parcel 104.4-2-4.000.

The project is shown on a Site Plan titled "Proposed Boundary Line Adjustment Between Caza & Caza," prepared by All-Points Land Survey, PLLC, and dated April 4, 2024. A reduced-scale copy of the Site Plan is attached as a part of this permit for reference.

AGENCY JURISDICTION

Condition 9 of Agency Permit 2018-0217 requires a new or amended permit for any future subdivision.

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 Essex 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 the 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 Agency Permit 2018-0217 in relation to the project site. The terms and conditions of Permit 2018-0217 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 2024-0127, issued June 11, 2024, 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.
7. Within 30 days of conveyance of the 1.9-acre lot, a new deed shall be filed in the Essex County Clerk's office describing the 1.4-acre lot and tax map parcel 104.4-2-4.000 as a single, un-divided lot. Any future subdivision of this un-divided lot shall require a new or amended permit.
8. Within 50 feet of the centerline of US Route 9, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the 2.2-acre lot without prior written Agency authorization, except for the removal of 1) an area up to 50 feet in width for driveway and utility maintenance and installations, and 2) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
9. There shall be no more than one principal building located on the 2.2-acre lot at any time. The existing single family dwelling constitutes a principal building.
10. There shall be no more than one principal building located on the 3.3-acre lot at any time. The existing single family dwelling 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, 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 11th day
of June, 2024.

ADIRONDACK PARK AGENCY

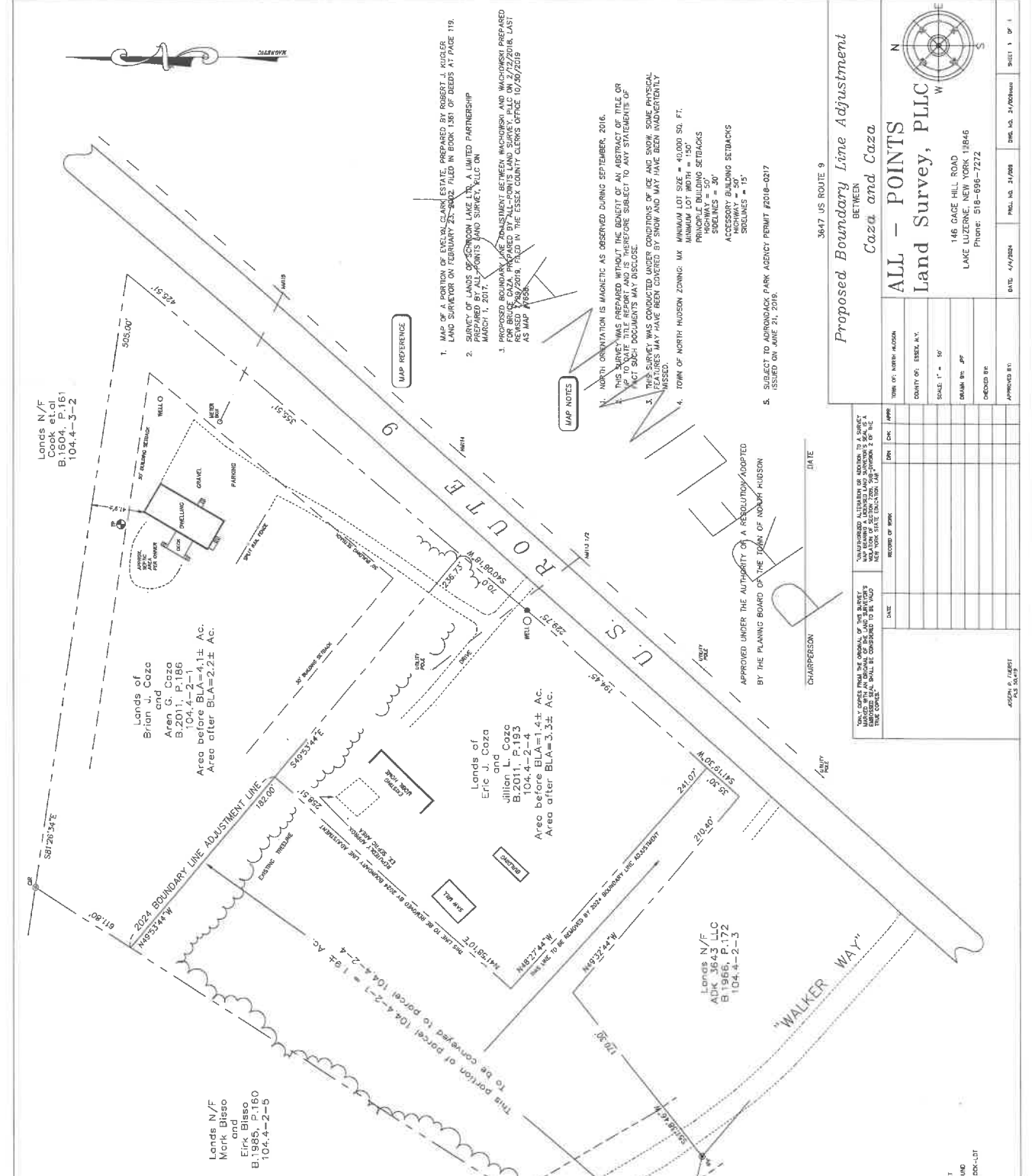
BY: 
David J. Plante, AICP CEP
Deputy Director, Regulatory Programs

