


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 2021-0171</p>
<p>In the Matter of the Application of</p> <p>WOLFGANG CAUCHY SHARI FARHANA Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: May 18, 2023</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. Wolfgang Cauchy2. Shari Farhana

SUMMARY AND AUTHORIZATION

This permit authorizes 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 Crown Point, 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 single family dwelling foundation has been installed.

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 17.5±-acre parcel of land located on Bridge Road in the Town of Crown Point, 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 107.12, Block 1, Parcel 9.000, and is described in a deed from Sean O. Evanoff and June C. Evanoff to Wolfgang Cauchy and Shari Farhana, dated October 1, 2021, and recorded November 17, 2021 in the Essex County Clerk's Office at Book 2059, Page 315.

The project site contains shoreline on Lake Champlain.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a single family dwelling.

The project is shown on the following plans:

- The single family dwelling location, details, and limits of vegetative clearing are depicted on a three-page set of drawings (Site Plan) prepared by Wolfgang Cauchy and received by the Agency August 16, 2021.
- Details of the on-site wastewater treatment system are depicted on a four-page set of plans (Septic Plan) prepared by Thomas J. LaBombard, P.E. and received by the Agency March 30, 2023.

A reduced-scale copy 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 any subdivision 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 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, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].

4. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling on the project site 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.
5. This permit authorizes the construction of one dock on the project site as depicted and described on the Site Plan.
6. This permit authorizes the establishment of a footpath between the single family dwelling and dock as shown on the Site Plan. This footpath shall be no greater than 6 feet in width and shall have a surface comprised of natural vegetation, grass, natural or synthetic mulch, pea stone, or permeable pavers.
7. The undertaking of any new land use or development not authorized herein on the project site within 300 feet of the right of way of Bridge Road shall require a new or amended permit. The undertaking of any activity involving wetlands shall also require a new or amended permit.
8. The construction of any accessory structure on the project site outside the Limits of Clearing shown on the Site Plan shall require written Agency authorization.
9. Construction of any guest cottage on the project site shall require prior written Agency approval.
10. Prior to undertaking construction of any boathouse on the project site, written authorization of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.
11. Any dock constructed on the project site must be a floating or fixed structure no more than 8 feet in width, including at its attachment to a shoreline or boathouse, and must be used for securing and/or loading or unloading water craft and/or for swimming or water recreation. Any supporting structure established to hoist or suspend the dock above water level for storage must be no greater than 100 square feet in size, including all parts. A dock stored above water level must remain parallel with the water, unless the dock and supporting structure combined measure less than 100 square feet in size.
12. No structures greater than 100 square feet in size, other than the dock authorized herein, shall be constructed within 100 feet, measured horizontally, of the mean high water mark of Lake Champlain. Boathouses and docks, as defined under 9 NYCRR § 570.3, are excepted from this requirement.
13. 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.

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 Lake Champlain, Bridge Road or adjoining property.
16. All exterior building materials, including roof, siding and trim, of the dwelling shall be a dark shade of green, grey, or brown.
17. Within 100 feet of Bridge Road or within 100 feet of Lake Champlain, 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 the removal of an area up to 25 feet in width for driveway construction and utility installations, an area up to 6 feet in width to allow for the establishment of a footpath as described above and shown on the Site Plan, and dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
18. 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.

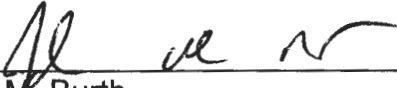
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the subdivision 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.

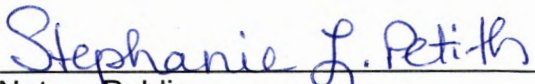
PERMIT issued this 18th day
of May, 2023.

ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX



On the 18th day of May in the year 2023, 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.


Notary Public

Stephanie L. Petith
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025



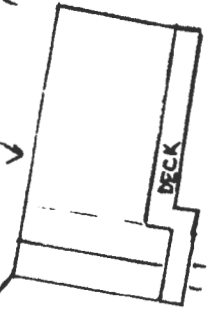
WOODS TO REMAIN

 NEW YORK STATE OF OPPORTUNITY	Adirondack Park Agency	RECEIVED Date: August 16, 2021	 NEW YORK STATE OF OPPORTUNITY Adirondack Park Agency
	FINAL 2021-0171		

PROPOSED GRAVEL DRIVEWAY
(CURRENT DIRT ROAD)

PROPOSED UNDERGROUND ELECTRICAL

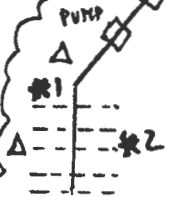
MAX FOOTPRINT
2800 SQFT
MAX HEIGHT
30 FEET



