


**THIS IS A TWO-SIDED DOCUMENT**

 <p><b>NEW YORK</b> STATE OF OPPORTUNITY.</p> <p><b>Adirondack Park Agency</b></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 <b>2022-0211</b></p>
<p>In the Matter of the Application of</p> <p><b>CHACRA FARMS</b> <b>Permittee</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: December 13, 2022</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: <b>1. Chacra Farms</b></p>

**SUMMARY AND AUTHORIZATION**

This permit authorizes a construction of two single family dwellings in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of North Elba, 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 County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed to an outside party.

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 130±-acre parcel of land located on River Road in the Town of North Elba, Essex 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 43.3, Block 1, Parcel 33, and is described in a deed from Snowslip Farm, LLC to LPL, LLC, dated October 12, 2021, and recorded October 18, 2021 in the Essex County Clerk's Office at Book 2055, Page 166.

The project site is partially located within the designated West Branch AuSable River Recreational River area and contains shrub/scrub wetlands. 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 multiple agricultural use buildings with various construction dates, including a dwelling constructed in 2009.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves the construction of two single family dwellings with guest cottages and associated on-site wastewater treatment systems.

The project is shown on a seven page set of plans, titled "Proposed Residential Development, CHACRA FARMS", prepared by Ivan Zdrahal Professional Engineering, PLLC., received by the Agency on October 17, 2022:

- The location of the project site is depicted on C-1, "Cover Sheet".
- Deep hole test pit data, a map legend and project notes are detailed on L-1, "Notes and Legend".
- Existing conditions and development on the project site are depicted on EC-1, "Existing Conditions".
- Location of the proposed development is depicted on RS-1, "General Plan – Proposed Residential Sites".
- Limits of clearing, proposed development and wastewater locations are depicted on RS-2, "Site Plan – Proposed Residential Sites" (SITE PLAN).
- Stormwater and erosion control details are depicted on D-1, "Construction, Stormwater Management and Erosion Control Details" (EROSION CONTROL PLAN).
- Details of the onsite wastewater treatment systems are depicted on D-2, "Septic System Details" (SEPTIC PLAN).

A reduced-scale copy of the Site Plan, Erosion Control Plan and Septic 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 construction of a single family dwelling in a Resource Management land use area 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 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 Site Plan, Erosion Control Plan and Septic 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, Wild, Scenic and Recreational Rivers System 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 2022-0211, issued December 13, 2022, 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 single family dwellings and two guest cottages on the project site in the locations shown on the Site Plan. The footprint of each single family dwelling shall not exceed 6,000 square feet and the height shall not exceed 30 feet. The footprint of each guest cottage shall not exceed 2,000 square feet and the height shall not exceed 30 feet. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
6. The undertaking of any new land use or development not authorized herein on within one-quarter mile of the West Branch AuSable River River shall require a new or amended permit. The undertaking of any activity involving wetlands shall also require a new or amended permit.
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 Septic 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.

8. The project shall be undertaken in compliance with the Erosion Control Plan.
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 the West Branch Ausable River or adjoining property.
11. All exterior building materials, including roof, siding and trim, of the dwellings and guest cottages shall be a dark shade of green, grey, or brown.
12. Outside of and within 100 feet of the limits of vegetative clearing shown on the Site Plan, no trees, shrubs or other woody-stemmed vegetation may be cut or otherwise removed on the project site without prior written Agency authorization, except for maintenance of existing trails and roads, and dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
13. There shall be no more than three principal building(s) located on the project site at any time. The single family dwelling constructed on the property in 2009 and the two single family dwellings authorized herein constitute principal buildings.


### **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 development 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 13<sup>th</sup> day  
of December, 2022.