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



- 1. MAP OF A PORTION OF EVERAL CLARK ESTATE, PREPARED BY ROBERT J. KUGLER LAND SURVEYOR ON FEBRUARY 25, 2002. FILED IN BOOK 1361 OF DEEDS AT PAGE 119.
- 2. SURVEY OF LANDS OF GREENWOOD LAKE LTD. A LIMITED PARTNERSHIP, PREPARED BY ALL-POINTS LAND SURVEY, PLLC ON MARCH 1, 2017.
- 3. PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN WACHOWSKI AND WACHOWSKI PREPARED FOR BRET COZA BY ALL-POINTS LAND SURVEY, PLLC ON 2/22/2024, LAST AMENDED BY ALL-POINTS LAND SURVEY, PLLC IN THE ESSEX COUNTY CLERK'S OFFICE 10/26/2024 AS MAP 2024-0127.

MAP NOTES

- 1. NORTH ORIENTATION IS MAGNETIC AS OBSERVED DURING SEPTEMBER, 2016.
- 2. THIS SURVEY WAS CONDUCTED UNDER CONDITIONS OF ICE AND SNOW. SOME PHYSICAL FEATURES MAY HAVE BEEN COVERED BY SNOW AND MAY HAVE BEEN INADEQUATELY DISCLOSED.
- 3. TOWN OF NORTH HUDSON ZONING MK MINIMUM LOT SIZE = 40,000 SQ. FT. MINIMUM LOT WIDTH = 150 FT. PRINCIPLE BUILDING SETBACKS SIDELINGS = 50' ACROSSWAY ZONING SETBACKS SIDEWALKS = 15'
- 4. TOWN OF ADIRONDACK PARK AGENCY PERMIT #2016-0217 ISSUED ON JUNE 21, 2016.

APPROVED UNDER THE AUTHORITY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE TOWN OF NORTH HUDSON

CHAIRPERSON _____ DATE _____

DATE	DESCRIPTION OF WORK	BY	CHK	APPR

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP OR FROM A COPY OF THE ORIGINAL OF THE LAND SURVEYOR'S FIELD BOOK SHALL BE CONSIDERED TO BE TRUE AND CORRECT.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP OR TO A COPY OF THE ORIGINAL OF THE LAND SURVEYOR'S FIELD BOOK SHALL BE CONSIDERED TO BE A VIOLATION OF SECTION 206 OF THE NEW YORK STATE EDUCATION LAW.

APPROVED BY: _____

Proposed Boundary Line Adjustment
BETWEEN
Coza and Coza

ALL - POINTS
Land Survey, PLLC

146 GAGE HILL ROAD
LAKE LUZERNE, NEW YORK 12846
Phone: 518-696-7272

3647 US ROUTE 9

TOWN OF NORTH HUDSON	DATE	DATE	DATE	DATE
COUNTY OF ESSEX, N.Y.				
SCALE: 1" = 50'				
DRAWN BY: JPF				
CHECKED BY: _____				
APPROVED BY: _____				