WELL

1000 GALLON TANK

PROPOSED MOUND SITE

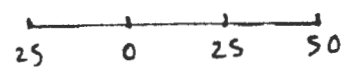


PROPOSED FOOT PATH

DOCK

LAKE

Scale: 1" = 50'



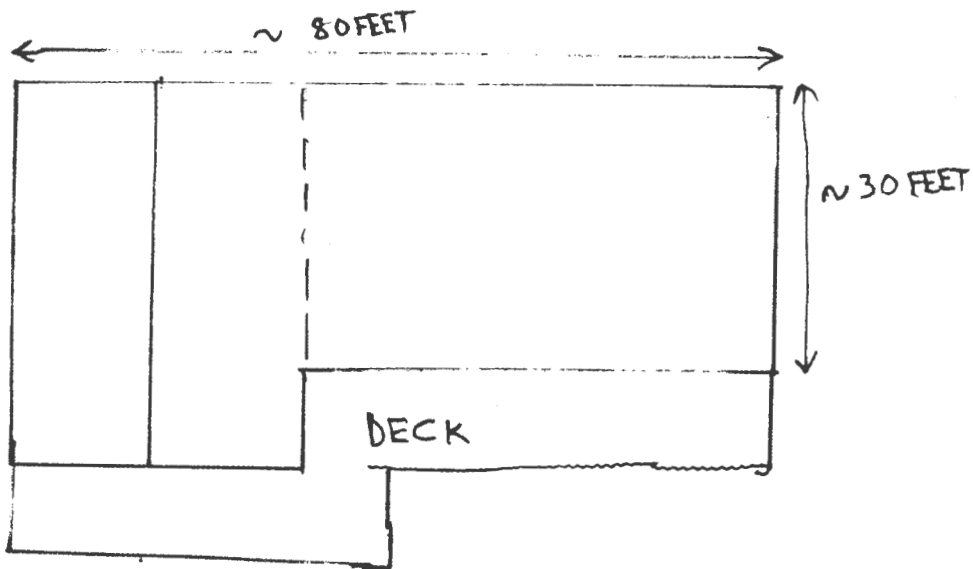
ADDRESS: 670 Bridge Road, Crown Point, NY, 12928
DRAWN BY: WOLFGANG CAUCHY
DATE PREPARED: July 29th, 2021

LEGEND:

- Property Line
- Δ Soil Percolation Rate
- Limits of clearing
- #1 Proposed DHTP Site 1:
- #2 Proposed DHTP Site 2:

ATTACHMENT CFI

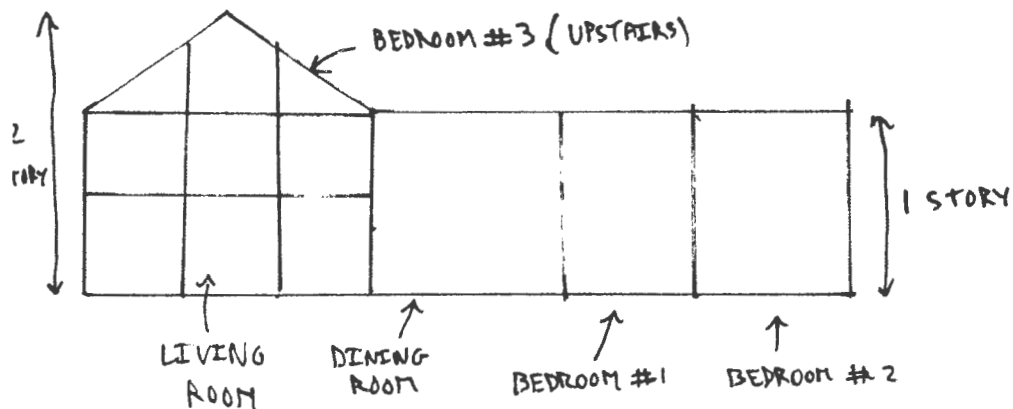
3 Bedroom House



PONTON:

~ 30 x 4 1/2 feet

MAX HEIGHT
30 FEET



House Exterior Material: (Not finalized yet)

