


THIS IS A TWO-SIDED DOCUMENT

 Adirondack Park Agency P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Permit 2024-0341
	Date Issued: January 10, 2025
In the Matter of the Application of PETER DOSTER Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Peter Doster

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision and construction of a single family dwelling in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Lyonsdale, Lewis County.

This authorization shall expire unless recorded in the Lewis 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 Lewis County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed to an outside party, or when the authorized 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 259.30±-acre parcel of land located on a private right-of-way extending from Boonville Road in the Town Lyonsdale, Lewis County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 356, Block 01, Parcels 14.000 & 15.000, and is described in a deed from Renee F. Doster to Peter Doster, dated January 25, 2001, and recorded September 15, 2005 in the Lewis County Clerk's Office under Instrument Number 2005-03015.

The project site contains shoreline on several un-named ponds, and wetlands associated with these ponds and Fall Brook. Wetlands are also present throughout the property. 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 one pre-existing seasonally used single family dwelling.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision to create a 128±-acre parcel improved by a pre-existing single family dwelling (Lot 1) and a 131±-acre parcel to be improved by a new single family dwelling (Lot 2).

The project is shown on the following maps, plans, and reports (Project Plans):

- A one-sheet plan titled "Site Plan For Division of Lot 348, Brantingham Tract, Peter Doster," prepared by LaFave, White & McGivern, L.S., P.C., dated February 8, 2006 (Site Plan Map);
- A one-sheet plan titled "On Site Wastewater Treatment System For Peter Doster," prepared by David B. Fleury, P.E., dated February 8, 2006 (On-site Wastewater Treatment System Plan); and
- A one-sheet annotated copy of the Site Plan Map, prepared by David B. Fleury, P.E., received by the Agency on May 25, 2006 (Camp Plan Map).

A reduced-scale copy of the Project Plans is attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands 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 Lewis 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 2024-0341, 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 a two-lot subdivision as depicted on the Site Plan. Any subdivision of the project site not depicted on the Site Plan shall require a new or amended permit.
6. Within 30 days of conveyance of Tax Map Parcel 356.00-01-15.000 a new deed shall be filed in the Lewis County Clerk's office describing Tax Map Parcel 356.00-01-15.000 and Lot 1 as a single, un-divided lot.
7. Any deed of conveyance for Lot 1 as depicted on the Site Plan shall contain a right-of-way providing access to Lot 2 as shown and described on the Site Plan.
8. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling and accessory use garage on Lot 2 in the location, footprint, and height shown and as described on the Site Plan. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
9. The undertaking of any new land use or development not authorized herein on the project site shall require prior written Agency authorization.
10. Prior to undertaking construction of any dock or boathouse on the project site written authorization of plans for the dock or boathouse, including all attached upland structures, shall be obtained from the Agency.
11. No structures greater than 100 square feet in size shall be constructed within 75 feet, measured horizontally, of the mean high water mark of the unnamed ponds.
12. Any on-site wastewater treatment system(s) on Lot 2 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.

13. Installation of any new or replacement on-site wastewater treatment system(s) on Lot 1 shall require prior written Agency approval.
14. 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.
15. 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 adjoining property.
16. The undertaking of any activity involving wetlands shall require a new or amended permit.
17. There shall be no more than 15 principal buildings located on Lot 1, in addition to the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
19. There shall be no more than 15 principal building located on Lot 2 at any time. The single family dwelling authorized herein 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, the Freshwater Wetlands Act and 9 NYCRR Part 578 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 Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act;
- 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;
- f. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- g. will be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values.

PERMIT issued this 10th day of January, 2025.