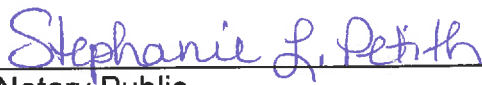
ADIRONDACK PARK AGENCY

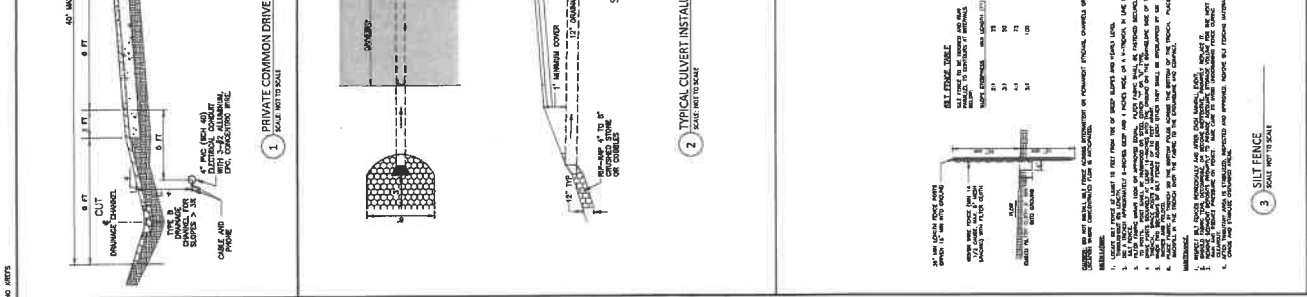
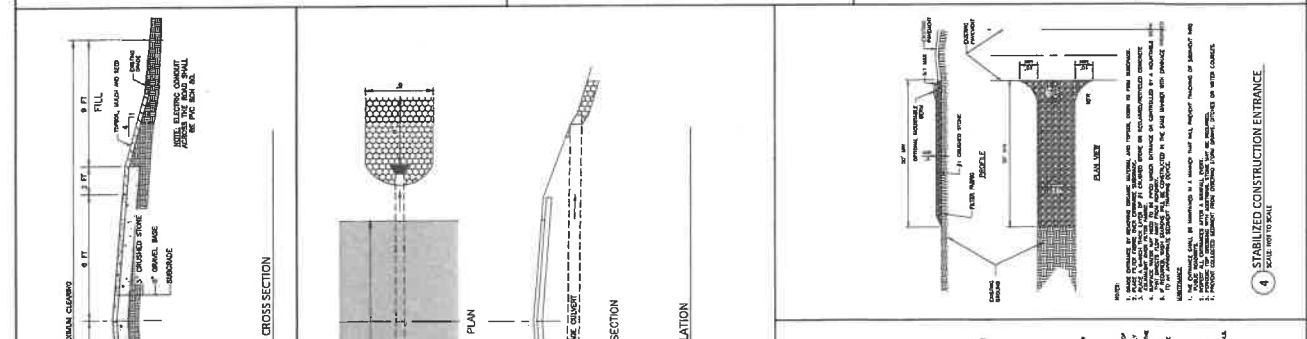
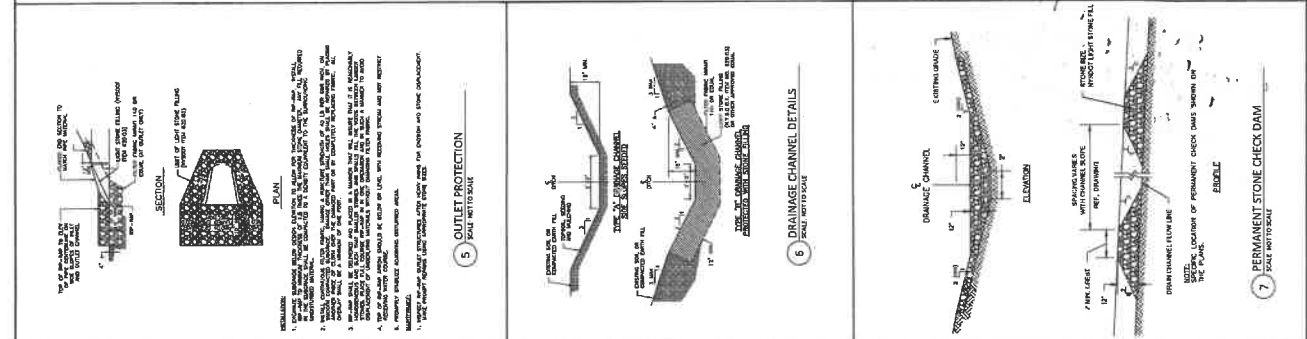