- Wood / Wood like log like cabin

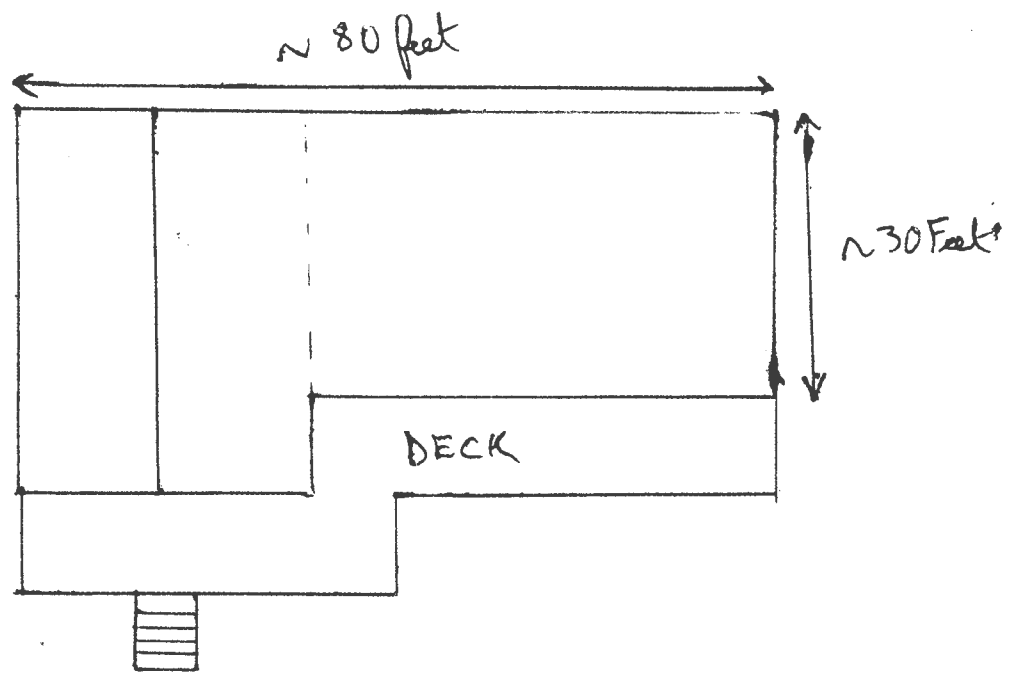
or:

- Wood Paneling / Synthetic Paneling

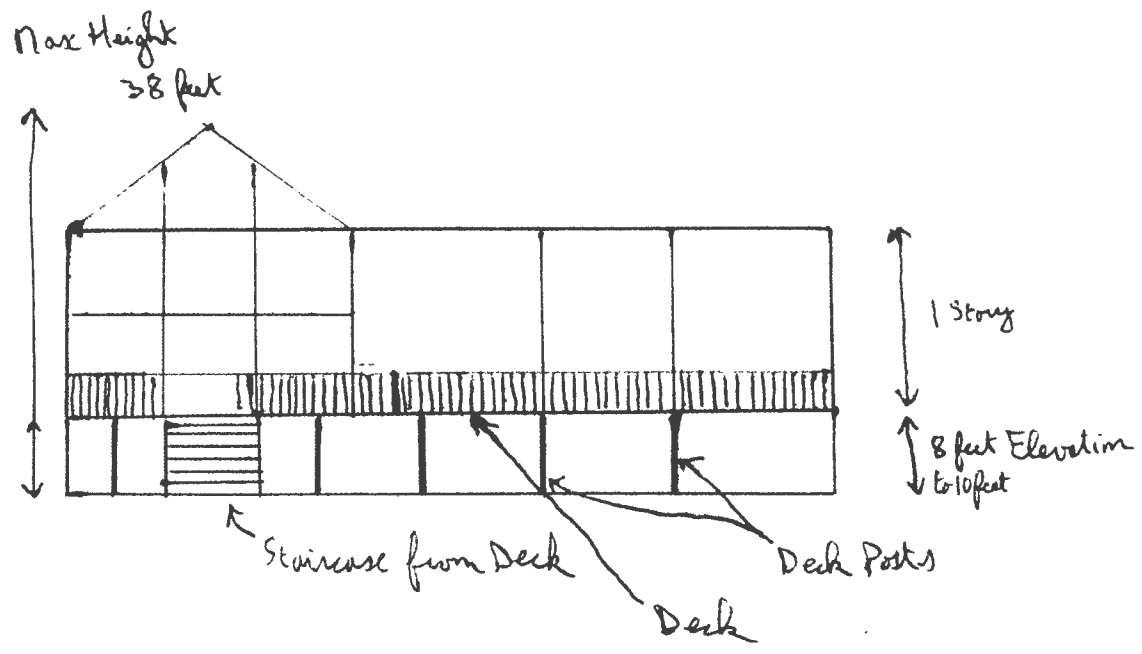
Roof color:

Dark Gray or Green

ATTACHMENT C #2



Dock
~ 30 x 4/5 feet



House Exterior Material:

- Wood / Wood like log house
- or:
- Wood Paneling / Synthetic Paneling

Roof:
Dark Gray or Green