ADIRONDACK PARK AGENCY

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

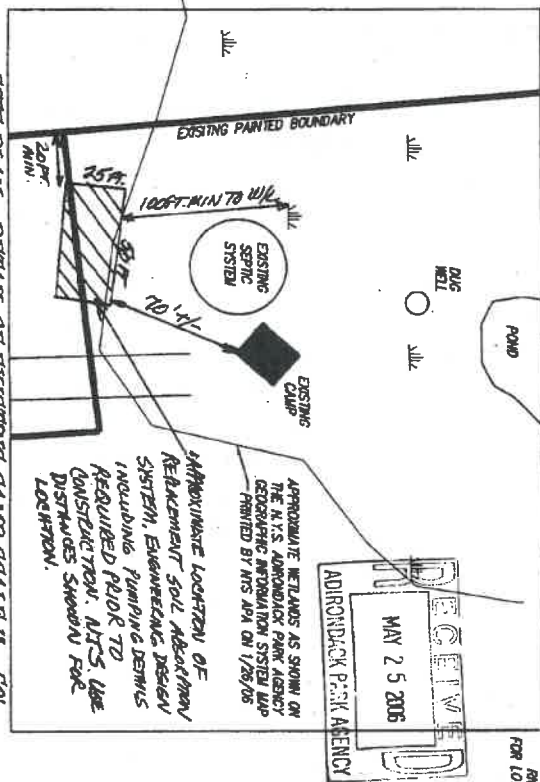
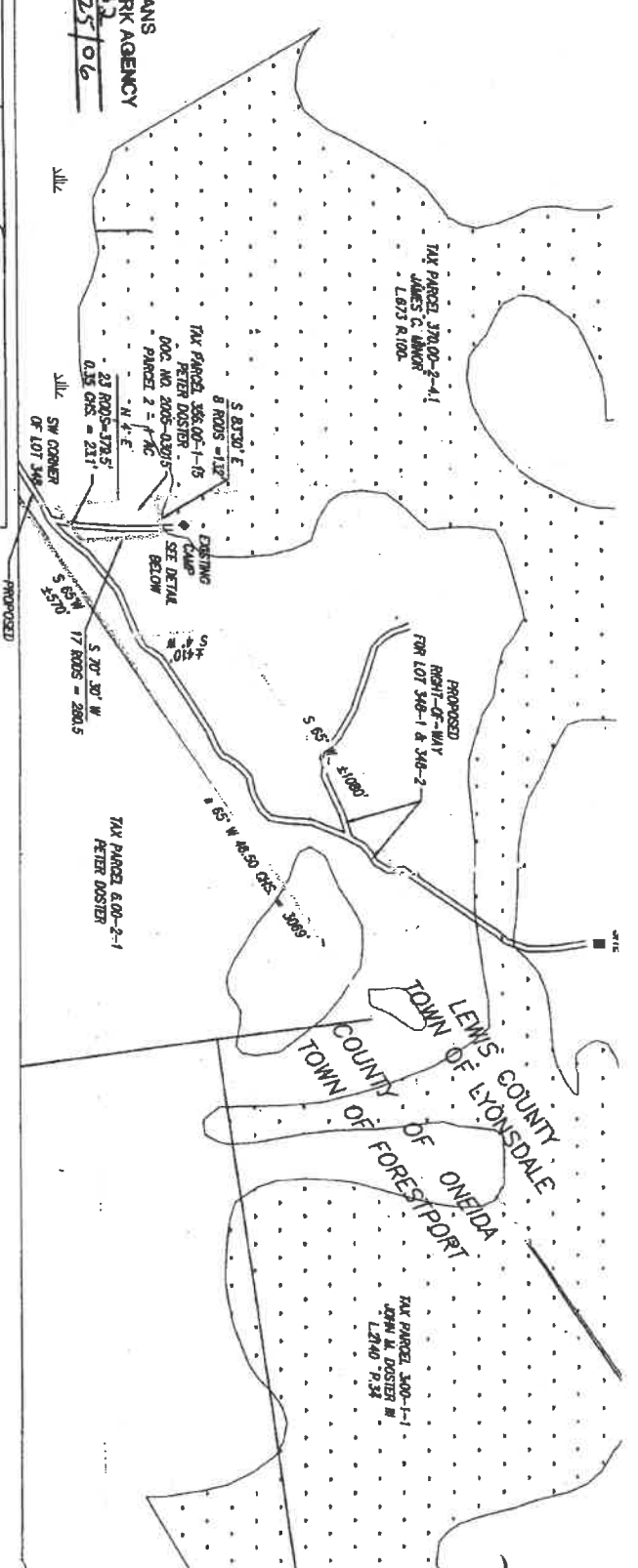
STATE OF NEW YORK
COUNTY OF ESSEX

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

FINAL PLANS
 ADMONDACK PARK AGENCY
 P2024
 DATE: 7/25/06



APPROXIMATE LOCATION OF RELOCATION OF SOIL Aeration SYSTEM, EXHIBITING DESIGN INCLUDING PUMPING DEMANDS REQUIRED PRIOR TO AERATION. DISTANCES SHOWN FOR LOCATION.