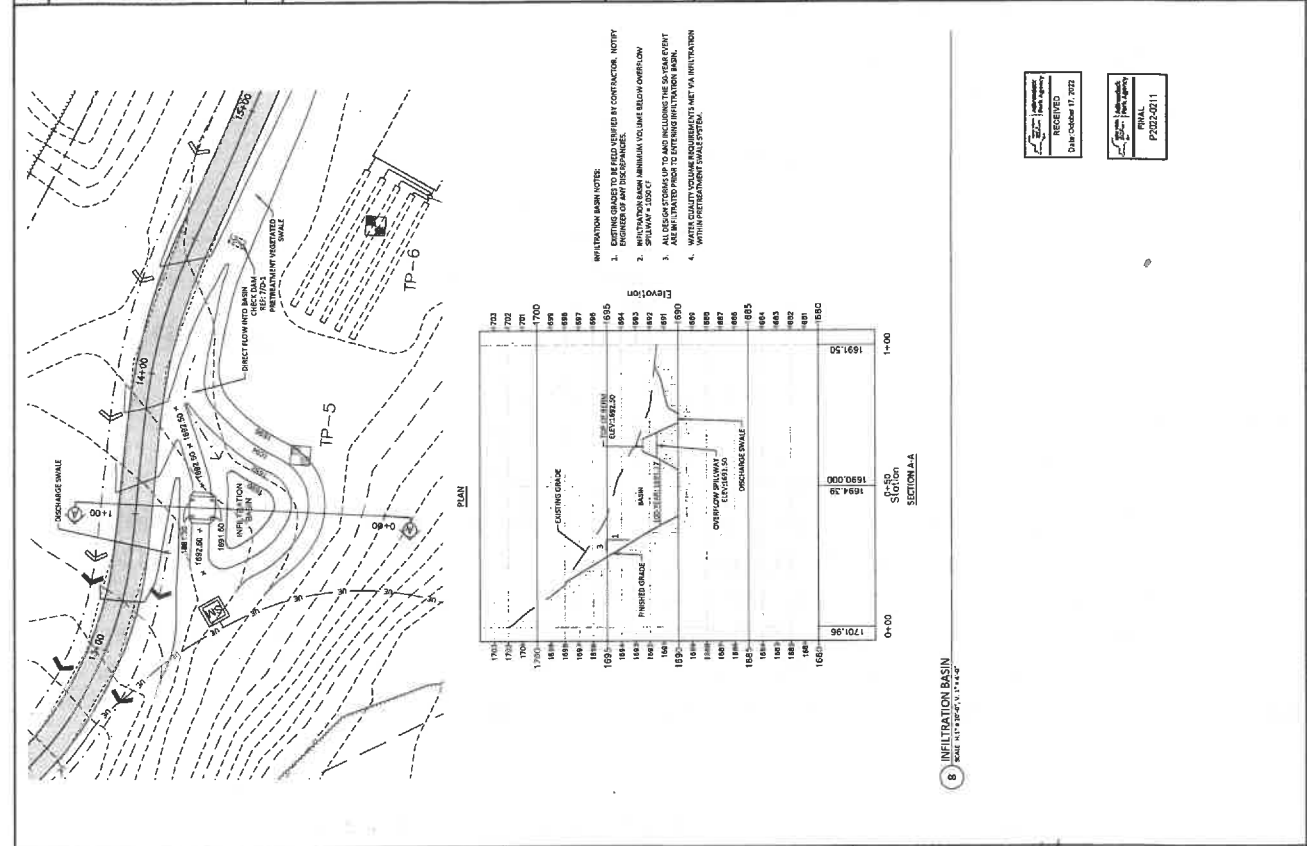
BY:   
John M. Burth  
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 13<sup>th</sup> day of December in the year 2022, 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