APPROXIMATE WETLANDS AS SHOWN ON THE N.Y.S. ADMONDACK PARK AGENCY GEOGRAPHIC INFORMATION SYSTEM MAP PRINTED BY NYS APT ON 1/28/06

SITE PLAN - DETAIL OF EXISTING CAMP SCALE 1" = 50'

DEED REFERENCE
 RICHIE F. DOSTER
 TO
 PETER DOSTER
 DATED 1/25/2001
 REC'D. 8/16/2005
 DEC. NO. 2005-02015
 OWNER CONTACT INFORMATION
 PETER DOSTER
 4262 LIPKATJE ROAD
 JAMESVILLE, NY 13078
 HOME 315-409-8145
 CELL 315-727-9834

REV.	DESCRIPTION	DATE



LEWIS COUNTY
 LAND SALES
 L.C.F.A.V.E.
 LAND SURVEYORS

DRAWN A.R.B.
 CHECKED A.R.B.

FINAL
 P2024-0341
 Admondack
 Park Agency

LDD
 TMS
 TTR
 LAR
 ZRC

SITE PLAN

DAVID B. FLEURY, P.E.
CONSULTING ENGINEER
 100 WEST 10TH STREET
 NEW YORK, N.Y. 10011
 TEL: 212-512-1100
 FAX: 212-512-1101
 E-MAIL: DFLEURY@AOL.COM

NOTICE TO CONTRACTORS
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE CITY AND STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE CITY AND STATE OF NEW YORK.

- NOTICE TO CONTRACTORS**
- The site work shall be performed in accordance with the specifications and standards of the City and State of New York.
 - The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies and agencies of the City and State of New York.
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PROPOSED SEWAGE TREATMENT SYSTEM FOR LOT 340 (PROPOSED LOT 2) LYONSDALE, NEW YORK