**REQUIRED SEPARATION DISTANCES FROM WASTEWATER TREATMENT SYSTEM COMPONENTS (FT)**

SYSTEM COMPONENTS	WELL OR SECTION LINE (FEET)	SEPTIC TANK, DRAINAGE TANK OR WATER CISTERN (FEET)	SEPTIC TANK, DRAINAGE TANK OR WATER CISTERN (FEET)	SEPTIC TANK, DRAINAGE TANK OR WATER CISTERN (FEET)	SEPTIC TANK, DRAINAGE TANK OR WATER CISTERN (FEET)
HOUSE SEWER MAIN (WATERPROOF JOINTS)	5	5	5	5	5
SEPTIC TANK, DRAINAGE TANK OR WATER CISTERN (5 FT OVERHANG)	5	5	5	5	5
EFFLUENT LINE TO DISTRIBUTION MANHOLE BOX	5	5	5	5	5
DISTRIBUTION MANHOLE BOX	5	5	5	5	5
ADSORPTION FIELD (SOIL)	100 (5)	100 (5)	100 (5)	100 (5)	100 (5)
RAISED SYSTEM OR MOUND (MIN)	100 (5)	100 (5)	100 (5)	100 (5)	100 (5)

**MINIMUM SEPTIC TANK CAPACITIES**

NUMBER OF BEDROOMS	MIN. TANK CAPACITY (GAL)	MIN. LIQUID SURFACE AREA (SQ. FT.)
1-2	1,000	27
3	1,200	34
4	1,500	43
5	1,800	52
6	2,100	61

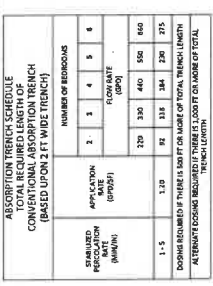
- REQUIREMENTS:**
- SEPTIC TANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
    - SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
    - SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
    - SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.

**ADSORPTION TRENCH DESIGN CHARTS**

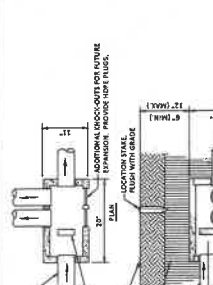
**CONVENTIONAL ADSORPTION TRENCH (BASED UPON 2 FT WIDE TRENCH)**

APPLICABLE ADSORPTION RATE (GPD/FT <sup>2</sup> )	1	2	3	4	5	6
NUMBER OF BEDROOMS	2	3	4	5	6	7
APPROXIMATE TRENCH LENGTH (FEET)	220	330	440	550	660	770
APPROXIMATE TRENCH WIDTH (FEET)	2	2	2	2	2	2
APPROXIMATE TRENCH DEPTH (FEET)	2	2	2	2	2	2

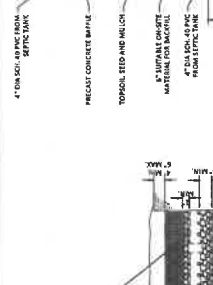
- REQUIREMENTS:**
- ADSORPTION TRENCHES SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - ADSORPTION TRENCHES SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - ADSORPTION TRENCHES SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



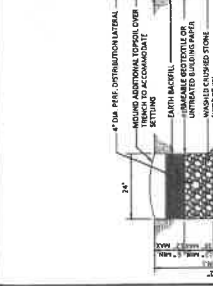
- REQUIREMENTS:**
- DISTRIBUTION BOXES SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - DISTRIBUTION BOXES SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - DISTRIBUTION BOXES SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



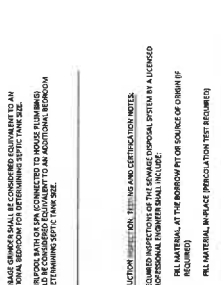
- REQUIREMENTS:**
- CONVENTIONAL ADSORPTION TRENCHES SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - CONVENTIONAL ADSORPTION TRENCHES SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - CONVENTIONAL ADSORPTION TRENCHES SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