DATE: FEBRUARY 8, 2005

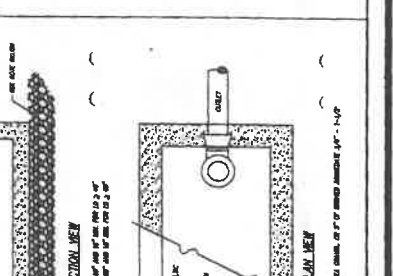
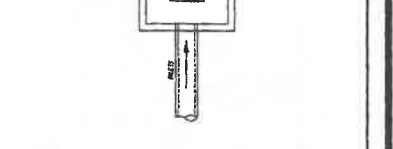
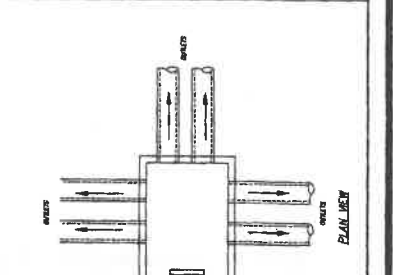
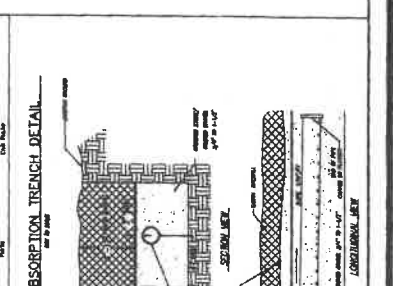
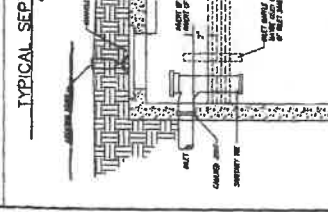
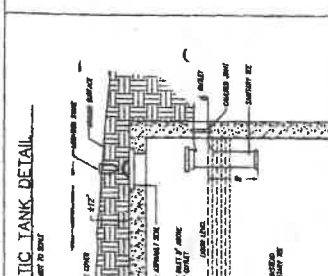
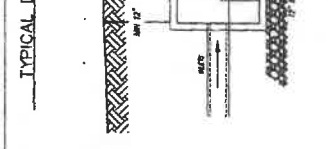
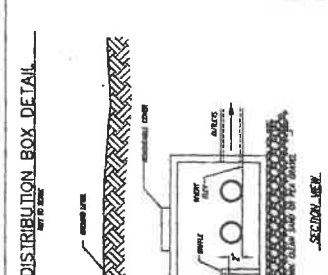
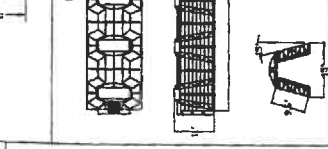
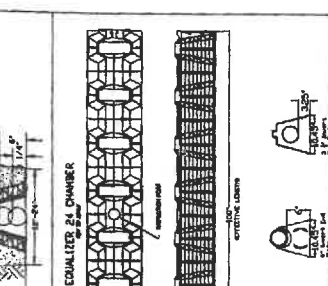
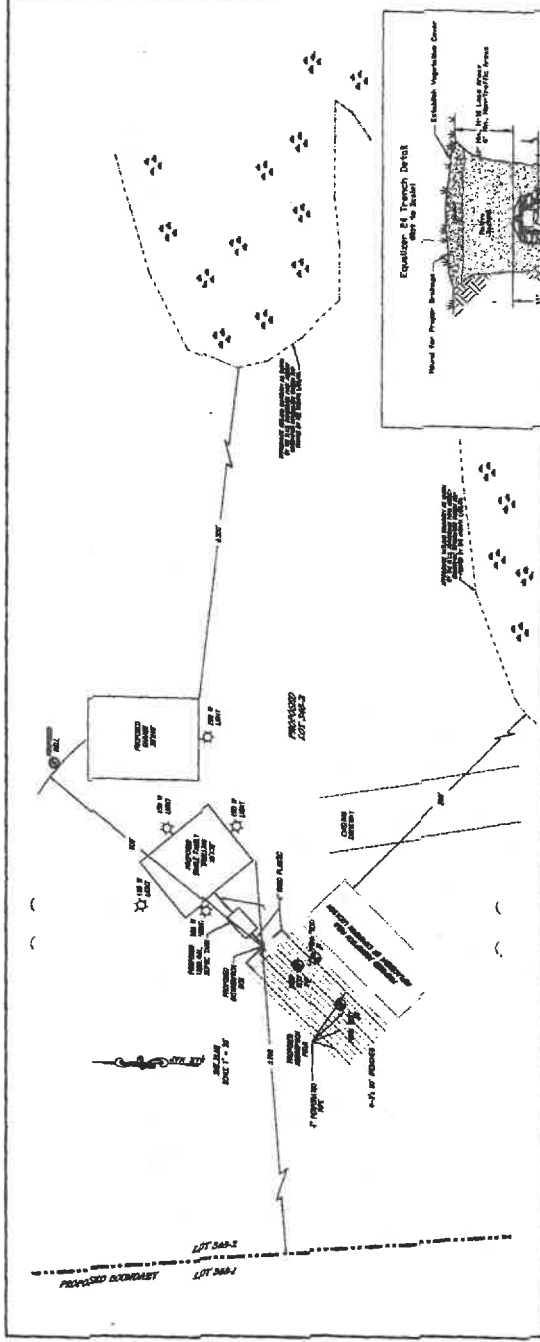
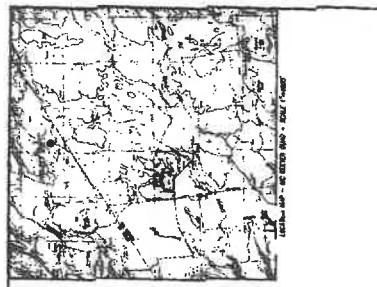
PROJECT NO.: 080 (A/M 06-001-B)

DESIGNED BY: D. FLEURY

CHECKED BY: [Signature]

SCALE: AS SHOWN ON MAP

SHEET 01



PROPOSED SEWAGE TREATMENT SYSTEM FOR LOT 340 (PROPOSED LOT 2) LYONSDALE, NEW YORK

DATE: FEBRUARY 8, 2005

PROJECT NO.: 080 (A/M 06-001-B)

DESIGNED BY: D. FLEURY

CHECKED BY: [Signature]

SCALE: AS SHOWN ON MAP

SHEET 01

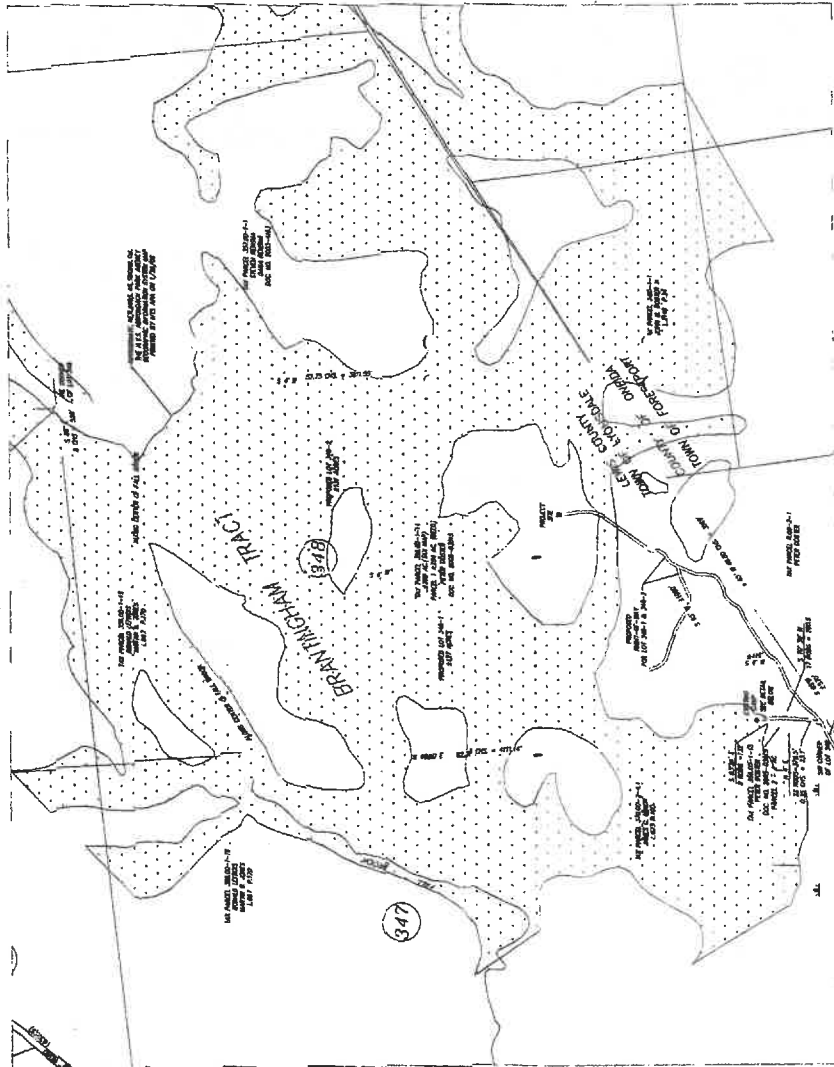
AERIAL PHOTO FRONT 2003 & THIS MAP - SCALE 1:4000



MC KENZIE ROAD - SCALE 1:4000



SITE PLAN SCALE 1:400



TOWN OF LYONS DALE
ADVISORIAL PARK AGENCY
P. 2002
DATE 12/1/03

SEE PLAN FOR DIVISION OF LOT 504, BRANNINGHAM TRACT
FOR THE TOWN OF LYONS DALE
FOR THE TOWN OF LYONS DALE
FOR THE TOWN OF LYONS DALE

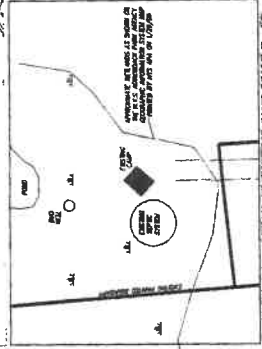
LEWIS COUNTY
TOWN OF LYONS DALE
LOFAVE, WHITE & MCGIVERN, L.S., P.C.
LAND SURVEYORS PHOTOGRAMMETRISTS
THERESA BOONVILLE NEW YORK
NEW YORK



NO.	DESCRIPTION	DATE

PROJECT NO. 100-100-100-100
DATE 12/1/03

EXISTING UTILITIES
WATER MAIN
SEWER MAIN
ELECTRIC MAIN
GAS MAIN
TELEPHONE MAIN
CABLE MAIN
FIRE HYDRANT



SITE PLAN - DETAIL OF EXISTING CAMP SCALE 1:50