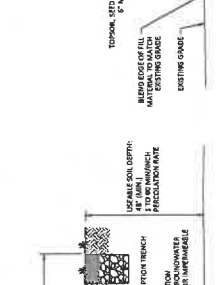
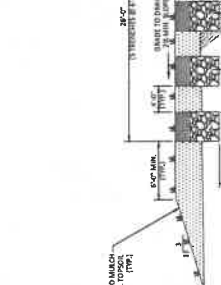
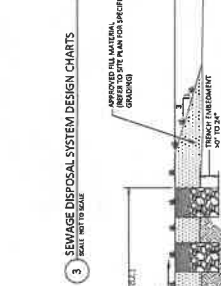
- REQUIREMENTS:**
- SHALLOW ADSORPTION TRENCH DISPOSAL FIELDS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - SHALLOW ADSORPTION TRENCH DISPOSAL FIELDS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - SHALLOW ADSORPTION TRENCH DISPOSAL FIELDS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



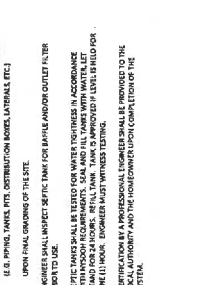
- REQUIREMENTS:**
- PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



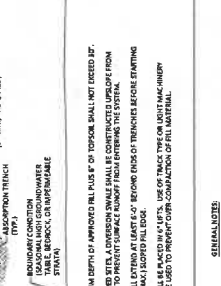
- REQUIREMENTS:**
- SEWAGE DISPOSAL SYSTEMS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - SEWAGE DISPOSAL SYSTEMS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - SEWAGE DISPOSAL SYSTEMS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



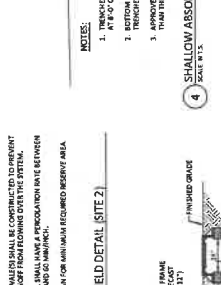
- REQUIREMENTS:**
- PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



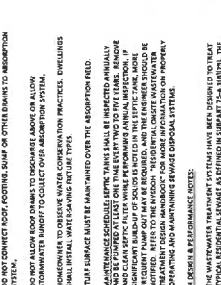
- REQUIREMENTS:**
- PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



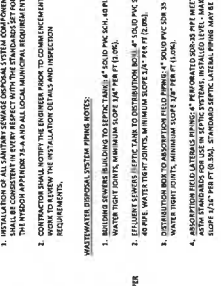
- REQUIREMENTS:**
- PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



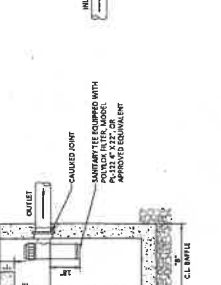
- REQUIREMENTS:**
- PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



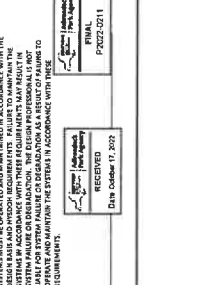
- REQUIREMENTS:**
- PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



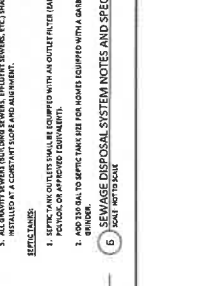
- REQUIREMENTS:**
- PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



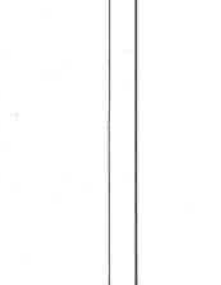
- REQUIREMENTS:**
- PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



- REQUIREMENTS:**
- PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



- REQUIREMENTS:**
- PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



- REQUIREMENTS:**
- PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.
  - PRECAST CONCRETE SEPTIC TANKS SHALL BE CONSTRUCTED OF UNGLAZED CERAMIC, ENAMELED CAST IRON, OR PRECAST CONCRETE.



